

**Housing Authority of Avon Park  
And  
Avon Park Housing Development Corporation**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, August 19, 2025, 5:30PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- Welcome to our two new board members:
  - Louis E. Bates Sr, Retired Contracting Officer with the city of Washington, DC Metropolitan Police Department and
  - Jane Breylinger, CEO Hands for the Homeless
- C. Communications:
- Items requested to be added by Chairman Downie and Vice Chair Bryant:
  - Termination of Property Manager, Melissa Perez—emailed information 8.15.25
  - Update on laundry machines—no income received for 2025
  - Monthly calendar for Delaney Heights--??
  - Grievance policy for Residents—emailed 8.14.25
  - Resident Board Member—have not had one since Mr. Wade passed in August of 2022—will begin process
  - Property Managers to provide expected monthly income—  
\*This information is found on the Fee Accountant reports:
- |        |   |
|--------|---|
| *APHDC | Page 16-NCHI-\$30,886   |
| "      | Page 21-NCH II-\$23,086   |
| "      | Page 26-Cornell-\$33,060  |
| "      | Page 31-Lakeside Park I, tenant \$1,647, HAP \$8,286=\$9,933      |
| "      | Page 36-Lakeside Park II, tenant \$14,673, HAP \$15,608=\$30,2851 |
| "      | Page 41-Delaney-tenant \$6,182, HAP \$10,222=\$16404              |
| *APHA  | Page 16-Ridgedale-tenant \$7,335, HAP \$23,458=\$30,793           |
- D. Consent Agenda
1. Regular Board Meeting Minutes: July 2025
  2. Monthly Occupancy Report: July 2025
  3. TAR & Maintenance Reports: July 2025
  4. Cash Analysis: July 2025
  5. Project Budgeted Income Statement Reports: July 2025
  6. Fee Accountants Financials: June 2025 (emailed 7.25.25)

E. Secretary Reports & Old Business:

- July-6 Move Ins— 3 @ Lakeside Park II, 2 @ Delaney Heights, 1 @ North Central Heights 2
- July- 5 Move Outs—1 @ Delaney-no notice given, 2 @ North Central—1-lost job, 1-moved out of state, 1 @ Lakeside Park I—transferred to Lakeside Park II, 1 @ Lakeside Park II—transferred to a bigger unit
- Terminated Multi-Family Property Manager August 4<sup>th</sup> due to inadequate job performance; position is now on Indeed
- Back to school giveaway scheduled August 8<sup>th</sup>
- North Central Heights I & II inspections by Bonneville, mortgage company, scheduled for August 11<sup>th</sup> – everything went great
- August 21<sup>st</sup>—First Housing Management Review for Lakeside Park I
- August 28<sup>th</sup>—Churchill will inspect Lakeside Park II
- Penny out on vacation September 17<sup>th</sup> to 25<sup>th</sup>

F. New Business

- Resolution 25-05—To terminate Short Term and Long-Term Disability employee benefits effective 9/1/25 due to the cost and employees have not used this benefit in over 20 years.
- Resolution 25-06—To update personnel policy terminating short term and long-term disability employee benefits
- Approval for renewal of Cornell Colony loan \$836,702.96—the original loan expired 8.18.25, loan officer Jerry Whidden states once we approve, he can give interest rates

G. Unfinished Business, Concerns of Commissioners

- Still waiting on updated By-laws from our attorney Ric Gilmore—emails have been sent for status but no reply yet.

H. Next Meeting: Regular Board Meeting: September 16, 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.

THE HOUSING AUTHORITY OF AVON PARK  
AND  
AVON PARK HOUSING DEVELOPMENT CORPORATION  
BOARD OF COMMISSIONERS/DIRECTORS  
REGULAR MEETING MINUTES  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825  
**July 15 2025, 5:30 P.M.**  
**Meeting Minutes**

**A. Opening/Roll Call:** Commissioner Downie called the Board Meeting to order at 5:30pm. Commissioner Bryant led us in prayer. Secretary Penny Pieratt called the member attendance roll: Commissioners Present: Downie, Pough, Dilday, Sheppard, and Bryant. Also in attendance: Michelle Mercure—City Liaison, Bernice Taylor—Secondary Liaison, Avon Park City Council Member, Dan Whitlock, APHA Maintenance Supervisor, Jackie Shotts, employee of Highlands County School Board

**B. Public Comments/Presentations:** None

**C. Communications:**

- Board would like to see the website updated, Chairman Downie will be reaching out to our IT person. Chairman Downie also mentioned we had a Youtube channel and he will talk to our IT person about this as well.
- Board would like to see disclaimer on our website under the wait list about 'if you have criminal activity and evictions, you may not be qualified as an applicant.' I completed this on July 17<sup>th</sup>.
- Board would like me to send them the wait list check list the property managers use. I emailed this to all board members on July 17<sup>th</sup>.

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

**E. Secretary Report & Old Business:**

- June-3 Move Ins— 1 @ Lakeside Park II, 1 @ Ridgedale, 1 @ North Central Heights 2
- June- 5 Move Outs—1 @ Delaney-passed away, 2@ North Central—1-no reason, 1-purchased home, 2 @ Cornell—non renewal non payment rent
- Annual Management Review for North Central Heights I and II was scheduled July 8<sup>th</sup>
- Chair Chris Downie sat in on the staff meeting July 9<sup>th</sup>
- Board training July 9<sup>th</sup>—went over the Agenda documents and where Penny retrieves this information—everyone attended except Commissioner Sheppard because she had another appointment
- FAHRO (Florida Association of Housing and Redevelopment Officials) Conference July 29<sup>th</sup> to August 1<sup>st</sup>. Penny will be out of the office.
- Continued community garden clean up on Wednesday's. Very few attended.
- First Time Home Owners and Budgeting class is scheduled for July 18<sup>th</sup> for our tenants
- Property Managers will be attending the 3<sup>rd</sup> Annual Affordable Housing outreach sponsored by Highlands County Board of County Commissioners—one in Avon Park, Sebring and Lake Placid

**F. New Business:** None

**G. Unfinished Business, Concerns of Commissioners:**

**H. Next Meeting:** Tuesday, August 19, 2025 at 5:30pm

Being no further business to come before the Board, Chair adjourned the meeting at 6:45 pm.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

# **OCCUPANCY/VACANCY REPORT**

Jul-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>
303	1	11/30/2024	7/1/2025	72	142	214	Passed away
506	0	1/7/2025			198		Moved back in with mom
527	1	4/30/2025	7/8/2025	40	30	70	Moved closer to daughter
507	1	6/5/2025			OPEN 60826		Passed away
515	1	7/17/2025			OPEN 61149		No Notice given

### **TOTAL DELANEY HEIGHTS VACANT - 3**

## **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>
1314	4	10/21/2024			OPEN 58996		Criminal/eviction
25	3	7/8/2025			16		

