



430 Hartsell Avenue  
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<https://LakelandHousing.org>



## BOARD OF COMMISSIONERS

Shelly Asbury, Chairman  
David Samples, Vice-Chairman  
Annie Gibson  
Dewey Chancey  
Charles Welch  
Don Brown

Commissioner Emeritus  
Rev. Richard Richardson

## REGULAR BOARD MEETING

September 16, 2024

Benjamin Stevenson, Executive Director

**AGENDA**  
**Regular Board Meeting of the**  
**Board of Commissioners for**  
**The Housing Authority of the City of Lakeland, Florida**  
**Monday, September 16, 2024 at 6:00 P.M.**  
**LHA Board Room**

**Pledge of Allegiance**

**Moment of Silence**

**Establish a Quorum**

**1. Approval of the Meeting Agenda**

**2. Approval of the Board Meeting Minutes for August 19, 2024**

Commissioners present during last meeting were Asbury, Samples, Gibson, Brown, Chancey, and Welch

**3. Public Forum**

**4. Old Business**

**5. New Business**

- Employee of the Month

**6. Committee Reports**

- Finance

**7. Secretary's Report**

- Housing and Operations
- Administration and Finance

**8. Legal Report**

**9. Resolutions**

Resolution No. 24-1551- The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to establish the Fiscal Year 2025 (2024-2025) Payment Standards for Housing Choice Voucher Program participants effective October 1, 2024.

Resolution No. 24-1552 - The Board of Commissioners is requested to authorize the Executive Director to execute and submit the LHA 2025 Moving to Work Amendment to the Agency Plan and the combined 2025 to 2029 5-YEAR Agency Plan and 2025 Annual Plan including but not limited to the Capital Funds Plans and Budgets, 2025 Public Housing Budgets, Administrative Plan for the Housing Choice Voucher, the ACOP for the Public Housing Program, Public Housing Dwelling Lease, Limited English Proficiency Plan (LEP/LAP), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, Maintenance Policy, Preventative Maintenance policy, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and signing the PHA Certification of Compliance with the PHA Plans and Related Regulations, forms 50075-ST and 50075-MTW (MTW Agency), HUD forms 50077's, HUD form SFIII, MTW FL50071, 52574 and 2991.

## **10. Other Business**

- Lakeland Chamber of Commerce Letter

## **11. Adjournment**

# MINUTES

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, August 19, 2024  
430 Hartsell Avenue, Lakeland, Florida.**

**LHA Board Members Present:** Shelly Asbury, Chairman  
David Samples, Commissioner  
Don Brown, Commissioner  
Annie Gibson, Commissioner  
Dewey Chancy, Commissioner  
Charles Welch, Commissioner

**Secretary:** Benjamin Stevenson

**Legal Counsel:** Ricardo Gilmore – Via Zoom

The meeting was called to order at 6:01 p.m. by Chairman Asbury.  
The Pledge of Allegiance and a Moment of Silence were observed.  
A quorum was established.

## **APPROVAL OF THE AGENDA**

- Motion to approve the agenda.

Motion by Commissioner Brown, seconded by Commissioner Chancey.

Vote:

Shelly Asbury – Aye  
David Sample – Aye  
Annie Gibson – Aye

Don Brown – Aye  
Dewey Chancey – Aye

## **ACCEPTANCE OF MINUTES**

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on July 15, 2024.

Motion by Commissioner Gibson, seconded by Commissioner Samples.

Vote:

Shelly Asbury – Aye  
David Sample – Aye  
Annie Gibson – Aye

Don Brown – Aye  
Dewey Chancey – Present

## **PUBLIC FORUM**

None

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### **Employee of The Month**

Willie Easmon, HR Manager, presented the July 2024 Employee of the Month, Roger Pupo Perez. Mr. Perez was accompanied by Gladys Delgado, Property Manager. Mr. Easmon stated Mr. Perez was selected as Employee of the Month based on his valued hard work, dedication, and the delivery of quality customer service.

Mr. Stevenson gave kudos to Mr. Perez and stated the exterior building improvements at the Central Office had been done by Mr. Perez. He thanked him as well as for his dedication and dependent work ethics.

## **COMMITTEE REPORTS**

### **Committee**

The Finance Committee met on July 15, 2024. Commissioner Samples gave a brief review of the meeting updates. The updates consisted of the Financial Report and the Move to Work designation which will be further discussed in the staff reports. The Resolution regarding the utility allowances which will be presented tonight was also reviewed.

## **SECRETARY**

Mr. Stevenson spoke about the Commissioners receiving an email regarding concerns expressed by a potential homebuyer. He explained the responsibilities of a potential homebuyer and program participants during the qualifying process that are necessary for anyone to remain eligible for the program.

## **HOUSING AND OPERATION**

Carlos Pizarro stated that the 5-Year Agency Plan has been completed and is ready for review. The Plan is an exceptionally large document. The beginning of the document provides a summarization of the Plan contents on the first 6 pages. He advised the Commissioners that if they have any comments or proposed changes, they should submit them to the Executive

Director prior to the next scheduled regular LHA Board monthly meeting. Mr. Stevenson is also available on the LHA website and a physical copy is available at the Larry Jackson Library for public review and comment.

Mr. Pizarro mentioned the new Utility Allowance schedule. Later in this meeting, he will be presenting the Resolution asking for approval of the revisions to the current utility allowance scheduled for both the Public Housing and the Housing Choice Voucher programs.

## **FINANCE AND ADMINISTRATION**

Valerie Turner gave an overview of the Financial Report and grants updates.

## **LEGAL REPORT**

Mr. Gilmore greeted the Board. He had no updates.

## **RESOLUTION**

Resolution No. 24-1549 - The Board of Commissioners is requested to approve revisions to the current utility allowance schedule for both the Public Housing and the Housing Choice Voucher programs.

Motion to approve Resolution No 24-1549.

Motion by Commissioner Brown and seconded by Commissioner Gibson

Vote:

Shelly Asbury – Aye  
David Sample – Aye  
Annie Gibson – Aye

Don Brown – Aye  
Dewey Chancey – Aye  
Charles Welch – Aye

## **OTHER BUSINESS**

Mr. Stevenson reminded the Commissioner that the NAHRO Annual Conference is being held September 26-28, 2024 in Orlando, Florida. He advised the commissioners that if they are interested in attending the conference to contact Marcia Stanley. She will ensure that their registration is completed.

Commissioner Asbury announced that LHA received the Employer of Distinction Award from Career Polk Source during their Annual Best Places to Work Breakfast and Annual Meeting. She gave recognition and kudos to LHA staff for their outstanding work. Mr. Stevenson also

mentioned the achievement of Sendia Garcia, an LHA employee that was selected as one of the featured homebuyers through the CSP program.

The meeting adjourned at 6:33p.m.

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Benjamin Stevenson, Secretary

# **SECRETARY'S REPORT**

**◀ September 2024**

**Secretary's Report**  
**September 2024**  
**DEVELOPMENT UPDATES**

**Twin Lakes Estates Phases I and II**

The ariel photo below shows Phases I and II as well as the tree coverage along Olive Street. Both phases consistently maintain a 99% occupancy rate.



**Twin Lakes Estates Phase III**

The Developer Partner received the Local Government Contribution designation from the City of Lakeland. The City of Lakeland City Council approved the award at their meeting on Monday, July 1, 2024. The designation is necessary in order to submit an application for 9% low-income housing tax credits. The Florida Housing Finance Corporation application process opened in July of this year. Applications are awarded based upon a lottery system. Unfortunately, our application did not receive a good lottery number. So, the project was not selected for funding.

The Developer Partner submitted an application for a 4% bond and Community Development Block Grant (CDBG) funding to Florida Housing Finance Corporation on September 5, 2024. LHA will make a contribution of public housing funds and Section 8 Project-Based Vouchers to support the financial structure of the deal.

## **Secretary's Report**

**September 2024**

### **West Lake Phase III Disposition and Demolition**

All families were relocated off-site last year. Due to illegal dumping, LHA placed a fence around the property. The contractor has been given a Notice to Proceed with demolition activities. LHA anticipates the demolition of buildings in Phase III to be completed within the next 60-90 days.

### **Renaissance at Washington Ridge**

LHA staff continues to explore funding opportunities for the redevelopment of this property. Staff are exploring using the Rental Assistance Demonstration (RAD) process in combination with a 4% bond, and Public Housing Capital Fund to finance demolition and new construction at this site. HUD made some revisions to the RAD application process that provides extra incentives for projects that combine RAD and 4% bonds.

The new strategy is to submit an application for low-income housing tax credits via a 4% bond and SAIL (State Apartment Incentive Loan) Program funds. The 4% bond will be combined with a RAD application that will provide project-based vouchers for the property. A consultant has been engaged to assist with the RAD application process as well as the tax credit application. The application was submitted on September 12, 2024.

### **Carrington Place formerly known as Dakota Apartments**

LHA staff continues to explore funding opportunities for the redevelopment of this property. Staff are exploring using the RAD process in combination with a 4% bond, and Public Housing Capital Fund to finance demolition and new construction at this site. HUD made some revisions to the RAD application process that provides extra incentives for projects that combine RAD and 4% bonds.

The new strategy is to submit an application for low-income housing tax credits via a 4% bond. The 4% bond will be combined with a RAD application that will provide project-based vouchers for the property. A consultant has been engaged to assist with the RAD application process as well as the tax credit application. Staff will need to work with the City of Lakeland on a zoning change prior to submitting a tax credit application. The zoning change will increase the number of housing units that are allowed to be built at this location. The current estimate is for 70 affordable housing units to replace the existing 40 housing units. If all continues to go well, we will be submitting the application later this year.

### **Eddie Woodard Apartments**

LHA staff has submitted a request to HUD for approval to use approximately \$2-2.3 million of the Arbor Manor sales proceeds to join a partnership with a Private Developer, Housing Trust Group, to manage a new construction affordable housing development in Mulberry. This is a 96-unit 100% affordable housing development. The Developer asked for LHA's assistance with the financial issues. The developer has also requested thirty-one (31) project-based vouchers for the property. In exchange,

## **Secretary's Report September 2024**

LHA will manage the property and have the right of first refusal at the end of the tax credit compliance period. HUD must approve the request for use of funds and PBVs associated with this project.