### **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>
228	3	7/9/2024			343		Unreported income
337	1	11/4/2024	7/15/2025	13	240	253	Needs public transportation
224	2	1/2/2025	7/14/2025	28	165	193	Moved to Gainesville/health
351	4	1/6/2025	7/8/2025	14	169	183	Abandoned unit
204	3	4/29/2025			OPEN 60839		Plumbing issue transfer 201
350	1	7/14/2025			OPEN 61205		Transferred to 2 bd

### **TOTAL LAKESIDE PARK II VACANT - 3**

## **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>
722	3	4/22/2024			445		Moved to NC
732	2	7/18/2024			OPEN 58354		Transferred to 729
740	2	7/22/2024			OPEN 58329		Transferred to 701
728	3	2/19/2025			OPEN 59937		Unreported income
734	2	3/31/2025			OPEN 60841		Transferred to 730
738	2	4/28/2025			OPEN 60840		Needs 3 bdrm

### **TOTAL RIDGEDALE VACANT - 6**

SUBMITTED BY: PENNY PIERATT, CEO

# **OCCUPANCY/VACANCY REPORT**

Jul-25

Page 2

## **North Central Heights I - (40 units)**

<u>Unit #</u>	<u>Bdrn</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>	<u>MI 8/4</u>
647	3	11/8/2024			221		Abandoned unit	
659	3	6/30/2025			OPEN 61009		No reason given	
617	2	6/30/2025			open 61070		Purchase home	
616	3	7/1/2025			OPEN 61029		Lost job	
642	2	7/22/2025			1		Moved out of state	
<b>TOTAL NCH I VACANT - 5</b>								

## **North Central Heights II - (32 units)**

<u>Unit #</u>	<u>Bdrn</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	7/7/2025	132	208	340	No reason given	
303	3	11/12/2024			254		Rent too high	
720	3	2/25/2025			OPEN 59983		No notice given	
718	3	4/8/2025			OPEN 60377		Evicted--non pmt rent	
654	3	4/29/2025			OPEN 60556		Abandoned	
730	3	5/1/2025			OPEN 60566		Moved in with family	
<b>TOTAL NCH II VACANT - 5</b>								

## **Cornell Colony - (44 units)**

<u>Unit #</u>	<u>Bdrn</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>	<u>MI 8/4</u>
38228	3	2/18/2025			119		Eviction--non pmt rent	
38236	3	3/18/2025			121		Passed away	
38188	3	4/2/2025			OPEN 60322		Non renewal non pmt rent	
38197	3	5/1/2025			OPEN 60565		Closer to work	
38189	3	5/13/2025			OPEN 60689		Rent too high	
38206	3	6/2/2025			OPEN 60818		Moved to Lakeland	
38232	3	6/2/2025			OPEN 60847		Non renewal non pmt rent	
<b>TOTAL CORNELL VACANT - 7</b>								

SUBMITTED BY: PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jul-25

Intent to Vacate --

Cornell-unit 38193-3 bdrm-health issues 9/18

Lakeside Park II-unit 338-2 bdrm-purchased home 8/1

Evictions -

WAITING LIST									
2025		2025		2024		2024		2024	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	24	1 BDRM	0	1 BDRM	10	2 BDRM	275	3 BDRM	OPEN
TOTAL	24	2 BDRM	2	2 BDRM	64	3 BDRM	194	3 BDRM	152
		3 BDRM	0	3 BDRM	37	4 BDRM	199		
		4 BDRM	0	4 BDRM	2	TOTAL	668		
		5 BDRM	0	5 BDRM	0				
		TOTAL	2	TOTAL	113				
2024		2024		2024					
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY		TOTAL		TOTAL	
1 BDRM	20	2 BDRM	275	3 BDRM	152				
2 BDRM	63	3 BDRM	194						
3 BDRM	38	4 BDRM	199						
4 BDRM	3	TOTAL	668						
TOTAL	124								
SUBMITTED BY PENNY PIERATT, CEO									
								1083	

**Tenant Accounts Receivable**
**Page 1**
**31-Jul-25**

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
W. Douglas	\$	2.02	Balance on rent
L. Gunter	\$	34.98	Late fee
<b>DH Total</b>	<b>\$</b>	<b>37.00</b>	
<u>Lakeside Park I</u>			
E. Hankerson	\$	142.00	Unreported income (pmts)
L. Hodges	\$	496.00	Unreported income (pmts)
T. Jones	\$	2,908.57	Rent, unreported income (pmts)
D. Leonard	\$	436.50	Rent, unreported income (pmts)
<b>Lakeside I Total</b>	<b>\$</b>	<b>3,983.07</b>	
<u>Lakeside Park II</u>			
J. Cedenó	\$	533.00	Rent
B. Concepcion	\$	963.00	Rent, late fee
J. Denson	\$	186.00	Late fee, rent
M. Florestal	\$	0.08	Work order
M. Lenton	\$	0.67	Work order
A. Otero	\$	29.09	Late fee
F. Pabon Baez	\$	1,298.00	Rent, late fee
L. Ridley	\$	564.00	Rent
N. Rivera Baez	\$	188.00	Rent
A. Thompson	\$	593.00	Rent
S. Valentine Lopez	\$	301.00	Work order, unreported income
<b>Lakeside II Total</b>	<b>\$</b>	<b>4,655.84</b>	
<u>NCH I</u>			
<b>NCH I Total</b>	<b>\$</b>	<b>-</b>	
<u>NCH II</u>			
S. Rivera Butler	\$	1,093.55	Late fees, rent
J. Viljean	\$	2.23	Work order
<b>NCH II Total</b>	<b>\$</b>	<b>1,095.78</b>	

Submitted by: Penny Pieratt, CEO



**Tenant Accounts Receivable**

Page 2

**31-Jul-25****Cornell Colony**

L.Adkins	\$	5.34	Balance on late fee
S. Butler	\$	0.62	Work Order
S. Caldwell	\$	40.88	Work Order
G. Mendoza Resto	\$	162.04	Late fee
J. Rodriguez	\$	355.50	Rent
<b>Cornell Total</b>	<b>\$</b>	<b>564.38</b>	

**Ridgedale**

A.Daniels	\$	334.00	Rent
C. Vazquez	\$	60.99	Work order, late fee
<b>Ridgedale Total</b>	<b>\$</b>	<b>394.99</b>	

<b>GRAND TOTAL</b>	<b>\$ 10,731.06</b>
--------------------	---------------------

**WRITE OFFS**

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	184.45	L.Williams
NCH II	\$	-	
Ridgedale	\$	-	
Cornell	\$	-	
	\$	-	
<b>TOTAL</b>	<b>\$</b>	<b>184.45</b>	

Submitted by:  
Penny Pieratt,CEO

**Daily Tasks:**

General cleaning of Admin/Maintenance building & grounds, 219 work orders

**Preventive Maintenance:**

Work from preventive maintenance inspections are on-going. 68 hours were taken during the month of July for sick (28 hours), vacation (0 hours), holiday (40 hours)

**Maintenance**

Delaney Heights Inspections	1
Lakeside Park I Inspections	2
Lakeside Park II Inspections	15
Ridgdale Inspections	1
NCH I Inspections	4
NCH II Inspections	0
Cornell Colony Inspections	1
Total	24
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	1
Lakeside Park II Vacancies	1
Ridgedale Vacancies	0
NCH I Vacancies	1
NCH II Vacancies	1
Cornell Colony Vacancies	1

**Contractor****Property Manager**

Delaney Heights Move Ins	2	2
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	3	3
Ridgedale Move Ins	0	0
NCH I Move Ins	0	0
NCH II Move Ins	1	1
Cornell Colony Move Ins	0	0
Total	6	
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	0	
NCH I Move Outs	2	
NCH II Move Outs	0	
Cornell Colony Move Outs	0	
Total	5	

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*



## **Monthly Maintenance Report**

**Reporting Period: July 2025**

**Prepared by: Daniel Whitlock, Maintenance Director**

### **1. Vacancies Completed**

The following units were successfully turned over and made ready for occupancy during the month of July:

- 337 Shoreline Drive
- 38236 Ezra Circle—Contractor completed
- 642 Barberry Loop—Contractor completed
- 303 Raisin Court—Contractor completed
- 506 Circle Street
- 25 Tulane Drive

### **2. Inspection Follow-Ups**

Maintenance teams completed follow-up work on inspection items at **North Central Heights**. All outstanding issues identified during the inspection have been addressed to ensure continued compliance and resident safety.

### **3. Pest Control**

- Regular pest control services were carried out at **Lakeside Park I & II**.
- Retreatments were conducted as needed across **all other properties** to maintain pest-free living conditions.

### **4. Termite Tenting**

Termite tenting was completed at the following addresses:

- 38207 Ezra Circle
- 38235 Ezra Circle
- 314 Tulane Drive
- 318 Tulane Drive

Units were temporarily vacated and tenants were accommodated as required to ensure effective treatment.

### **5. Air Conditioning Calls**

We experienced a high volume of air conditioning-related maintenance requests during July, largely due to seasonal heat. In response:

- Tenants have been reminded of ways to properly care for their HVAC systems.
- Notices were distributed advising residents to **regularly change their air filters, avoid setting thermostats to extremely low temperatures, and not to overwork the units**, all of which help prolong system lifespan and reduce service calls.

**CASH ANALYSIS**  
**7/31/2025**

		<u><b>Escrows/Reserves</b></u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 210,897.39		
North Central Heights I General Fund	\$ 85,156.72	NCH I Reserves/Bonneville	\$ 165,570.22
NCH I Security Deposit	\$ 10,875.54	NCH I Insurance	\$ 31,100.79
OWES APHDC Cash Distribution	\$ (79,933.00)		
North Central Heights II General Fund	\$ 108,254.39	NCH II Reserves/Bonneville	\$ 133,304.55
NCH II Security Deposit	\$ 8,361.21	NCH II Insurance	\$ 9,731.25
Cornell Colony General Fund	\$ 331,629.34	CC Reserves/Amerinat	\$ 117,297.82
Cornell Colony Security Deposit	\$ 12,152.19	CC Insurance	\$ 18,865.27
		CC Reserves/Amerinat	121,247.76
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 939.76	LPI Reserves/First Hsg	\$ 39,090.35
LPI Security Deposit	\$ 3,394.64	LPI Insurance	\$ 18,891.09
Lakeside Park II General Fund	\$ 176,613.99	LPII Reserves/Churchill	\$ 230,204.44
		O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 176,613.99	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 17,055.14	LPII Insurance	\$ 28,124.88
		GNMA-Other Churchill	\$ 18,294.90
Delaney Heights General Fund	\$ 35,364.29	DH Reserves/South State	\$ 98,217.40
DH Security Deposit	\$ 10,805.60		
COCC	\$ 175,093.68		
Ridgedale General Fund	\$ 5,551.83	RD Reserves/Centennial	\$ 38,464.63
Ridgedale Security Deposit	\$ 8,341.95	RD Insurance	\$ 34,111.33
		RD Residual Reserves	\$ 9,164.06
*Ridgedale OWES COCC	\$ (231,929.69)	RD MIP Insurance	\$ 2,667.78

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 July 31, 2025	7 Month(s) Ended July 31, 2025	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		2,161.68	15,491.09	12,941.81	(2,549.28)
Legal Expense	02 001 4130.00 5		0.00	0.00	291.62	291.62
Staff Training	02 001 4140.00 5		0.00	11.90	583.31	571.41
Travel	02 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	02 001 4170.00 5		600.00	2,226.84	2,333.31	106.47
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	3,158.40	2,595.81	(562.59)
Employee Benefits Cont - Admin	02 001 4182.00 5		603.95	4,736.53	7,532.56	2,796.03
Sundry	02 001 4190.00 5		0.00	138.75	641.62	502.87
Bank Fees	02 001 4190.18 5		0.00	116.11	0.00	(116.11)
Telephone	02 001 4190.2 5		102.72	709.82	700.00	(9.82)
Tenant Background Checks	02 001 4190.20 5		0.00	542.11	291.62	(250.49)
Postage	02 001 4190.3 5		0.00	0.00	29.12	29.12
Eviction Costs	02 001 4190.4 5		0.00	0.00	291.62	291.62
Ten Services	02 001 4220.2 5		21.13	686.13	0.00	(686.13)
Water	02 001 4310.00 5		0.00	38.78	254.31	215.53
Electricity	02 001 4320.00 5		471.51	1,673.79	2,370.06	696.27
Sewer	02 001 4390.00 5		0.00	80.60	145.25	64.65
Labor	02 001 4410.00 5		1,836.83	12,494.31	14,868.56	2,374.25
Maintenance Materials	02 001 4420.00 5		2,170.60	10,008.48	11,050.62	1,042.14
Contract Costs	02 001 4430.00 5		195.00	1,523.95	7,240.31	5,716.36
Contract Costs-Pest Control	02 001 4430.1 5		0.00	4,688.00	2,270.87	(2,417.13)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	1,642.62	1,642.62
Contract Costs - AC	02 001 4430.4 5		535.00	9,399.15	11,001.62	1,602.47
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	15,708.00	18,795.00	3,087.00
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	4,500.00	8,085.00	3,585.00
Garbage and Trash Collection	02 001 4431.00 5		0.00	44.00	299.25	255.25
Emp Benefit Cont - Maintenance	02 001 4433.00 5		833.57	5,804.12	7,188.37	1,384.25
Insurance - Property	02 001 4510.00 5		0.00	16,317.91	21,903.00	5,585.09
Bad Debts - Other	02 001 4570.00 5		184.45	1,113.29	2,916.62	1,803.33
Bonneville Interest	02 001 4580.01 5		3,570.81	25,068.94	25,006.87	(62.07)
Other General Expense	02 001 4590.00 5		0.00	503.52	583.31	79.79
Management Fees	02 001 4590.02 5		1,477.40	10,344.91	16,222.50	5,877.59
<b>Total Operating Expenses</b>			<b>16,808.65</b>	<b>147,339.43</b>	<b>180,368.16</b>	<b>33,028.73</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		29,224.00	204,224.15	202,779.50	1,444.65
<b>Total Operating Revenues</b>			<b>29,224.00</b>	<b>204,224.15</b>	<b>202,779.50</b>	<b>1,444.65</b>
<b>Total Operating Revenues and Expenses</b>			<b>12,415.35</b>	<b>56,884.72</b>	<b>22,411.34</b>	<b>34,473.38</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
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		1,018.13	2,560.26	3,863.37	(1,303.11)
Other Income - Non Tenant	02 001 3690.02 5		0.00	150.00	0.00	150.00
<b>Total Other Revenues and Expenses</b>			<b>1,018.13</b>	<b>3,748.64</b>	<b>3,863.37</b>	<b>(114.73)</b>
<b>Total Other Revenues and Expenses</b>			<b>1,018.13</b>	<b>3,748.64</b>	<b>3,863.37</b>	<b>(114.73)</b>
<b>Total Net Income (Loss)</b>			<b>13,433.48</b>	<b>60,633.36</b>	<b>26,274.71</b>	<b>34,358.65</b>