One of the conditions for HUD approval of the project is a completed Phase I Environmental Review that must be approved by a local governmental entity. Polk County staff provided review and approval of the environment review documents on November 28, 2022. The documents were submitted to the HUD-Jacksonville Field Office for review on December 14, 2022.

The property is now 100% occupied. All applicants were approved by an outside third party on behalf of the Developer Partner, Housing Trust Group.

### **10<sup>th</sup> Street Apartments**

A resolution was approved in June 2021 by the Board of Commissioners granting permission for the Executive Director to complete all necessary documents to apply and receive funding for this new development with Zions Bank and partners. A proposal was submitted to the lender. (A copy of the proposal/project description is included in Resolution #22-1213). LHA received verbal approval. Later, LHA staff received the written approval letter. The offer letter, however, included a stipulation that the lender had to also serve as the developer. This stipulation means LHA would have to serve as a development partner, while the Lender serves as Project Developer while providing the financing for construction of the development. The Lender will also select the General Contractor.

The staff is considering purchase and construction build options with Zions Bank at two locations. The first project will be construction of a 100-unit lease purchase affordable housing community. Basically, a portion of the properties will be made available for purchase by the potential buyer leasing the unit for a 3-year period prior to completing the purchase. LHA legal counsel, Saxon Gilmore, has written a Developer Agreement for this project. We have agreed on terms and hope to execute the document within the next week or so. The agreement will be used as a template for future projects with Zion Bank.

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Resolution #22-1513 was presented to the Board at the Special Board meeting held on June 13, 2022. This resolution requested authorization for the Executive Director to sign all documents necessary to complete a financial closing for this project. This project is currently on hold. The Partner is waiting for the market to improve, which should cause the expense of this project to decrease.

### **Move To Work**

Staff continue to work on the Move To Work process with HUD. LHA will be converting to Module #2 which will help tenants to build and repair credit. Tenants that pay rent timely will receive a credit rating that is included with standard reports and help to improve their credit rating. They will also be allowed to participate in HUD Family Self-Sufficiency programs. Staff participate in training sessions with HUD staff on a minimum monthly basis.

Move to Work is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use federal funds more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. Move to Work allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their federal funds.

Activities that LHA is proposing for its tenants include the following:

- ❖ Cost Savings
  - Using Move to Work flexibility to leverage funds for future developments
  - Streamlining HUD processes
  - Risk-based inspections
  - Rent simplification
- ❖ Self-Sufficiency
  - Linking rental assistance with supportive services
  - Escrow accounts
  - Earned income exclusions
  - Increased case management services
  - Self-sufficiency requirements
- ❖ Housing Choices
  - Developing mixed income and tax credit properties
  - Landlord incentives
  - Foreclosure prevention, mortgage assistance and homeownership programs
  - Increasing the percentage of project-based vouchers
  - Continue public-private partnerships that provide opportunities for the development of additional affordable housing rental units

LHA staff is hopeful the Move To Work initiative will improve affordable housing opportunities for citizens of Lakeland and Polk County. We intend to continue to provide self-sufficiency programs and training for our families. These efforts include parenting training and counseling, credit repair and

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**September 2024**

building, after school tutorial programs, SAT and ACT training programs, housekeeping and other programs that improve the overall quality of life for LHA tenants.

**Family Self-Sufficiency**

The objective of the program is to assist families in obtaining employment that will allow them to become self-sufficient, reducing dependency of low-income families on welfare assistance, voucher program assistance, public assistance or any federal, state, or local rental programs.

To meet our objective the LHA will continue to network with existing community services, social service providers, colleges, financial institutions, transportation providers, vocational/technical schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS families the skills and experience to enable them to sustain gainful employment and education.

The FSS Program is a purpose and employment driven program with and savings incentive program for low-income families that have Housing Choice Section Vouchers, to include all special purpose vouchers, such as Public Housing residents, . The FSS Program is intended to promote the development of local strategies for coordinating House Choice Vouchers with public and private resources to assist eligible families; the program is open to current families participating in the FSS Program - Housing Choice Voucher and Public Housing tenants who are unemployed or underemployed.

Some of the program services offered by LHA under the Section 8 FSS Program are listed below in the following paragraphs. LHA also plans to submit some of these services to NAHRO, SERC and FAHRO for award consideration. The submissions will be placed under the NAHRO Category - Client and Resident Services.

Section 8 Housing Choice Voucher Homeownership Program provides an opportunity for persons holding a tenant voucher to move into homeownership. The voucher holder is able to use their Section 8 voucher to pay a portion of their home mortgage. Since November 2023, LHA has assisted three voucher holders to become first time homebuyers. Our in-house broker works with the participants to correct their credit, learn the process of securing a mortgage lender, set up a household budget and other skills necessary to become a homeowner.

Renaissance Medical Clinic in partnership with UniHealth Primary Care provides medical services for senior citizens. The clinic is located within the Senior Building at Renaissance, but services are available for the seniors at other LHA properties. Seniors that live at Williamstown, Cecil Gober or Twin Lakes Estates are bused to the site. The clinic has a nurse that makes appointments, checks vital signs/blood pressure, provides wound care and other services. A doctor visits the clinic at least once a week and for appointments as well as providing video conferences with seniors. LHA provides a bus service for appointments and medical visits. The seniors need only to coordinate their visits with the bus driver.

The HUD-VASH Program offers an opportunity for public housing authorities to partner with their local Veterans Administration Office to provide Section 8 vouchers for U.S. military veterans to find affordable rental housing. There are 75 participants in this program. LHA provides administrative services for the vouchers.

Tutoring Solutions, LLC in partnership with LHA is providing after-school tutoring and standardized test preparation for low-income students. Any student residing on an LHA property, or in its surrounding

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neighborhood may stop by for services. The current properties are Twin Lakes Estates Phase II, Colton Meadows, and the Villas of Lake Bonnet.

LHA-IRS Volunteer Income Tax Assistance (VITA) Program is a partnership between LHA and the IRS to assist low-income persons with filing their tax returns for the 2022 Tax Year. LHA staff received training and certification from IRS in order to assist underserved taxpayers with preparation of their tax returns free of charge. Specifically, the program services help low- to moderate-income individuals, persons with disabilities, elderly and limited English speakers file their tax returns. IRS has asked LHA to extend this service through October 2023.

### **Community and Other Activities**

LHA staff is preparing a new website for the agency. Commissioners may preview the website by visiting <https://FL011.azurewebsites.net>. The website shows the new layout for LHA and includes links to properties, Section 8, Youth-Build, and other agency functions.

LHA is partnered with Alexander Goshen LLC to submit an application for Section 202 elderly grant funds on July 18, 2024. If successful, the funds will be used to help finance a senior development in Sebring. I attended a meeting of the Highlands County Board of Commissioners with their senior staff on August 16, 2024 to request a Letter of Support for the application. Highlands County staff is supportive of a partnership to create an elderly community.

LHA staff continues to work Career Source Polk to establish a partnership with the Youth-Build Lakeland Program. The partnership will provide additional training, stipends, financial support for college and other benefits for the participants in the Youth-Build program. The new partnership will be memorialized with a Memorandum of Understanding at a later date. LHA's annual report was included in the CSP Partnership Annual Report and its advertising for their Annual Meeting. The Annual Meeting and Best Places to Work Awards Breakfast was held on August 15, 2024. LHA received recognition as an Employer of Distinction at the event.

Respectfully submitted,

*Benjamin Stevenson*

Secretary

# **AFFORDABLE HOUSING REPORT**

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

# Affordable Housing Department

## Board Report

### August 2024

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
  - Housing Communities
    1. West Lake (Under demolition)
    2. Cecil Gober
    3. John Wright Homes
    4. Carrington Place (Formerly known as Dakota Apartments)
    5. Renaissance/Washington Ridge
    6. Villas at Lake Bonnet
    7. Colton Meadow
    8. The Manor at West Bartow
    9. The Micro-Cottages at Williamstown
    10. Twin Lakes Estates Senior PHASE I and II
    11. Eddie Woodard (Under leasing)
  - Housing Choice Voucher Program
    1. Intake & Occupancy Report
    2. Housing Choice Voucher report
  - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
  - Youth-Build of Lakeland
- Total number of visitors for the month of August 2024: **832**

## News

### **HUD Announces Second Upcoming HCV Offset in Notice**

On August 9, HUD published a notice titled “**HCV 2024 HAP Funding – Second Offset Based on Excess HAP Reserves**” (**PIH Notice 2024-29**). This notice states that HUD is planning another offset in 2024 of voucher Housing Assistance Payment (HAP) reserves. This is occurring to ensure that PHAs have enough funding to prevent the termination of assistance to Housing Choice Voucher (HCV) families. Although the 2024 appropriations act provides \$200 million for HAP set-aside funding for this (and other) purposes, HUD estimates the shortfall need to exceed this amount this year. The offset will impact non-Moving to Work (MTW) agencies and MTW Expansion agencies.

The National Association of Housing and Redevelopment Officials (NAHRO) believes a significant reason that the second offset is occurring is because HUD changed the methodology for calculating the 2024 renewal funding inflation factors (RFIFs), although volatile rental markets may have also played a role. This change to the RFIF methodology was made without seeking public comment, and these new inflation factors were used to calculate the forecasted HAP need for 2024. The new inflation factors did not match the increase in per unit cost (PUC). For these reasons, before the change was implemented, NAHRO staff met with HUD staff and Congressional staff to ask them not to implement the change in methodology. Unfortunately, the methodological change was ultimately implemented.

The Department will take several factors into account in determining the amount it chooses to offset. These factors include the amount offset in the first offset this year; the reserve amount necessary to support voluntary transfers previously approved; and HAP reserves currently needed by the PHA based on the latest Voucher Management System (VMS) data and analysis in the Two-Year Tool (TYT) available to HUD. Agencies that did not have excess

reserves in the first offset will not automatically necessarily be excluded from this second offset. The notice provides detailed information on the offset calculation in its appendix.

Additionally, the Department will notify PHAs whether they are being offset by email. This notification process will end by the week of August 12, 2024. The notification will show the PHA's new renewal funding and total funding available in reserves after the second offset occurs.

Housing agencies that believe that a second offset will place them in a shortfall position based on voucher issuance and leasing or increased HAP costs will have an opportunity to provide HUD with updated information included in the offset email notification that they receive (i.e., the PHA will have the ability to appeal the offset). The Department will review the information and determine whether to cancel or reduce the second offset. While the notice does not provide a deadline for the appeal, the notice states that the deadline will be provided in the notification emailed to the PHA.

### **In-Depth Analysis: Senate FY25 T-HUD Appropriations**

On July 25, the full Senate Appropriations Committee passed its Fiscal Year 2025 (FY 25) Transportation-HUD funding bill, skipping a subcommittee markup. The bill passed the Senate Appropriations Committee on a 28-1 vote and includes higher funding levels than the FY 25 House bill, which was passed by the House Appropriations Committee on July 10.

This article provides an in-depth analysis of the bill and its impact on programs and issues relevant to NAHRO members.

- Public Housing
- Section 8
- Community Development

The Senate bill is one step toward final FY 25 HUD appropriations. There is still time to urge your elected officials to fully fund HUD programs.

### **Public Housing**

#### **Public Housing Fund**

Like the FY 2024 Appropriations Act, the Senate's 2025 bill combines all federal grants necessary for PHAs to operate, maintain, and make capital improvements to public housing into the Public Housing Fund. This bill proposes \$8.783 billion for the Public Housing Fund, which is \$569 million more than the total proposed by the House and \$28 million less than the 2024 enacted budget.

*Public Housing Operating Fund:* The Senate bill would provide \$5.366 billion for public housing formula grants. This is a \$110 million decrease from FY 2024 enacted, but \$316 million more than the President's budget and \$269 million more than the House bill. Even level funding would represent a lower proration than last year due to increasing costs and tenant account receivables. NAHRO will continue expressing this concern to HUD and to Congress.

*Operating Fund Shortfall Funding:* The Senate bill proposes \$107 million for PHAs that experience, or are at risk of, financial shortfalls as determined by HUD. After all shortfall needs are met, HUD may distribute any remaining funds to all PHAs via the Operating Fund formula. HUD reported more than \$580 million in unmet shortfall need in 2024, and NAHRO has advocated for increased shortfall amounts to ensure shortfalls do not grow over time. NAHRO applauds Congress's effort to meet existing shortfall needs; however, this need will continue to grow if the Operating Fund is funded below last year's total amount.

*Public Housing Capital Fund:* The Senate bill proposes \$3.20 billion for the Capital Fund, level with FY 2024 enacted but less than the projected accrual of needs across the inventory per year, estimated in 2010 to be \$3.4 billion annually and acknowledged in 2024 to be \$4 billion per year. HUD is currently engaged in a portfolio-wide study that assesses the usefulness of underlying capital needs data available to HUD and how PHAs estimate capital needs and best practices and estimates the nationwide capital needs of public housing. NAHRO estimates that the Capital Fund backlog is at least \$90 billion.

The bill includes the provision that HUD issue Capital Fund formula grants to PHAs no later than 60 days after passage of an Appropriations Act.

*Competitive Housing Health Hazards Grants:* The Senate would provide \$65 million in competitive grants to PHAs to evaluate and reduce housing-related hazards including carbon monoxide, radon, and mold in public housing. This matches FY 2024 enacted. The House did not provide any funding for this account while the President's budget suggested \$2 million more than the Senate amount. This bill also stipulates that \$25 million of the total \$65 million be used for addressing lead-based paint.

*Emergency Capital Needs:* The Senate bill would set aside \$30 million for grants to public housing agencies for emergency capital needs resulting from unforeseen or unpreventable emergencies and natural disasters excluding

presidentially-declared emergencies and natural disasters under the Robert T. Stafford Disaster Relief and Emergency Act. This amount is level with the House bill and President's budget. The bill also proposes \$10 million of the \$30 million to be made available for safety and security measures. In total, this is level with 2024 enacted. This bill would also provide \$15 million for the cost of administrative and judicial receiverships. This is level with FY 2024 funding and the House bill.

### **Physical Inspections**

This budget proposes creating a separate account outside of the Public Housing Fund to support assessments titled "Assisted Housing Inspections and Risk Assessments". This account proposes \$50 million for "the Department's inspection and assessment programs, including travel, training, and program support contracts." This appears to be similar to but separate from FY 2024's method of supporting inspections. This amount is level with FY 2024 enacted. This account will support agencies as they transition to using the National Standards for the Physical Inspection of Real Estate (NSPIRE). Recaptured and carryover funds from prior public physical and financial associations may also be used for this purpose.

### **Rental Assistance Demonstration**

Like the House bill, the Senate bill would not alter the sunset date for RAD.

### **Choice Neighborhoods Initiative**

Unlike recent years when Choice Neighborhoods received \$350 million, the Senate bill proposes just \$100 million for the program. The President's budget included \$140 million for the program and the House bill proposed eliminating the Choice Neighborhoods Initiative. This program helps agencies carry out important renovation and construction projects, and NAHRO will continue advocating for its inclusion in the Consolidated Appropriations Act. The amount in the Senate bill would represent a \$25 million increase from FY 2024.

### **Self Sufficiency Programs**

*Family Self-Sufficiency (FSS):* The Senate bill would provide \$146 million for the FSS program, \$6 million more than FY 2024, \$21 million above the House bill, and level with the President's budget. This bill includes a provision from the FY 2022 Appropriations Act that prohibits HUD from making funding decisions for FSS based on performance metrics.

*Jobs-Plus Initiative:* The Senate bill would provide \$15 million to the Jobs Plus Initiative, level with FY 2024 funding, the President's budget, and the House bill. This direct funding would not be limited to providing "incentives" to participants, meaning that it can also be used to support the service component of the program. Unlike the President's budget, this bill would not expand the initiative to Project-Based Rental Assistance or Project-Based Voucher developments.

The Senate bill adds that Jobs-Plus specific program waivers or program requirements would not be factored into competitive grant amounts received by the agency, but the PHA must be able to bear the cost of these waivers.

*Resident Opportunities and Self-Sufficiency (ROSS):* The Senate bill proposes \$40 million for the ROSS program, level with FY 2024 enacted and \$5 million higher than the President's budget and House bill.

### **Exemption from Asset Management**

Both the House and Senate bills include the provision that exempts PHAs that own and operate 400 or fewer public housing units from asset management requirements.

### **Correction of Allocation Errors**

The bill includes the authority to correct formula errors for any HUD formula program on a prospective basis by offsetting amounts from any previously overpaid grantee award in the current fiscal year and distributing them to grantees that received less formula funding than they would have as a result of the error in a prior fiscal year.

### **Annual Contributions Contracts**

Similar to FY 2024 enacted and the House bill, the Senate bill requires HUD to "comply with all process requirements, including public notice and comment, when seeking to revise any annual contributions contract."

### **PHA Employee Compensation**

Both the House and Senate bills include language that would prohibit PHAs from using any Tenant-Based Voucher, Operating Fund, or Capital Fund dollars to pay any amount of salary above the base rate of pay for level IV of the Executive Schedule for 2024. This restriction includes salary as well as bonuses or other incentive pay. This provision affirms a policy which is already in place, since the 2015 omnibus extended the restrictions to all future appropriations acts.

## **Section 8 Programs**

### **Tenant-Based Rental Assistance (TBRA) – Discretionary Spending**

*Housing Choice Voucher (HCV) Housing Assistance Payments (HAP):* The Senate bill includes \$32.035 billion for HAP renewals. This is \$3.544 billion more than the FY 2024 enacted amount, \$2,784 billion more than the President's

budget, and \$3.535 billion more than the House bill. This bill like the President' budget combines Mainstream voucher renewals with this account. The Senate THUD committee report states that “[b]ased on current estimates, the Committee recommendations provides sufficient resources that no current voucher holders are put at risk of losing their housing assistance.” NAHRO believes that this would result in full funding of the account (i.e., no proration should be required).

*HAP Renewal Formula:* The Senate bill calls for HAP renewal funding based on validated calendar year (CY) 2024 voucher management system (VMS) or a successor system leasing and cost data adjusted by an inflation factor set by HUD and by making any adjustments for costs associated with the first-time renewal of vouchers.

*ACC Caps:* The Senate bill leaves in language limiting HAP renewal funding to fund a total number of units at or under the Annual Contributions Contract (ACC) unit caps, except for MTW agencies, which would be governed by their contracts or by the MTW demonstration.

*Proration Authority:* The Senate bill states that HUD has the authority to prorate each PHA's renewal allocation. Housing agencies in the MTW demonstration program will be funded in accordance with the MTW demonstration or their MTW agreement and will be subject to the same pro rata adjustments.

*Notification Provisions:* The Senate bill retains language stating that HUD must notify PHAs of their annual budgets by the later of March 1, 2025, or 60 days after enactment, though HUD may extend this notification period by at least 10 business days in advance of the extension if notice given to the Congressional appropriation committees. This language is usually in budgets enacted by Congress.

*Offset Authority:* The Senate bill authorizes HUD to offset PHAs' calendar year (CY) 2025 allocations based on the excess amounts of PHAs' net restricted assets accounts, including HUD-held programmatic reserves (in accordance with VMS or a successor system data in calendar year 2024 that is verifiable and complete). Housing agencies participating in the Moving to Work (MTW) demonstration would not have their single-fund budget authority subject to any offset. The Department must use any offset amount to prevent the termination of rental assistance for families and avoid or reduce the proration for renewal funding allocations.

*HAP Set-Aside Funds:* The Senate bill would obligate \$200 million for HAP set-aside funding to seven categories: (A) PHAs that experience a significant increase in renewal costs of vouchers resulting from unforeseen circumstances or from portability; (B) vouchers that were not in use during the previous 12-month period in order to be available to meet project-based voucher commitments or an adjustment for a funding obligation not yet expended for a MTW-eligible activity to develop affordable housing; (C) costs experienced with HUD-VASH vouchers; (D) PHAs that would be required to terminate rental assistance despite taking cost-saving measures; (E) for adjustments in allocations for PHAs in high-cost areas that are not MTW agencies; (F) for withheld payments in the previous year that were subsequently made related to the correction of inspection deficiencies; and (G) PHAs that have experienced increased costs or loss of units in Presidentially-declared emergency areas. The Department would allocate these funds based on need.