*3 possible June  
\* pay increase*

*\* terminate  
2 homes  
in May*

**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 July 31, 2025	7 Month(s) Ended July 31, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,769.09	12,658.09	10,558.87	(2,099.22)
Legal Expense	02 002 4130.00 5		0.00	150.00	175.00	25.00
Staff Training	02 002 4140.00 5		0.00	9.80	291.62	281.82
Travel	02 002 4150.00 5		0.00	0.00	145.81	145.81
Accounting Fees	02 002 4170.00 5		600.00	2,199.66	2,187.50	(12.16)
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	2,481.60	2,041.62	(439.98)
Employee Benefits Cont - Admin	02 002 4182.00 5		496.18	3,892.43	6,143.62	2,251.19
Sundry	02 002 4190.00 5		0.00	244.81	583.31	338.50
Telephone	02 002 4190.2 5		0.00	0.00	175.00	175.00
Tenant Background Check	02 002 4190.20 5		0.00	264.95	525.00	260.05
Eviction Costs	02 002 4190.4 5		0.00	325.00	291.62	(33.38)
Ten Services -	02 002 4220.20 5		17.40	17.40	0.00	(17.40)
Water	02 002 4310.00 5		0.00	57.14	0.00	(57.14)
Electricity	02 002 4320.00 5		32.35	843.94	577.50	(266.44)
Sewer	02 002 4390.00 5		0.00	15.83	0.00	(15.83)
Labor	02 002 4410.00 5		1,591.49	10,991.04	13,413.12	2,422.08
Maintenance Materials	02 002 4420.00 5		873.50	4,871.43	7,696.50	2,825.07
Contract Costs	02 002 4430.00 5		150.00	450.00	1,313.06	863.06
Contract Costs-Pest Control	02 002 4430.1 5		0.00	2,696.00	1,836.87	(859.13)
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	12,342.00	14,043.12	1,701.12
Contract Costs - AC	02 002 4430.4 5		1,270.00	3,073.96	7,824.25	4,750.29
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	7,600.00	13,389.25	5,789.25
Garbage and Trash Collection	02 002 4431.00 5		0.00	85.85	38.50	(47.35)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		760.42	5,308.84	6,692.00	1,383.16
Insurance - Property	02 002 4510.00 5		0.00	16,234.74	17,254.37	1,019.63
Bad Debts - Other	02 002 4570.00 5		0.00	8,216.15	2,916.62	(5,299.53)
Bonneville Interest	02 002 4580.01 5		3,230.21	22,677.78	22,621.62	(56.16)
Other General Expense	02 002 4590.00 5		0.00	451.12	437.50	(13.62)
Management Fees	02 002 4590.02 5		1,864.07	12,563.93	14,405.37	1,841.44
Total Operating Expenses			14,260.71	130,888.49	147,578.62	16,690.13
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		24,118.38	160,982.72	180,069.12	(19,086.40)
Total Operating Revenues			24,118.38	160,982.72	180,069.12	(19,086.40)
Total Operating Revenues and Expenses			9,857.67	30,094.23	32,490.50	(2,396.27)
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		37.68	4,207.47	4,085.62	121.85
Total Other Revenues and Expenses			37.68	5,032.87	4,085.62	947.25
Total Other Revenues and Expenses			37.68	5,032.87	4,085.62	947.25
Total Net Income (Loss)			9,895.35	35,127.10	36,576.12	(1,449.02)

3 payrolls June  
Salary inc

\* terminate  
that  
1 hour  
May

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended July 31, 2025	7 Month(s) Ended July 31, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		2,423.42	17,379.85	14,530.81	(2,849.04)
Legal Expense	03 001 4130.00 5		0.00	300.00	291.62	(8.38)
Staff Training	03 001 4140.00 5		0.00	13.30	525.00	511.70
Travel	03 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	03 001 4170.00 5		500.00	1,894.96	1,866.62	(28.34)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	240.00	233.31	(6.69)
Audit Fees	03 001 4171.00 5		0.00	3,609.60	2,975.00	(634.60)
Employee Benefits Cont - Admin	03 001 4182.00 5		675.82	5,299.36	8,458.87	3,159.51
Sundry	03 001 4190.00 5		0.00	138.75	875.00	736.25
Tenant Background Checks	03 001 4190.02 5		0.00	157.33	186.62	29.29
Bank Fees	03 001 4190.19 5		0.00	118.06	0.00	(118.06)
Telephone/Communications	03 001 4190.20 5		131.97	907.45	1,166.62	259.17
Eviction Costs	03 001 4190.40 5		0.00	560.00	291.62	(268.38)
Ten Services	03 001 4220.00 5		23.63	23.63	0.00	(23.63)
Water	03 001 4310.00 5		31.51	199.19	256.06	56.87
Electricity	03 001 4320.00 5		355.60	1,113.84	1,891.12	777.28
Sewer	03 001 4390.00 5		31.20	212.70	322.56	109.86
Labor	03 001 4410.00 5		1,771.06	15,555.26	15,560.37	5.11
Materials	03 001 4420.00 5		2,215.44	6,793.21	12,261.62	5,468.41
Contract Costs	03 001 4430.00 5		681.82	987.32	1,864.87	877.55
Contract Costs - Pest Control	03 001 4430.10 5		3,600.00	4,816.00	7,656.25	2,840.25
Contract Costs-Lawn	03 001 4430.30 5		4,800.00	18,850.00	17,710.00	(1,140.00)
Contract Costs - AC	03 001 4430.40 5		7,695.00	9,412.61	4,022.62	(5,389.99)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		2,500.00	5,000.00	21,714.00	16,714.00
Garbage and Trash Collection	03 001 4431.00 5		81.00	436.60	572.25	135.65
Emp Benefit Cont - Maintenance	03 001 4433.00 5		721.01	5,280.98	5,322.31	41.33
Property Insurance	03 001 4510.00 5		0.00	30,559.60	23,945.25	(6,614.35)
Payment in Lieu of Taxes	03 001 4520.00 5		0.00	6,758.40	0.00	(6,758.40)
Bad Debts - Other	03 001 4570.00 5		0.00	5,147.70	10,501.12	5,353.42
Management Fees	03 001 4590.01 5		1,960.80	14,740.64	14,018.62	(722.02)
Other General Expense	03 001 4590.02 5		3,336.00	177,993.29	6,708.31	(171,284.98)
Total Operating Expenses			33,535.28	334,499.63	176,020.04	(158,479.59)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		33,194.00	243,948.03	233,646.00	10,302.03
Total Operating Revenues			33,194.00	243,948.03	233,646.00	10,302.03
Total Operating Revenues and Expenses			(341.28)	(90,551.60)	57,625.96	(148,177.56)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	0.00	75.81	(75.81)
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		143.00	5,806.49	0.00	5,806.49
Other Income - Misc Other Revenue	03 001 3690.01 5		0.00	0.00	3,208.31	(3,208.31)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,105.04)	(22,205.81)	(29,752.87)	7,547.06
Total Other Revenues and Expenses			(2,962.04)	(9,712.24)	(26,468.75)	16,756.51
Total Other Revenues and Expenses			(2,962.04)	(9,712.24)	(26,468.75)	16,756.51
Total Net Income (Loss)			(3,303.32)	(100,263.84)	31,157.21	(131,421.05)