*HAP Expanded Eligible Uses Demonstration* – The Senate bill would allow HUD to establish a demonstration at a limited number of public housing agencies in different rental markets to test whether “additional assistance to facilitate leasing increases the ability of families participating in the [voucher] program to lease a unit . . . .” The demonstration would use HAP funds and HAP reserves to make utility deposit, security deposit (including last month's rent), “other costs consistent with the terms of the demonstration,” and “amounts for administrative and other expenses otherwise available for such payments and costs.” The Senate bill also requires that utility or security deposits must be returned to the PHA with any interest the owner may have accrued. This language is identical to the language in the President's proposed budget. NAHRO is pleased to see this language in the Senate bill and hopes to see it in a final budget without the provision requiring that utility or security deposits be returned to PHAs with interest.

*Tenant Protection Vouchers:* The Senate bill allocates \$300 million for new Tenant Protection Vouchers (TPVs). This amount would be \$37 million less than the FY 2024 enacted budget and the same as the President's 2025 proposed budget and the House bill. The Senate bill allows TPVs to be used for the following: (1) relocation and replacement of public housing units that are demolished or disposed; (2) conversions of section 23 projects; (3) witness relocation; (4) enhanced vouchers; (5) Choice Neighborhoods vouchers; (6) mandatory and voluntary conversion of public housing; and (7) tenant protection assistance for elderly residents of properties formerly assisted under section 202.

The Senate bill states that when a public housing development is submitted for demolition or disposition, HUD may provide rental assistance when the units pose an imminent health and safety risk. Additionally, TPVs may also be used to assist families under a project-based rental assistance contract, where the owner has received a notice of default and the units pose an imminent health and safety risk to residents. The Senate bill also includes a \$5 million set-aside for residents residing in low-vacancy areas who may have to pay rents greater than 30% of household

income for certain reasons like the maturity of certain loans or the expiration of certain contracts or affordability restrictions.

The Senate bill states that these TPVs sunset unless HUD specifies otherwise by notice. HUD may only provide replacement vouchers for units that were occupied within the previous 24 months that are no longer available as assisted housing.

*Administrative Fees:* The Senate bill allocates \$2.880 billion for administrative fees (\$2.850 billion for ongoing administrative fees and \$30 million for additional administrative fees). This is \$109 million more than the FY 2024 enacted budget, \$109 million more than the House, and \$84 million less than the President's budget. At this time, using assumptions from the President's budget, NAHRO believes that this would result in a proration of 85%. The Senate bill continues to instruct HUD to use the current administrative fee formula. It also gives HUD the ability to prorate the administrative fee and utilize unobligated balances to increase the proration, except for those special purpose vouchers for which administrative fees have already been allocated. MTW agencies shall be funded according to the terms of their contracts or the requirements of the MTW demonstration, though they will also be subject to any administrative fee proration. The administrative fee may only be used for "activities related to the provision of tenant-based rental assistance including related development activities."

The additional administrative fees, which would be available to PHAs that need additional funding to administer their HCV program, include fees associated with tenant protection rental assistance, disaster-related vouchers, HUD-VASH, and other special purpose incremental vouchers.

*Mainstream Vouchers:* The Senate bill combines this account with the HAP renewals account. According to the Senate THUD report, within the HAP renewals account is \$811 million for Mainstream vouchers. It also states that up to \$10 million of the amounts set-aside for renewal adjustments shall be for costs associated with mainstream vouchers. The House bill allocated \$701 million for this account, while the President's budget also combined it with the HAP renewals account.

*HUD-VASH Tribal:* The Senate bill allocates up to \$7.5 million for HUD-VASH tribal funding for veterans who are experiencing homelessness or at risk of homelessness, including administrative fees. These amounts are for renewal grants for prior recipients of these vouchers.

*HUD-VASH:* The Senate bill includes \$15 million for new HUD-VASH vouchers. The subcommittee report notes that "up to [\$10 million] may be used for other eligible expenses defined by notice to facilitate leasing, such as security deposit assistance and other costs related to retention and support of participating owners." This is the same as the FY 2024 enacted budget amount. Both the House bill and the President's proposed budget did not include funding for new HUD-VASH vouchers in discretionary spending.

*Family Unification Program (including Foster Youth to Independence):* The Senate bill includes \$30 million in funding for new Family Unification Program (FUP) vouchers or new Foster Youth to Independence (FYI) vouchers. Of this amount, \$5 million is for new FUP vouchers, while \$25 million is available for new FYI vouchers. The FYI vouchers will be available on a noncompetitive basis to PHAs that partner with public child welfare agencies. The bill also allows HUD to review FYI utilization that HUD made available on a non-competitive basis and recapture and reallocate it. Additionally, the bill allows PHAs to notify HUD if they no longer need their funding so that it can be recaptured and reallocated. The FY 2024 enacted budget included \$30 million for new FUP/FYI vouchers, the House bill did not include any new funding for FUP/FYI, while the 2025 President's proposed budget did not include any discretionary funding for new FUP/FYI vouchers.

*New Incremental Vouchers:* The Senate bill does not include new incremental vouchers. The House bill and the FY 2024 enacted budget does not include funding for new general-purpose vouchers, while the 2025 President's proposed budget includes \$241 million for new vouchers.

*Mobility Services:* The Senate bill—similar to the 2025 President's proposed budget, the House bill, and the FY 2024 enacted budget—does not include any funding for mobility services.

### **Project-Based Rental Assistance (PBRA) – Discretionary Spending**

The PBRA program assists approximately 1.3 million extremely low- to low-income households in obtaining decent, safe, and sanitary homes. The Senate bill allocates \$16.654 billion for the project-based rental assistance account. This is \$644 million more than the previously enacted amount, \$32 million less than the President's budget, and \$59 million more than the 2025 House bill. Of this amount, up to \$468 million is available for performance-based contract administrators for project-based assistance.

### **Other Section 8 Policy Provisions**

*Project-based Vouchers* – While not a legislative provision, the subcommittee report language directs HUD to provide greater technical assistance to PHAs to clarify which units are subject to the project-based voucher 20% portfolio cap and which units qualify to reach the 30% cap.

*Homeownership* – Again, while not a legislative provision, the subcommittee report directs HUD to provide “support training and education opportunities” for the HCV homeownership program. It also states that “[t]o the greatest extent possible, educational or training material produced shall be publicly available on the HUD exchange website.”

*HAP Expanded Eligible Uses Demonstration*: The Senate bill includes language for this. See description above.

*Student Rule*: For the purposes of determining Section 8 eligibility, the Senate bill counts as income any assistance from private sources or institutions of higher education in excess of amounts received for tuition and any other required fees, except for persons over the age of 23 with dependent children. This provision also states restrictions on students receiving Section 8 funding.

*MTW PHA Reserve Flexibility*: This provision would allow PHAs that are designated as MTW agencies to use their fungibility for funding in their reserves, including voucher account reserves.

*Fair Market Rents* – The subcommittee report “strongly encourages” HUD to set Fair Market Rents (FMRs) “at no lower than the previous year’s level for an FMR area unless the Department has sufficient local data to justify such a change . . . .” The subcommittee report also asks HUD to consider the merits of having state housing finance agencies support calculations of FMRs where there is a lack of third-party or HUD data.

*Project Based Contract Administrators (PBCA)*: The Senate bill does not include NAHRO supported language that was in the House bill that would require HUD to conduct a competition to award annual contribution contracts to housing finance agencies, public housing agencies, and their non-profit instrumentalities to act as project-based contract administrators for the project based rental assistance program.

Instead, the Senate bill includes language similar to the language in the President’s budget that would do the following:

- Require that funds used for PBCAs be awarded through cooperative agreements;
- Require that one agreement be awarded per state, unless a state exceeds a population of 35 million;
- Require that any cooperative agreement shall assign the rights and responsibility as provided in Section 8;
- Require that HUD assign rights and responsibilities in the cooperative agreements to the extent possible in Section 8;
- Require that HUD provide a preference for applicants with experience in multifamily, responding to resident concerns, making assistance payments, and performing other PBCA functions;
- Require that if no qualified applicant applies for a state or territory, HUD may utilize a procurement contract, subject to procurement laws, to assist “in carrying out section 8 . . . .”;
- Require that HUD provide for incentive-based fees for awards; and
- State that eligible applicants are PHAs, including non-profits of PHAs when operating outside of the state or territory in which an agency is established.

## **Community Development**

### **Low-Income Housing Tax Credit**

Unlike the President’s budget and like the House bill, the Senate bill does not propose to expand the Low-Income Housing Tax Credit (LIHTC) by providing \$37 billion to boost supply for renters. Additionally, the Senate bill does not include a reduction in the private activity bond financing requirement from 50% to 25% in order to incentivize increases in production of affordable housing.

### **Community Development Fund**

The Senate bill would provide \$4.617 billion for the Community Development Fund (CDF). This is approximately \$1.6 billion more than the President’s proposal and \$1.8 billion less than FY 2024 enacted. Of the total, the Community Development Block Grant (CDBG) program would receive \$3.3 billion, which is level with FY 2024 enacted and the House bill. The Senate bill would also provide funding for the Economic Development Initiative (EDI) at approximately \$1.187 billion, slightly lower than the House bill by \$989 million. The program provides earmarks for “Community Project Funding,” which may include administrative, planning, operations, maintenance, and other costs.

In addition, \$100 million in competitive grants would be provided for state and local governments, metropolitan planning organizations, and multijurisdictional entities for the identification and removal of barriers to affordable housing production. The remaining amount would be reserved for activities within the Recovery Housing Program (RHP) authorized under the Support for Patients and Communities Act (SUPPORT) at \$30 million. This includes substance use-disorder prevention activities related to opioid recovery and treatment.

### **HOME Investment Partnerships Program (HOME)**

The Senate bill proposes \$1.425 for the HOME program, \$175 million more than the President’s budget, and FY 2024 enacted, and \$925 million more than the House bill. Like the House bill, the Senate bill does not include any

funds for the FirstHOME Downpayment initiative included in the President's budget. It also extends the suspension of the 24-month commitment requirement for HOME funds that are/were set to expire from 2019 through 2027.

### **Preservation and Reinvestment Initiative for Community Enhancement (PRICE)**

The Senate bill would provide \$10 million for PRICE, which focuses on preserving and revitalizing manufactured housing and eligible manufactured housing communities. This is level with FY 2024 enacted and the House bill. Funding for PRICE was first included in FY 2023 appropriations at \$225 million.

### **Self-Help and Assisted Homeownership Opportunity Program (SHOP)**

The Senate bill would provide \$70 million to the SHOP account, which is \$15.3 million more than the President's budget, \$14 million more than the House bill, and \$18 million more than FY 2024 enacted. This includes \$13 million to SHOP, \$47 million for Capacity Building for Community Development and Affordable Housing (Section 4, which funds technical assistance activities through organizations like Enterprise, Habitat for Humanity and the Local Initiatives Support Corporation), and \$10 million to rural capacity building entities.

### **Homeless Assistance Grants**

The Senate bill would provide \$4.319 billion to fund HUD's Homeless Assistance Grants program. This is \$268 million more than FY 2024 enacted and \$259 million more than the President's budget and the House bill. Of the total budget, \$3.688 billion would be reserved for the Continuum of Care (CoC) and Rural Housing Stability Assistance programs. The total CoC program amount would include up to \$52 million in grants for rapid re-housing and supportive service projects, providing coordinated entry, and for other eligible activities that the Secretary determines to be critical in order to assist survivors of domestic violence, dating violence, sexual assault, or stalking. It also would require \$25 million to be set aside for non-renewable grants to improve coordination and establish partnerships between relevant stakeholders to address homelessness and other supportive services related to housing.

The bill also provides \$107 million in funding for a demonstration on a comprehensive approach for providing services to homeless youth age 24 and under in 25 communities, with a priority for rural communities. Of this amount, \$25 million shall be used towards youth homelessness system improvement grants and \$10 million shall be used for technical assistance and for collection, analysis, and reporting data and performance measures.

Unlike the House bill, the Senate bill would provide \$100 million for one-time awards under the CoC program for new construction, acquisition, or rehabilitation of new permanent supportive housing. Funding for these awards stipulates that in most cases at least \$35 million shall be awarded to projects located in States with a population size that is less than 2.5 million. The bill would also provide \$10 million for the National Homeless Data Analysis Project (NHDAP). This provides critical resources that allow communities to improve data collection and reporting, integrate data collection efforts in Homeless Management Information Systems (HMIS) with other funding streams, and use software as a service for data integration.

Of the remaining total amount, \$290 million would be made available for the Emergency Solutions Grants (ESG) program and \$10 million would be made available for the national homeless data analysis project to improve data collection efforts for HMIS. Both amounts are level with the President's budget, House bill, and FY 2024 enacted. Similar to language in the 2024 Appropriations Act, the House bill would allow HUD to award one-year transition grants to program grantees that are transitioning from one program component to another. The budget would also carry forward a provision allowing CoC grant recipients to count program income towards meeting their match requirement. The Senate bill repropose a provision that would allow flexibility for Tribes to successfully participate into the CoC Program.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

The Senate bill would provide \$524 million for the HOPWA program, \$19 million more than FY 2024 enacted, the House bill, and the President's budget. Of the total, 90% of funds would be dedicated to formula grants with the remaining left for competitive grants.

### **Section 202 and Section 811**

The Senate budget would provide \$1.046 billion for the Section 202 Housing for the Elderly program. This includes \$115 million for service coordinators and Congregate Housing Services grants. Additionally, the budget would provide \$256.7 million for Section 811 Housing for Persons with Disabilities program.

### **National Housing Trust Fund (HTF)**

It is estimated that \$255 million will be provided to the Housing Trust Fund from assessments from Fannie Mae and Freddie Mac.

### **Section 108 Community Development Loan Guarantee Program**

The Senate bill would provide \$400 million for the Section 108 Loan Guarantees program account, level with FY 2024 enacted, the House bill, and the President's budget.

**Race/Ethnicity**

**Distribution by Head of Household's Race as a % of 50058 Receiving Housing Assistance!**

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	37%	61%	0%	0%	0%	0%	1%
FL: Polk County	28%	72%	0%	0%	1%	0%	0%

**Distribution by Head of Household's Ethnicity as a % of 50058**

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	25%	75%
FL: Polk County	20%	80%

**Public Housing PIC Reporting Percentage**

All Housing Authorities are required to submit information to HUD through the PIH Information Center (PIC). All transactions processed on the Public Housing Program are submitted on a monthly basis to PIC. HUD requires a monthly reporting rate of 95%. Below is our current reporting rate for the Public Housing program:

Effective Date	Public Housing	Date Collected
07/31/2024	99.60%	9/05/2024

**Housing Choice Voucher Program**

Waiting Lists

Tenant-Based Waitlist

The tenant-based waiting list is currently closed. Waiting list was opened for the Mainstream voucher program only.

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed 0 port-outs in for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 2 active port ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

Homeownership HCV

We have two (2) active families.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 23 vouchers to movers. We received 20 Requests for Tenancy Approvals during the month. We processed 42 initial move-in and 0 port-ins, and 0 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

LHA is servicing 1,433 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1126
• Mainstream	68
• VASH	84
• Tenant Protection	93
• Port Out	6
• Port In	7
• Foster Youth	14
• EHV	87

EOP – End of Participation

LHA processed 1 EOP’s with a date effective the month. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	1
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	0
Total	1

PIC Reporting Percentage

All Housing Authorities are required to submit information to HUD through the PIH Information Center (PIC). All transactions processed on the Housing Choice Voucher Program are submitted on a monthly basis to PIC. HUD requires a monthly reporting rate of 95%. Below is our current reporting rate for the Housing Choice Voucher program:

Effective Date	HCV	Date Collected
07/31/2024	102.92%	9/05/2024

General information and activities for the month

- The Housing Choice Voucher Department processed 107 annual certifications and 55 interim certifications.
- The Inspections Unit conducted a total of 57 inspections.
- A total of 2 hearings were conducted.



Reports from the Communities

1. West Lake
2. West Lake Addition
3. Cecil Gober
4. John Wright Homes
5. Carrington Place (Formerly known as Dakota Apartments)
6. Renaissance/Washington Ridge
7. Villas at Lake Bonnet
8. Colton Meadow
9. The Manor at West Bartow
10. Twin Lakes Estates Senior Phase I
11. The Micro-Cottages at Williamstown
12. Eddie Woodard Apartments (Under Construction-Preleasing)

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Williamstown
<b>Occupancy</b>	100%	100%	98%	98%	97%	95%	99%	100%	100%	100%
Down units due to modernization/Insurance	4 offline fire units									
Vacant units	0	0	1	3	1	3	1	0	0	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	Gladys Delgado

**Family Self-Sufficiency  
FSS Program Statistics**

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>25</u>	<u>88</u>	<u>44</u>	<u>34%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>28</u>	<u>16</u>	<u>57%</u>

## Escrow Balances

<u>Programs</u>	<u>Escrow Balances</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>\$250232</u>	<u>82</u>	<u>40</u>	<u>34</u>
<u>FSS Public Housing</u>	<u>\$83609</u>	<u>28</u>	<u>16</u>	<u>57</u>

## Recruiting

- 66 Prospective persons are on the FSS Waiting List

## FSS PROGRAM SERVICES AND ACTIVITIES:

- Housing Choice Voucher Program (Section 8)
- FSS Recruitment and Assessment
- Life Awareness Workshops – PCC Members and Community Providers/ Partners
- Credit Counseling Series – Tenants/ Residents -- Escrow Accruals

FSS participants 50058 data to Public and Indian Housing (PIC) are submitted in a timely manner, while ensuring that the information in PIC is current and up to date.

## Graduation Preparation

FSS Participants that have requested to graduate (PH/HCV) files will be comprehensively reviewed to assess escrow accruals, completion status of ITSP goals, as indicated on their Contract of Participations and/or request an extension under the FSS New Final Rule will be considered. This is a timely process to conduct a thorough review of each file and to determine if CoP ITSP Goals have been reached for graduate consideration, or to grant extension under the FSS New Rule.

**FSS participants** – Millicent Whitehead and Nancy Rosa have requested to graduate, and the file is currently under review for COP completion to graduate at next month's board meeting. The Escrow Account Credit Worksheets will be reviewed by Finance before disbursements are granted.

## FSS Assessments of Individual Training and Service Plans (ITSP) for Contract of Participation

This will be a continuous work in progress, which will entail conducting individual assessments of each FSS Program participant, in terms of their ITSP and to advise them of their eligibility to receive and extension, and/or to convert their FSS participation to the new FSS New Rule as well as to assess their need for employability skills training, life skills (Self Care), childcare, healthcare, technical/vocational training, educational assistance, credit counseling, homeownership, and other associated services. These program services will be coordinated with ITSPs (Individual Training and Services Plan) goals.

## ENROLLED - Public Housing and Section 8:

Public Housing residents and Section 8 tenants will be notified for graduation and/or to extend their Contract of Participation, who has reached the end of their contract(s). Continuously, the remain a work in progress and very time consuming for the process of identifying Section 8 and Public Housing persons, who wish to graduate and/or to request an extension to their Contract of Participation under the new HUD - FSS Finale Rule. This is an ongoing effort with reviewing the escrow accruals and to fact check the Income Limits from 2017-2023.

- Public Housing – Residents will be notified for graduation and/or to extend that FSS Contraction of Participation

## COMMUNITY NETWORKING

Agency Connection Network Meeting every Wednesday via Zoom Monthly Meeting. This partner meeting will be held on the first - 1<sup>st</sup> Wednesday of every month. The LHA will join Homeless Coalition of Polk County monthly

meeting every third - 3<sup>rd</sup> Wednesday. With the networking opportunity as mentioned, the LHA – FSS will coordinate our monthly meeting with community partner to develop the FSS Program Coordinating Committee (PCC). FSS Coordinator attends the monthly Women Resource Center community meeting providers and leaders.