3 payrolls June  
Salary inc

-tree removal  
2250- Dui  
4685- Clear  
AC  
unw

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**PBRA**  
**LAKE SIDE PARK I - PBRA**

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended July 31, 2025	7 Month(s) Ended July 31, 2025	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		597.52	4,730.44	7,888.37	3,157.93
Legal Expense	04 001 4130.00 5		0.00	465.00	1,341.62	876.62
Staff Training	04 001 4140.00 5		0.00	23.50	186.62	163.12
Accounting Fees	04 001 4170.00 5		500.00	1,883.02	1,925.00	41.98
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	1,353.60	875.00	(478.60)
Employee Benefits Cont - Admin	04 001 4182.00 5		158.02	792.87	3,584.56	2,791.69
Sundry	04 001 4190.00 5		2.55	141.30	583.31	442.01
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	110.48	0.00	(110.48)
Bank Fees	04 001 4190.19 5		0.00	116.11	0.00	(116.11)
Postage	04 001 4190.30 5		0.00	11.89	58.31	46.42
Eviction Costs	04 001 4190.40 5		0.00	0.00	175.00	175.00
Ten Services -	04 001 4220.00 5		74.39	74.39	0.00	(74.39)
Water	04 001 4310.00 5		0.00	0.00	42.56	42.56
Electricity	04 001 4320.00 5		287.32	499.06	267.12	(231.94)
Sewer	04 001 4390.00 5		0.00	0.00	21.56	21.56
Labor	04 001 4410.00 5		1,094.54	7,202.57	8,082.06	879.49
Maintenance Materials	04 001 4420.00 5		353.68	4,320.93	2,832.62	(1,488.31)
Contract Costs	04 001 4430.00 5		0.00	525.00	2,359.00	1,834.00
Contract Costs - Pest Control	04 001 4430.10 5		0.00	640.00	547.75	(92.25)
Contract Costs-Lawn	04 001 4430.30 5		0.00	1,599.60	1,596.56	(3.04)
Contract Costs - AC	04 001 4430.40 5		0.00	6,095.56	17,608.50	11,512.94
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	116.62	116.62
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	116.62	116.62
Garbage and Trash Collection	04 001 4431.00 5		0.00	0.00	38.50	38.50
Emp Benefit Cont - Maintenance	04 001 4433.00 5		419.97	2,903.87	3,603.25	699.38
Property Insurance	04 001 4510.00 5		0.00	1,071.22	9,417.31	8,346.09
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	1,458.31	1,458.31
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	3,488.31	(3,067.69)
Management Fees	04 001 4590.01 5		631.62	4,069.31	4,750.62	681.31
Other General Expense	04 001 4590.02 5		0.00	4.73	875.00	870.27
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,458.31	1,458.31	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	4,363.31	4,363.31
<b>Total Operating Expenses</b>			<b>4,327.94</b>	<b>46,738.76</b>	<b>79,661.68</b>	<b>32,922.92</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		1,155.00	9,934.32	18,421.06	(8,486.74)
HAP Subsidy	04 001 3110.01 5		8,286.00	52,871.00	60,756.50	(7,885.50)
<b>Total Operating Revenues</b>			<b>9,441.00</b>	<b>62,805.32</b>	<b>79,177.56</b>	<b>(16,372.24)</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,113.06</b>	<b>16,066.56</b>	<b>(484.12)</b>	<b>16,550.68</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00 5		0.00	321.79	70.00	251.79
Other Income - Tenant	04 001 3690.00 5		30.00	230.18	1,894.62	(1,664.44)
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	0.00	583.31	(583.31)
Other Income - Laundry	04 001 3690.07 5		0.00	514.80	0.00	514.80
<b>Total Other Revenues and Expenses</b>			<b>30.00</b>	<b>1,066.77</b>	<b>2,547.93</b>	<b>(1,481.16)</b>
<b>Total Other Revenues and Expenses</b>			<b>30.00</b>	<b>1,066.77</b>	<b>2,547.93</b>	<b>(1,481.16)</b>
<b>Total Net Income (Loss)</b>			<b>5,143.06</b>	<b>17,133.33</b>	<b>2,063.81</b>	<b>15,069.52</b>