- Impoverished Minds – Jason Glanton – Youth Mentoring and Family Counseling
- Polk County Career Source – Career Development
- Agency Connection Network – Community Network
- Wade Watson – Independent Insurance Broker and Aurelia McGruder – Life Planning
- Mental Services – Family Counseling
- Regions Bank – Homebuyers Education
- Central Hands of Florida – Homebuyers Education
- Dr Sallie – The Well – Community Workshops
- Women Resource Center – Sophia Harris
- Mid Florida Financial Services
- Polk County United Way – Community Wellness Program
- Polk County Healthy Families

### **FSS PROGRAM COORDINATING COMMITTEE**

Program Coordinating Committee (PCC) meeting has been canceled until further notice due to the coordination of New FSS Final Rule. However, outreach and recruitment are forthcoming to redevelop the Program Coordinating Committee. The new LHA FSS communication pattern will be developed for a hybrid/virtual meeting committee. An update of the community partners will be forthcoming.

### **UPCOMING SERVICES AND ACTIVITIES**

- The Credit Repair and Life Skills Workshop Series has been cancelled due to the instructor no longer being available.
- Program Coordinating Committee
- Credit Counseling Workshops – Consumer Financial Protection Bureau Toolkit
- Life Planning Workshops
- Women Empowerment Support Group
- Childcare Services

### **Portability Processing:**

Applications received and being review, the next briefing will be scheduled through Microsoft Teams call. Briefings will take place twice a month. One mid-month and one at the end of the month.

Respectfully,

*Carlos R. Pizarro An*

Carlos R. Pizarro An, Senior Vice-President



## August 2024 Board Report



- YouthBuild-Lakeland's Cohort 22 Class of 2024 Commencement Celebration took place on Thursday, July 11, 2024. The ceremony was held at the Coleman-Bush Community Center. Thirty-two YouthBuild-Lakeland participants met the graduation criteria. After the graduation of Cohort 22, our focus has been primarily on preparation for our upcoming Cohort 23. I appreciate and applaud the efforts of the YouthBuild-Lakeland Team that yielded the successful management and provision of services to thirty-six (36) participants in our Cohort 22. This was our largest cohort served in the history of YouthBuild-Lakeland. Planning time was spent on preparing the program for the arrival of our Mental Toughness candidates. The Academic, Career, Construction, and Construction Plus programs are being prepared and organized for incoming participants. With the time leading up to Mental Toughness, intensive recruiting was at the forefront of our schedule. Open House events were held on August 13<sup>th</sup>, 15<sup>th</sup>, 20<sup>th</sup>, 22<sup>nd</sup>, 27<sup>th</sup>, and 29<sup>th</sup>. We had many students who were referred by other local public schools and those who found us on their own. At the end of August 2024, we have received more than ninety (90) applications. Our two-week Mental Toughness/Orientation will begin on September 3, 2024. Forty-two (42) participants are expected to attend; from which we will enroll twenty-two (22) participants in our Cohort 23 at the conclusion of our mental toughness session. We are pleased to announce that the YouthBuild-Lakeland Case Manager position has been filled, however, our search continues for a Construction Training Supervisor.

- Staff continue to provide employment/post-secondary placement assistance, supportive services referrals, and follow-up services to participants of Cohorts 20, 21, and 22 and graduates of previous YBL cohorts who return to us in need of assistance.
- YouthBuild-Lakeland is striving to strengthen our partnership with Careersource-POLK increase the number of program graduates who become enrolled and receive the many supportive services that are available through this workforce agency.
- Our program is fortunate to have a large number of supporting partnership agencies. Yet, there is always a need for more support, therefore, staff continue to seek and welcome new supporters from our community. During this quarter, we have been prospectively looking for several potential partners in the community to help us provide supportive services, and to provide potential post-program employment. Updates will be provided, as these partnerships come to fruition.
- We have plans to invite staff of CareerSource POLK, our local workforce board, and Union Local 123 Plumbers and Pipefitters to a planning session. Our goal is to brainstorm and format a plan to strengthen these partnerships and be more effective in servicing YouthBuild-Lakeland participants and graduates by ushering them into apprenticeship opportunities. CareersourcePOLK is instrumental in YouthBuild-Lakeland's job placement and recruitment. Our program has become a permanent fixture on their website. This feature has been an asset for our graduates and prospective future program participants.
- On July 31<sup>st</sup> and August 1<sup>st</sup>, the YouthBuild-Lakeland Senior Program Manager and Academic Case Manager attended the U.S. Department of Labor YouthBuild 2023 Grant Class New Grantee Orientation in Washington, DC. This three-day in person event offered an opportunity for YouthBuild programs to learn, reflect, and get to know other DOL YouthBuild grantees. It was designed to provide the tools, frameworks, resources, and peer networking opportunities needed to start the first year of new grants strong. *Pictured right* is **Earl W. Haynes, YBL Senior Program Manager and Mary McRae, Associate Director, Coaching for Program Impact, YouthBuild-USA.**



- On August 15, 2024, the YouthBuild-Lakeland Team attended the Careersource-POLK Annual Meeting and Best Places to Work Awards Breakfast at the Lakeland Center in Lakeland, Florida. *Below are a couple of pictures.*



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**Earl W. Haynes**  
Senior Program Manager

**Cynthia E. Zorn-Shaw**  
Job Placement Specialist

**Katherine Ruiz**  
Academic Case Manager

**Nyshia Parker**  
Case Manager

# **ADMINISTRATION REPORT**

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: September 11, 2024

RE: August 2024 Financial Statements

I have attached the Budget Comparison and Balance Sheets for periods ending August 31, 2024 for the following entities:

1. Central Office Cost Center (COCC)
2. Housing Choice Voucher Program (Section 8)
3. Public Housing Program (AMP 1)
4. Dakota Park Limited Partnership, LLLP (AMP 2)
5. Renaissance at Washington Ridge, LTD., LLLP (AMP 3)
6. Colton Meadow, LLLP
7. Bonnet Shores, LLLP
8. West Bartow Partnership, LTD., LLLP
9. Reserved for Hampton Hills (AMP 4)
10. YouthBuild
11. Williamstown, LLLP (AMP 5)

Note that I attached the July 2024 financial statements for the entity listed below.

12. West Lake 1, LTD. (AMP 6)

All statements listed for Items 1-11 above are unaudited and compiled from LHA Finance. The statements for Item 12 are also unaudited but are prepared by our third-party development partner.

*Valerie A. Turner*

Valerie A. Turner, PMP  
Vice President of Administration  
Lakeland Housing Authority



## Monthly Statement of Operations Narrative Summary Report

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**RE: For the current month and eight (8) months (Year to Date) ending August 31, 2024**

### Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):  
COCC has a Net Operating Income (NOI) of \$15,473.16, for the year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:  
LHA's HCV program has a NOI of \$48,565.26, for the year.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):  
NOI is -\$153,652.31, for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is -\$12,928.87, for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is -\$108,951.75, for year-to-date.
6. Colton Meadow, LLLP:  
The NOI for Colton Meadow is \$11,664.10 for the year.
7. Bonnet Shores, LLLP:  
Villas at Lake Bonnet have an NOI of -\$14,980.64, for the year. Once the property receives its reimbursement from the Replacement Reserve the NOI will be a positive: \$48,668.79
8. West Bartow Partnership, LTD, LLLP:  
The property has an NOI of \$38,179.13, for the year.
9. Hampton Hills (AMP 4):  
This item number is reserved for the former AMP.
10. YouthBuild:  
YouthBuild has an NOI of -\$316,139.18, for the year to date.
11. Williamstown, LLLP (AMP 5):  
The property has a NOI of \$8,288.15, for the year-to-date.





12. West Lake 1, LTD (AMP 6):  
The property has an NOI of \$489,921.36.

The table below summarizes LHA’s current financial position for its 11 most active properties.

LAKELAND HOUSING AUTHORITY (FL011)				
Affordable Housing Portfolio				
Item #	Property #	Name	NOI AFTER	NOI Prior
			Depreciation	Period
			<i>August 2024</i>	<i>July 2024</i>
1	96	Central Office Cost Center (COCC)	\$15,473.16	\$4,397
2	80	Housing Choice Voucher (HCV)	\$48,565.26	-\$6,873.27
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	-\$153,652.31	-\$252,776.50
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	-\$12,928.87	-\$22,422.61
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	-\$108,951.75	-\$57,123.37
6	56	Colton Meadow, LLLP	\$11,664.10	\$5,278.61
7	57	Bonnet Shores, LLLP	-\$14,980.64	-\$18,141.10
8	62	West Bartow Partnership, Ltd., LLLP	\$38,179.13	\$41,378.68
9	12	Hampton Hills (AMP 4)	Reserved	Reserved
10	49	YouthBuild-Lakeland	-\$316,139.18	-\$281,750.51
11	99	Williamstown, LLLP (AMP 5)	\$8,288.15	\$7,116.17
12	100	West Lake 1, LTD (AMP 6)	\$489,921.36	\$424,932.51

**Conclusion:** Six (6) of the eleven (11) properties continue to have positive Net Operating Income (NOI). Five (5) programs now have negative NOI. However, note one property (YouthBuild) is a reimbursable grant. Accordingly, negative NOI for YouthBuild is due to timing of the vouchers for reimbursement. On September 4, 2024, LHA staff sent HUD’s Jacksonville Field Office (JFO) notification that LHA will use its Move-To-Work (MTW) Designation to transfer \$350,000 from its Capital Funds Program (CFP) to public housing operations. Once received, staff would use the funds to address shortfalls associated with Public Housing General, Dakota Park Apartments, and Renaissance at Washington Ridge. Staff submitted the voucher to JFO on September 4, 2024. HUD funded the voucher the same week on Friday, September 6, 2024. Staff also submitted a reimbursement request to the investor for Villas at Lake Bonnet. Once received, Bonnet’s operational account will receive reimbursement for costs performed by a third-party contractor to correct ongoing drainage issues at the property.



### Central Office Cost Center (96) Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	8,000.00	8,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	8,000.00	8,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	8,000.00	8,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	4.25	0.00	4.25	N/A	115.98	0.00	115.98	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	35,384.87	9,049.70	26,335.17	291.01	87,474.46	72,397.60	15,076.86	20.83	108,596.40
3620-00-600	Mgmt Fee Income - HCV	0.00	35,832.50	-35,832.50	-100.00	220,623.00	286,660.00	-66,037.00	-23.04	429,990.00
3620-00-700	Mgmt Fee Income - PH	4,236.81	6,906.33	-2,669.52	-38.65	33,894.48	55,250.64	-21,356.16	-38.65	82,875.96
3620-01-000	Bookkeeping Fee Income	427.50	667.50	-240.00	-35.96	3,420.00	5,340.00	-1,920.00	-35.96	8,010.00
3620-02-000	Asset Management Fee Income	570.00	570.00	0.00	0.00	4,560.00	4,560.00	0.00	0.00	6,840.00
3620-03-000	Administrative Fees - ROSS	0.00	483.34	-483.34	-100.00	2,416.46	3,866.72	-1,450.26	-37.51	5,800.08
3690-00-000	Other Income	7,684.40	7,402.18	282.22	3.81	48,954.94	59,217.44	-10,262.50	-17.33	88,826.16
3690-01-000	Grants Salary Cont.(YB-Director)	0.00	825.67	-825.67	-100.00	4,954.02	6,605.36	-1,651.34	-25.00	9,908.04
3691-09-001	Front Line Activities & Other Income	18,603.42	15,000.00	3,603.42	24.02	148,827.36	120,000.00	28,827.36	24.02	180,000.00
3699-00-000	TOTAL OTHER INCOME	66,911.25	76,737.22	-9,825.97	-12.80	555,240.70	613,897.76	-58,657.06	-9.55	920,846.64
3999-00-000	TOTAL INCOME	67,911.25	77,737.22	-9,825.97	-12.64	563,240.70	621,897.76	-58,657.06	-9.43	932,846.64
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	64,064.52	62,192.61	-1,871.91	-3.01	501,065.09	408,886.53	-92,178.56	-22.54	603,464.36
4110-00-001	401K-401A Admin	2,455.99	2,487.70	31.71	1.27	15,436.39	16,355.45	919.06	5.62	24,138.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	4,734.24	4,975.41	241.17	4.85	31,895.65	32,710.93	815.28	2.49	48,277.16
4110-00-004	Workers Comp Admin	2,134.86	2,487.70	352.84	14.18	11,464.75	16,355.45	4,890.70	29.90	24,138.56
4110-00-006	Legal Shield - Administrative	258.35	245.35	-13.00	-5.30	2,281.30	1,962.80	-318.50	-16.23	2,944.20
4110-00-007	Payroll Prep Fees	728.64	621.93	-106.71	-17.16	3,630.59	4,088.89	458.30	11.21	6,034.68
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-54,959.41	0.00	54,959.41	N/A	0.00
4110-07-000	Health/Life Insurance	6,466.35	4,845.93	-1,620.42	-33.44	60,927.56	38,767.44	-22,160.12	-57.16	58,151.16
4110-99-000	Total Administrative Salaries	80,842.95	77,856.63	-2,986.32	-3.84	571,741.92	519,127.49	-52,614.43	-10.14	767,148.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/I	0.00	75.00	75.00	100.00	0.00	600.00	600.00	100.00	900.00
4130-04-000	General Legal Expense	191.50	300.00	108.50	36.17	13,652.12	2,400.00	-11,252.12	-468.84	3,600.00
4130-99-000	Total Legal Expense	191.50	375.00	183.50	48.93	13,652.12	3,000.00	-10,652.12	-355.07	4,500.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	3,548.98	2,500.00	-1,048.98	-41.96	22,148.91	20,000.00	-2,148.91	-10.74	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	117.65	720.00	602.35	83.66	1,080.00
4173-00-000	Management Fee	0.00	0.00	0.00	N/A	-17,256.00	0.00	17,256.00	N/A	0.00
4173-01-000	Bookkeeping Fee	0.00	0.00	0.00	N/A	-10,785.00	0.00	10,785.00	N/A	0.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4189-00-000	Total Other Admin Expenses	3,548.98	2,690.00	-858.98	-31.93	-5,774.44	21,520.00	27,294.44	126.83	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	3,022.00	750.00	-2,272.00	-302.93	8,133.16	6,000.00	-2,133.16	-35.55	9,000.00
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	237.61	0.00	-237.61	N/A	0.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	421.76	720.00	298.24	41.42	1,080.00
4190-04-000	Stationery & Office Supplies	665.74	800.00	134.26	16.78	5,763.44	6,400.00	636.56	9.95	9,600.00

### Central Office Cost Center (96) Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000	Computer Equipment	0.00	200.00	200.00	100.00	1,910.14	1,600.00	-310.14	-19.38	2,400.00
4190-07-000	Telephone	932.30	1,300.00	367.70	28.28	10,982.06	10,400.00	-582.06	-5.60	15,600.00
4190-08-000	Postage	90.84	160.00	69.16	43.22	354.36	1,280.00	925.64	72.32	1,920.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	50.30	0.00	-50.30	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	75.64	160.00	84.36	52.72	2,493.30	1,280.00	-1,213.30	-94.79	1,920.00
4190-10-000	Copiers - Lease & Service	776.05	650.00	-126.05	-19.39	4,932.08	5,200.00	267.92	5.15	7,800.00
4190-11-001	Fee Accounting Contract	0.00	1,500.00	1,500.00	100.00	492.64	12,000.00	11,507.36	95.89	18,000.00
4190-13-000	Internet	829.41	850.00	20.59	2.42	6,128.01	6,800.00	671.99	9.88	10,200.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	1,776.99	0.00	-1,776.99	N/A	0.00
4190-19-000	IT Contract Fees	167.45	200.00	32.55	16.27	1,623.30	1,600.00	-23.30	-1.46	2,400.00
4190-20-100	Bank Fees - Unrestricted	744.89	0.00	-744.89	N/A	744.89	0.00	-744.89	N/A	0.00
4190-22-000	Other Misc Admin Expenses	657.10	1,500.00	842.90	56.19	11,220.44	12,000.00	779.56	6.50	18,000.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	225.00	0.00	-225.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	7,961.42	8,160.00	198.58	2.43	57,489.48	65,280.00	7,790.52	11.93	97,920.00
4199-00-000	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>92,544.85</b>	<b>89,081.63</b>	<b>-3,463.22</b>	<b>-3.89</b>	<b>637,109.08</b>	<b>608,927.49</b>	<b>-28,181.59</b>	<b>-4.63</b>	<b>901,848.68</b>
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	409.27	0.00	-409.27	N/A	3,274.16	0.00	-3,274.16	N/A	0.00
4399-00-000	<b>TOTAL UTILITY EXPENSES</b>	<b>409.27</b>	<b>0.00</b>	<b>-409.27</b>	<b>N/A</b>	<b>3,274.16</b>	<b>0.00</b>	<b>-3,274.16</b>	<b>N/A</b>	<b>0.00</b>
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas:	434.76	775.00	340.24	43.90	5,441.44	6,200.00	758.56	12.23	9,300.00
4419-00-000	Total General Maint Expense	434.76	775.00	340.24	43.90	5,441.44	6,200.00	758.56	12.23	9,300.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	360.00	360.00	100.00	540.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	40.56	0.00	-40.56	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	55.00	55.00	100.00	99.95	440.00	340.05	77.28	660.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	1,801.50	1,200.00	-601.50	-50.12	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	144.26	300.00	155.74	51.91	1,558.65	2,400.00	841.35	35.06	3,600.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	378.44	0.00	-378.44	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4420-12-000	Supplies- Painting	367.50	25.00	-342.50	-1,370.00	367.50	200.00	-167.50	-83.75	300.00
4429-00-000	Total Materials	511.76	600.00	88.24	14.71	4,246.60	4,800.00	553.40	11.53	7,200.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	0.00	80.00	80.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	90.00	90.00	100.00	300.00	720.00	420.00	58.33	1,080.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	80.00	80.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	0.00	55.00	55.00	100.00	313.79	440.00	126.21	28.68	660.00
4439-00-000	Total Contract Costs	0.00	165.00	165.00	100.00	613.79	1,320.00	706.21	53.50	1,980.00
4499-00-000	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>946.52</b>	<b>1,540.00</b>	<b>593.48</b>	<b>38.54</b>	<b>10,301.83</b>	<b>12,320.00</b>	<b>2,018.17</b>	<b>16.38</b>	<b>18,480.00</b>
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	618.42	646.84	28.42	4.39	6,746.87	5,174.72	-1,572.15	-30.38	7,762.08
4510-01-000	General Liability Insurance - Auto	0.00	332.25	332.25	100.00	1,993.50	2,658.00	664.50	25.00	3,987.00
4525-10-100	Other Taxes	0.00	0.00	0.00	N/A	1,540.49	0.00	-1,540.49	N/A	0.00
4599-00-000	<b>TOTAL GENERAL EXPENSES</b>	<b>618.42</b>	<b>979.09</b>	<b>360.67</b>	<b>36.84</b>	<b>10,280.86</b>	<b>7,832.72</b>	<b>-2,448.14</b>	<b>-31.26</b>	<b>11,749.08</b>
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	0.00	59.70	59.70	100.00	364.73	477.60	112.87	23.63	716.40
4899-00-000	<b>TOTAL FINANCING EXPENSES</b>	<b>0.00</b>	<b>59.70</b>	<b>59.70</b>	<b>100.00</b>	<b>364.73</b>	<b>477.60</b>	<b>112.87</b>	<b>23.63</b>	<b>716.40</b>
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	313.27	366.05	52.78	14.42	2,506.12	2,928.40	422.28	14.42	4,392.60
5100-50-000	Amortization Expense	3,214.04	3,214.04	0.00	0.00	25,712.32	25,712.32	0.00	0.00	38,568.48
5199-00-000	<b>TOTAL DEPRECIATION/AMORTIZATION</b>	<b>-3,472.69</b>	<b>3,580.09</b>	<b>7,052.78</b>	<b>197.00</b>	<b>-141,781.56</b>	<b>28,640.72</b>	<b>170,422.28</b>	<b>595.03</b>	<b>42,961.08</b>
5700-99-000	Intra-Funds Transfer In/Out	-7,000.00	0.00	7,000.00	N/A	-170,000.00	0.00	170,000.00	N/A	0.00