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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended July 31, 2025	7 Month(s) Ended July 31, 2025	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00 5		1,038.40	8,421.58	14,037.31	5,615.73
Legal Expense	04 002 4130.00 5		0.00	45.00	875.00	830.00
Staff Training	04 002 4140.00 5		0.00	89.30	291.62	202.32
Travel	04 002 4150.00 5		0.00	0.00	145.81	145.81
Accounting Fees	04 002 4170.00 5		500.00	2,176.96	2,041.62	(135.34)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00 5		0.00	4,963.20	2,625.00	(2,338.20)
Employee Benefits Cont - Admin	04 002 4182.00 5		286.81	1,444.09	6,277.25	4,833.16
Sundry	04 002 4190.00 5		214.15	352.90	758.31	405.41
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	273.91	437.50	163.59
Advertising and Marketing	04 002 4190.08 5		0.00	290.00	0.00	(290.00)
Eviction Costs	04 002 4190.40 5		0.00	0.00	145.81	145.81
Ten Services -	04 002 4220.00 5		1,450.93	1,450.93	0.00	(1,450.93)
Water	04 002 4310.00 5		(107.09)	86.48	119.00	32.52
Electricity	04 002 4320.00 5		280.75	1,254.84	2,200.87	946.03
Sewer	04 002 4390.00 5		0.00	12.31	248.50	236.19
Labor	04 002 4410.00 5		1,780.20	12,131.84	13,738.06	1,606.22
Maintenance Materials	04 002 4420.00 5		2,279.61	9,995.30	10,339.00	343.70
Contract Costs	04 002 4430.00 5		540.00	8,080.00	13,897.87	5,817.87
Contract Costs - Pest Control	04 002 4430.10 5		7,150.00	12,260.00	3,285.31	(8,974.69)
Contract Costs-Lawn	04 002 4430.30 5		0.00	13,098.40	6,814.50	(6,283.90)
Contract Costs - AC	04 002 4430.40 5		785.00	6,433.72	5,909.75	(523.97)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		1,020.90	4,003.65	1,133.37	(2,870.28)*
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	2,800.00	0.00	(2,800.00)
Garbage and Trash Collection	04 002 4431.00 5		0.00	88.00	194.25	106.25
Emp Benefit Cont - Maintenance	04 002 4433.00 5		749.18	5,216.63	6,379.31	1,162.68
Property Insurance	04 002 4510.00 5		0.00	26,413.98	33,878.25	7,464.27
Bad Debts - Other	04 002 4570.00 5		(211.22)	2,484.42	2,625.00	140.58
Management Fees	04 002 4590.01 5		1,783.68	13,005.12	17,504.06	4,498.94
Other General Expense	04 002 4590.02 5		0.00	1,382.26	5,250.00	3,867.74
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	56,000.00	56,000.00	0.00
<b>Total Operating Expenses</b>			<b>27,541.30</b>	<b>194,584.82</b>	<b>207,152.33</b>	<b>12,567.51</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00 5		14,716.33	106,186.49	81,733.75	24,452.74
HAP Subsidy	04 002 3110.01 5		13,929.00	106,144.00	210,000.00	(103,856.00)
<b>Total Operating Revenues</b>			<b>28,645.33</b>	<b>212,330.49</b>	<b>291,733.75</b>	<b>(79,403.26)</b>
<b>Total Operating Revenues and Expenses</b>			<b>1,104.03</b>	<b>17,745.67</b>	<b>84,581.42</b>	<b>(66,835.75)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 002 3610.00 5		0.00	85.38	145.81	(60.43)
Other Income - Tenants	04 002 3690.00 5		(685.02)	2,287.22	5,769.12	(3,481.90)
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	583.31	(583.31)
Interest on Loan	04 002 5610.00 5		(4,885.13)	(34,297.90)	(34,212.50)	(85.40)
<b>Total Other Revenues and Expenses</b>			<b>(5,570.15)</b>	<b>(31,925.30)</b>	<b>(27,714.26)</b>	<b>(4,211.04)</b>
<b>Total Other Revenues and Expenses</b>			<b>(5,570.15)</b>	<b>(31,925.30)</b>	<b>(27,714.26)</b>	<b>(4,211.04)</b>
<b>Total Net Income (Loss)</b>			<b>(4,466.12)</b>	<b>(14,179.63)</b>	<b>56,867.16</b>	<b>(71,046.79)</b>

*- 4 Bldgs -  
 terminate joints  
 - 5600 May  
 tree removal  
 r trim  
 unit missing  
 334 copies*

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended July 31, 2025	7 Month(s) Ended July 31, 2025	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00 5		742.87	5,588.21	9,867.06	4,278.85
Legal Expense	04 003 4130.00 5		0.00	0.00	291.62	291.62
Staff Training	04 003 4140.00 5		0.00	70.50	291.62	221.12
Travel	04 003 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	04 003 4170.00 5		500.00	2,092.24	2,333.31	241.07
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	4,060.80	3,325.00	(735.80)
Employee Benefits Cont - Admin	04 003 4182.00 5		198.70	972.63	4,464.81	3,492.18
Sundry	04 003 4190.00 5		61.85	200.60	350.00	149.40
Contract. Admin	04 003 4190.01 5		0.00	0.00	233.31	233.31
Bank Fees	04 003 4190.19 5		0.00	116.11	0.00	(116.11)
Eviction Costs	04 003 4190.40 5		0.00	0.00	291.62	291.62
Tenant Services -	04 003 4220.00 5		0.00	3,998.24	0.00	(3,998.24)
Water	04 003 4310.00 5		19.39	135.73	287.00	151.27
Electricity	04 003 4320.00 5		292.34	1,255.40	2,058.56	803.16
Natural Gas	04 003 4330.00 5		30.73	198.44	459.62	261.18
Sewer	04 003 4390.00 5		40.30	282.10	323.75	41.65
Labor	04 003 4410.00 5		1,534.89	10,164.18	12,282.62	2,118.44
Maintenance Materials	04 003 4420.00 5		3,799.92	17,727.40	6,708.31	(11,019.09)
Contract Costs	04 003 4430.00 5		127.50	6,023.75	13,618.50	7,594.75
Contract Costs - Pest Control	04 003 4430.10 5		0.00	8,984.00	3,472.56	(5,511.44)
Contract Costs-Lawn	04 003 4430.30 5		667.00	4,669.00	7,702.31	3,033.31
Contract Costs - AC	04 003 4430.40 5		315.00	4,962.68	18,043.06	13,080.38
Contract Costs-Plumbing	04 003 4430.50 5		2,989.00	2,989.00	291.62	(2,697.38)
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	256.62	256.62
Garbage and Trash Collection	04 003 4431.00 5		22.00	154.00	201.81	47.81
Emp Benefit Cont - Maintenance	04 003 4433.00 5		717.61	4,975.06	5,882.87	907.81
Property Insurance	04 003 4510.00 5		0.00	13,044.64	27,706.00	14,661.36
Bad Debts - Other	04 003 4570.00 5		0.00	244.41	583.31	338.90
Management Fees	04 003 4590.01 5		1,013.46	7,005.51	7,530.81	525.30
Other General Expense	04 003 4590.02 5		0.00	9.46	291.62	282.16
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	20,416.69	20,416.62	(0.07)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	18,169.62	18,169.62
<b>Total Operating Expenses</b>			<b>15,989.23</b>	<b>120,610.78</b>	<b>168,027.16</b>	<b>47,416.38</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00 5		6,279.02	42,882.50	42,770.56	111.94
HAP Subsidy	04 003 3110.01 5		10,561.00	74,070.00	82,739.37	(8,669.37)
<b>Total Operating Revenues</b>			<b>16,840.02</b>	<b>116,952.50</b>	<b>125,509.93</b>	<b>(8,557.43)</b>
<b>Total Operating Revenues and Expenses</b>			<b>850.79</b>	<b>(3,658.28)</b>	<b>(42,517.23)</b>	<b>38,858.95</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	87.50	(87.50)
Other Income - Tenants	04 003 3690.00 5		259.00	801.35	1,750.00	(948.65)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.00	291.62	(291.62)
Other Income - Laundry	04 003 3690.07 5		0.00	491.20	0.00	491.20
Leave with no Notice	04 003 3690.16 5		0.00	163.00	0.00	163.00
<b>Total Other Revenues and Expenses</b>			<b>259.00</b>	<b>1,455.55</b>	<b>2,129.12</b>	<b>(673.57)</b>
<b>Total Other Revenues and Expenses</b>			<b>259.00</b>	<b>1,455.55</b>	<b>2,129.12</b>	<b>(673.57)</b>
<b>Total Net Income (Loss)</b>			<b>1,109.79</b>	<b>(2,202.73)</b>	<b>(40,388.11)</b>	<b>38,185.38</b>

*hermike jmi  
3 Bldg*

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
COCC  
COCC

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended July 31, 2025	7 Month(s) Ended July 31, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		10,519.70	92,419.48	93,730.00	1,310.52
Legal Expense	05 001 4130.00 5		0.00	960.00	641.62	(318.38)
Staff Training	05 001 4140.00 5		810.75	810.75	466.62	(344.13)
Travel	05 001 4150.00 5		0.00	0.00	466.62	466.62
Accounting Fees	05 001 4170.00 5		400.00	1,574.00	1,750.00	176.00
Computer Support/Licensing Fees	05 001 4170.20 5		964.08	10,440.39	0.00	(10,440.39)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,166.62	1,166.62
Employee Benefits Cont - Admin	05 001 4182.00 5		3,080.58	28,558.34	32,218.06	3,659.72
Sundry	05 001 4190.00 5		1,582.65	7,041.43	10,791.62	3,750.19
TENANT BACKGROUND CHECKS	05 001 4190.02 5		0.00	46.85	0.00	(46.85)
Bank Fees	05 001 4190.19 5		126.20	1,032.05	0.00	(1,032.05)
Telephone/Communications	05 001 4190.20 5		585.06	5,335.51	5,833.31	497.80
Postage	05 001 4190.30 5		788.29	2,575.32	2,625.00	49.68
Contract Costs - Copier	05 001 4190.60 5		219.16	1,056.64	1,750.00	693.36
Contract Costs - Admin	05 001 4190.90 5		180.00	3,860.25	3,500.00	(360.25)
Water	05 001 4310.00 5		186.29	380.38	338.31	(42.07)
Electricity	05 001 4320.00 5		724.54	4,269.58	4,439.75	170.17
Sewer	05 001 4390.00 5		340.40	735.40	575.75	(159.65)
Materials	05 001 4420.00 5		3,577.61	14,633.37	1,750.00	(12,883.37)
Contract Costs	05 001 4430.00 5		0.00	0.00	9,017.12	9,017.12
Contract Costs - Pest Control	05 001 4430.10 5		0.00	0.00	4,303.81	4,303.81
Contract Costs-Lawn	05 001 4430.30 5		0.00	0.00	1,088.50	1,088.50
Contract Costs - AC	05 001 4430.40 5		0.00	0.00	5,506.06	5,506.06
Garbage and Trash Collection	05 001 4431.00 5		88.00	440.00	590.87	150.87
Emp Benefit Cont - Maintenance	05 001 4433.00 5		(2,032.06)	0.00	0.00	0.00
Property Insurance	05 001 4510.00 5		0.00	2,708.99	6,500.06	3,791.07
Other General Expense	05 001 4590.02 5		282.00	3,659.82	7,291.62	3,631.80
Total Operating Expenses			22,423.25	182,538.55	196,341.32	13,802.77
Total Operating Revenues and Expenses			(22,423.25)	(182,538.55)	(196,341.32)	13,802.77
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		15.00	172,510.28	0.00	172,510.28
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,477.40	10,344.91	16,222.50	(5,877.59)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,864.07	12,563.93	14,405.37	(1,841.44)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,960.80	14,740.64	14,018.62	722.02
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		3,109.95	17,466.51	140,043.75	(122,577.24)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	77,875.00	77,875.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		631.62	4,069.31	4,750.62	(681.31)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,783.68	13,005.12	17,504.06	(4,498.94)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,013.46	7,005.51	7,530.81	(525.30)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		2,000.00	8,000.00	9,450.00	(1,450.00)
Total Other Revenues and Expenses			24,980.98	337,581.21	301,800.73	35,780.48
Total Other Revenues and Expenses			24,980.98	337,581.21	301,800.73	35,780.48
Total Net Income (Loss)			2,557.73	155,042.66	105,459.41	49,583.25

*- truck maint & repairs*

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**RIDGEDALE**  
**RIDGEDALE APARTMENTS LLC**

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended July 31, 2025	7 Month(s) Ended July 31, 2025	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00	5	1,443.75	11,358.94	11,285.75	(73.19)
Legal Expense	07 002 4130.00	5	0.00	0.00	3,441.62	3,441.62
Staff Training	07 002 4140.00	5	0.00	51.70	233.31	181.61
Travel	07 002 4150.00	5	0.00	0.00	175.00	175.00
Accounting Fees	07 002 4170.00	5	400.00	1,692.32	2,158.31	465.99
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	307.50	0.00	(307.50)
Audit Fees	07 002 4171.00	5	0.00	2,932.80	2,391.62	(541.18)
Employee Benefits Cont - Admin	07 002 4182.00	5	392.90	1,956.46	5,887.00	3,930.54
Sundry	07 002 4190.00	5	161.70	486.70	962.50	475.80
Postage	07 002 4190.03	5	0.00	0.00	87.50	87.50
Bank Fees	07 002 4190.18	5	0.00	5.39	0.00	(5.39)
Telephone	07 002 4190.2	5	0.00	329.75	525.00	195.25
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	424.25	875.00	450.75
Eviction Costs	07 002 4190.4	5	0.00	0.00	145.81	145.81
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	291.62	291.62
Tenant Services	07 002 4220.00	5	0.00	300.40	0.00	(300.40)
Water	07 002 4310.00	5	1,146.22	3,907.74	3,337.81	(569.93)
Electricity	07 002 4320.00	5	519.19	3,512.12	6,781.25	3,269.13
Sewer	07 002 4390.00	5	2,156.60	7,268.14	6,014.12	(1,254.02)
Labor	07 002 4410.00	5	5,311.09	48,950.57	49,902.37	951.80
Maintenance Materials	07 002 4420.00	5	1,826.97	18,571.80	12,407.50	(6,164.30)
Contract Costs	07 002 4430.00	5	2,645.00	19,072.73	100,045.12	80,972.39
Pest Control	07 002 4430.1	5	0.00	5,741.00	2,298.87	(3,442.13)
Contract Costs-Lawn	07 002 4430.3	5	495.00	3,465.00	3,482.50	17.50
Contract Costs-Air Conditioning	07 002 4430.4	5	110.00	3,272.88	3,785.25	512.37
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	291.62	291.62
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	116.62	116.62
Garbage and Trash Collection	07 002 4431.00	5	1,891.90	6,175.28	3,738.56	(2,436.72)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,109.81	14,266.77	17,220.00	2,953.23
Insurance - Property	07 002 4510.00	5	0.00	9,518.84	20,967.87	11,449.03
Bad Debts - Other	07 002 4570.00	5	0.00	4,208.94	8,750.00	4,541.06
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,196.89	15,606.74	15,414.56	(192.18)
Management Fees	07 002 4590.00	5	3,109.95	17,466.51	14,043.75	(3,422.76)
Other General Expense	07 002 4590.01	5	70.00	203.98	583.31	379.33
<b>Total Operating Expenses</b>			<b>25,986.97</b>	<b>201,055.25</b>	<b>297,641.12</b>	<b>96,585.87</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00	5	7,709.00	51,571.44	47,083.75	4,487.69
HAP Subsidy	07 002 3110.01	5	30,992.00	168,052.00	128,466.87	39,585.13
<b>Total Operating Revenues</b>			<b>38,701.00</b>	<b>219,623.44</b>	<b>175,550.62</b>	<b>44,072.82</b>
<b>Total Operating Revenues and Expenses</b>			<b>12,714.03</b>	<b>18,568.19</b>	<b>(122,090.50)</b>	<b>140,658.69</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	58.31	(58.31)
Interest - Restricted - RFR	07 002 3431.00	5	0.00	21.55	0.00	21.55
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.00	3.83	0.00	3.83
Investment Income - Unrestricted	07 002 3610.00	5	0.89	6.85	58.31	(51.46)
Other Income - Tenant	07 002 3690.00	5	0.00	1,645.12	2,557.31	(912.19)
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	641.62	(641.62)
Other Income/Laundry	07 002 3690.7	5	0.00	998.00	0.00	998.00
<b>Total Other Revenues and Expenses</b>			<b>0.89</b>	<b>2,675.35</b>	<b>3,315.55</b>	<b>(640.20)</b>
<b>Total Other Revenues and Expenses</b>			<b>0.89</b>	<b>2,675.35</b>	<b>3,315.55</b>	<b>(640.20)</b>
<b>Total Net Income (Loss)</b>			<b>12,714.92</b>	<b>21,243.54</b>	<b>(118,774.95)</b>	<b>140,018.49</b>

*\* May  
1 - Bldg  
Funded  
Termite*

The Housing Authority of Avon Park

**RESOLUTION NO. 25-05**

**Resolution Approving Termination of  
Long-Term and Short-Term Disability  
Benefits for Employees**

Whereas, The APHA approved benefits of long-term and short-term Disability for employees after their 90-day probationary period In May 2006; and

Whereas, The APHA employees have not used this benefit in over 20 years; the cost estimate is \$600 a month; and

Whereas, In order to facilitate and sustain financial operational efficiency, it is appropriate that the APHA terminate the long-term and short-term disability benefits for employees.

NOW THEREFORE BE IT RESOLVED that APHA Board of Commissioners hereby authorize the termination of the long-term and short-term disability benefits for employees.

ADOPTED THIS 19<sup>th</sup> DAY OF AUGUST, 2025

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

The Housing Authority of Avon Park

**RESOLUTION NO. 25-06**

**Resolution Approving Update of  
Personnel Policy/Handbook to Remove  
Long-Term and Short-Term Disability  
Benefits for Employees**

Whereas, The APHA approved benefits of long-term and short-term Disability for employees after their 90-day probationary period In May 2006; and

Whereas, The APHA employees have not used this benefit in over 20 years; the cost estimate is \$600 a month; and

Whereas, In order to facilitate and sustain financial operational efficiency, it is appropriate that the APHA terminate the long-term and short-term disability benefits for employees and to update the personnel policy/handbook.

NOW THEREFORE BE IT RESOLVED that APHA Board of Commissioners hereby authorize the update to remove the long-term and short-term disability benefits for employees in the Personnel Policy/Handbook.

ADOPTED THIS 19<sup>th</sup> DAY OF AUGUST, 2025

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

## Bill totals



### Current billed lives

Members 10

Account number: 1071433-10001  
For period: 08/01/2025 to 08/31/2025  
Bill produced: 07/18/2025

Current premium totals \$912.45

Basic Life		Disability		Dental/ Vision	
Life	\$70.70	STD	\$204.43	Dental - EE	\$197.19
AD&D	\$3.20	LTD	\$359.63	Vision - EE	\$77.30

73.90

564.06

per  
month

$\times 12 = 6768$



Billing statement



Adjustments since last bill

Member ID	Member name	Transaction	Adjustment
Total			\$0.00

Account number: 1071433-10001  
For period: 08/01/2025 to 08/31/2025  
Bill produced: 07/18/2025

This is your copy. Please keep for your records.

Current premium

Member ID	Member name	Basic Life	Disability	Dental/ Vision	Transaction	Total premium
959509564	CARRERA SANCHEZ, SANDRA	Life AD&D	7.07 STD 0.32 LTD	14.70 Vision 37.01 EE	7.73	\$66.63
941828631	DUFORD, KEVIN	Life AD&D	7.07 STD 0.32 LTD	21.62 Dental-EE 49.04 Vision-EE	28.17 7.73	\$113.95
946412277	PEREZ, MELISSA	Life AD&D	7.07 STD 0.32 LTD	7.34 Vision-EE	7.73	\$35.43
958128948	PIERATTI, PENNY	Life AD&D	7.07 STD 0.32 LTD	12.97 Dental-EE	28.17	\$175.46
972730292	RAMEY LORENA	Life AD&D	7.07 STD 0.32 LTD	106.67 Vision-EE	7.73	\$81.47
961084384	RICHARDSON JR, DEHART	Life AD&D	7.07 STD 0.32 LTD	13.84 Dental-EE	28.17	\$89.44
997019039	SANCHEZ, CARMEN	Life AD&D	7.07 STD 0.32 LTD	21.22 Vision-EE	7.73	\$61.96
931003667	SELPH, JORDAN	Life AD&D	7.07 STD 0.32 LTD	33.48 Dental-EE	28.17	\$69.79
973220528	STOLBERG, JOSEPH	Life AD&D	7.07 STD 0.32 LTD	10.60 Dental-EE	28.17	\$98.66
960476715	WHITLOCK, DANIEL	Life AD&D	7.07 STD 0.32 LTD	25.50 Vision-EE	28.17	\$99.46
Total						\$912.45

Insurance products and/or plan administrative services are provided by Principal Life Insurance Company  
a member of the Principal Financial Group®, (Principal®), Des Moines, IA 50392  
© 2017 Principal Financial Services, Inc.