Central Office Cost Center (96)  
Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8000-00-000	TOTAL EXPENSES	98,046.37	95,240.51	-2,805.86	-2.95	689,549.10	658,198.53	-31,350.57	-4.76	975,755.24
9000-00-000	NET INCOME	-30,135.12	-17,503.29	-12,631.83	-72.17	-126,308.40	-36,300.77	-90,007.63	-247.95	-42,908.60
	<b>NET INCOME BEFORE DEPRECIATION</b>	<b>-26,662.43</b>				<b>15473.16</b>				

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	9,153.70	100,728.82	-91,575.12
1111-15-000	Cash-Payroll	2,721.54	13,298.35	-10,576.81
1111-99-000	Total Unrestricted Cash	11,875.24	114,027.17	-102,151.93
1119-00-000	TOTAL CASH	11,875.24	114,027.17	-102,151.93
1125-00-000	Cash - Vending	3,116.05	3,116.05	0.00
1128-99-000	Cleared Interfund Account	-58,952.45	-58,952.45	0.00
1129-10-000	Due from Public Housing General	247,359.35	228,755.93	18,603.42
1129-11-000	A/R - ROSS/HUD	4,349.82	4,349.82	0.00
1129-17-000	Due from Renaissance FAM Non ACC	355.13	355.13	0.00
1129-28-000	Due from West Lake Management, LLC	-2,996.45	-2,996.45	0.00
1129-49-000	A/R - Youthbuild DOL	-16,204.63	-16,204.63	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	111,207.30	103,765.93	7,441.37
1129-61-000	Due From Twin Lakes I	1,709.40	1,709.40	0.00
1129-61-002	Due From Twin Lakes II	1,295.00	1,295.00	0.00
1129-80-000	Due from Section 8 HCV	1,475.90	1,475.90	0.00
1129-99-000	TOTAL: DUE FROM	348,195.69	322,150.90	26,044.79
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	292,714.42	266,669.63	26,044.79
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	4,215.39	4,215.39	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,215.39	4,215.39	0.00
1300-00-000	TOTAL CURRENT ASSETS	308,805.05	384,912.19	-76,107.14
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-07-001	Automobiles/Vehicles	-57.50	-57.50	0.00
1400-08-000	Furniture & Fixtures	32,301.60	32,301.60	0.00
1400-08-100	Furn, Fixt, & Equip	24,482.83	24,482.83	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-50,547.80	-50,234.53	-313.27
1410-00-000	Intangible Assets			
1410-04-000	Lease-Right of Use Asset	235,523.00	235,523.00	0.00
1410-04-001	Lease Amortization	181,695.49	178,481.45	3,214.04
1420-00-000	TOTAL FIXED ASSETS (NET)	60,006.64	63,533.95	-3,527.31
1499-00-000	TOTAL NONCURRENT ASSETS	60,006.64	63,533.95	-3,527.31
1999-00-000	TOTAL ASSETS	368,811.69	448,446.14	-79,634.45
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	12,828.77	62,378.70	-49,549.93
2117-03-000	Misc Payroll Withholdings	46.16	46.16	0.00
2117-10-000	Workers Compensation	34,342.56	29,133.48	5,209.08
2117-11-000	401 Plan Payable	10,949.22	10,949.22	0.00
2117-12-000	457 Plan Payable	2,742.13	5,346.82	-2,604.69
2117-13-000	Aflac Payable	-9,150.71	-9,752.22	601.51
2117-17-000	Health Insurance Payable	13,804.84	13,804.85	-0.01
2119-90-000	Other Current Liabilities	65,458.31	65,458.31	0.00
2130-00-001	Lease payable-Short Term	-244,124.14	-224,968.85	-19,155.29

Central Office Cost Center (96)

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2135-00-000	Accrued Payroll & Payroll Taxes	12,903.13	12,903.13	0.00
2145-00-000	Due to Federal Master	26,558.88	17,558.88	9,000.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78	315,837.78	0.00
2146-00-000	Due to LPHC General	50,000.00	50,000.00	0.00
2149-01-000	Due to Magnolia Pointe	110,000.00	110,000.00	0.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75	-62,527.75	0.00
2149-70-000	Due to Development	242,500.00	242,500.00	0.00
2149-96-000	Due to Central Office Cost Center	126.29	126.29	0.00
2260-00-000	Accrued Compensated Absences-Curre	27,441.97	27,441.97	0.00
2299-00-000	<b>TOTAL CURRENT LIABILITIES</b>	<b>609,737.44</b>	<b>666,236.77</b>	<b>-56,499.33</b>
2300-00-000	<b>NONCURRENT LIABILITIES</b>			
2305-00-000	Accrued Compensated Absences-LT	50,963.65	50,963.65	0.00
2321-00-000	Lease Payable	146,755.15	146,755.15	0.00
2399-00-000	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>197,718.80</b>	<b>197,718.80</b>	<b>0.00</b>
2499-00-000	<b>TOTAL LIABILITIES</b>	<b>807,456.24</b>	<b>863,955.57</b>	<b>-56,499.33</b>
2800-00-000	<b>EQUITY</b>			
2801-00-000	<b>CONTRIBUTED CAPITAL</b>			
2805-01-000	Donations	-2,500.00	-2,500.00	0.00
2805-99-000	<b>TOTAL CONTRIBUTED CAPITAL</b>	<b>-2,500.00</b>	<b>-2,500.00</b>	<b>0.00</b>
2809-00-000	<b>RETAINED EARNINGS</b>			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-436,144.55	-413,009.43	-23,135.12
2809-99-000	<b>TOTAL RETAINED EARNINGS:</b>	<b>-436,144.55</b>	<b>-413,009.43</b>	<b>-23,135.12</b>
2899-00-000	<b>TOTAL EQUITY</b>	<b>-438,644.55</b>	<b>-415,509.43</b>	<b>-23,135.12</b>
2999-00-000	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>368,811.69</b>	<b>448,446.14</b>	<b>-79,634.45</b>

Section 8 (.sec8)  
**Budget Comparison**  
 Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	1,638,680.00	1,357,923.00	280,757.00	20.68	11,300,227.00	10,863,384.00	436,843.00	4.02	16,295,076.00
3410-02-000	Section 8 Admin. Fee Income	170,556.00	98,384.00	72,172.00	73.36	997,279.00	787,072.00	210,207.00	26.71	1,180,608.00
3410-04-000	Section 8 Port-In Admin Fees	161.66	0.00	161.66	N/A	-292.75	0.00	-292.75	N/A	0.00
3410-06-000	Port In HAP Earned	5,064.00	0.00	5,064.00	N/A	-8,929.00	0.00	-8,929.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	64,610.00	53,816.00	10,794.00	20.06	533,746.00	430,528.00	103,218.00	23.97	645,792.00
3410-08-000	Section 8 EHV Admin Fee	7,941.00	4,434.00	3,507.00	79.09	42,941.00	35,472.00	7,469.00	21.06	53,208.00
3410-09-000	Section 8 EHV Service Fee	0.00	0.00	0.00	N/A	800.00	0.00	800.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	1,887,012.66	1,514,557.00	372,455.66	24.59	12,865,771.25	12,116,456.00	749,315.25	6.18	18,174,684.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	1,377.89	200.00	1,177.89	588.95	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	4,400.00	-4,400.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	4,400.00	-4,400.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	2,503.00	4,800.00	-2,297.00	-47.85	7,200.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	59.68	0.00	59.68	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	1,750.00	-1,750.00	-100.00	3,940.57	14,000.00	-10,059.43	-71.85	21,000.00
3999-00-000	TOTAL INCOME	1,887,012.66	1,516,307.00	370,705.66	24.45	12,869,711.82	12,130,456.00	739,255.82	6.09	18,195,684.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	55,502.30	32,297.00	-23,205.30	-71.85	349,960.53	293,770.82	-56,189.71	-19.13	458,353.64
4110-00-001	401K-401A Admin	2,034.92	1,291.88	-743.04	-57.52	11,022.64	11,750.84	728.20	6.20	18,334.16
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	4,182.05	2,583.76	-1,598.29	-61.86	25,224.23	23,501.66	-1,722.57	-7.33	36,668.28
4110-00-004	Workers Comp Admin	1,844.67	968.91	-875.76	-90.39	9,108.94	8,813.12	-295.82	-3.36	13,750.60
4110-00-006	Legal Shield - Administrative	482.75	433.53	-49.22	-11.35	3,662.35	3,468.24	-194.11	-5.60	5,202.36
4110-00-007	Payroll Prep Fees	454.00	322.97	-131.03	-40.57	3,102.44	2,937.70	-164.74	-5.61	4,583.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-12,410.22	0.00	12,410.22	N/A	0.00
4110-07-000	Health/Life Insurance	4,676.07	5,026.00	349.93	6.96	39,059.97	40,208.00	1,148.03	2.86	60,312.00
4110-99-000	Total Administrative Salaries	69,176.76	42,924.05	-26,252.71	-61.16	428,730.88	384,450.38	-44,280.50	-11.52	597,204.56
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/I	0.00	5,000.00	5,000.00	100.00	249.50	40,000.00	39,750.50	99.38	60,000.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	42.50	0.00	-42.50	N/A	0.00
4130-04-000	General Legal Expense	292.50	200.00	-92.50	-46.25	10,530.00	1,600.00	-8,930.00	-558.12	2,400.00
4130-99-000	Total Legal Expense	292.50	5,200.00	4,907.50	94.38	10,822.00	41,600.00	30,778.00	73.99	62,400.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	1,638.20	1,900.00	261.80	13.78	24,499.60	15,200.00	-9,299.60	-61.18	22,800.00
4172-00-000	Port Out Admin Fee Paid	992.05	1,380.00	387.95	28.11	10,204.84	11,040.00	835.16	7.56	16,560.00
4173-00-000	Management Fee	17,196.00	33,832.50	16,636.50	49.17	136,860.00	270,660.00	133,800.00	49.43	405,990.00
4173-01-000	Bookkeeping Fee	10,747.50	0.00	-10,747.50	N/A	85,537.50	0.00	-85,537.50	N/A	0.00
4182-00-000	Consultants	1,250.00	2,000.00	750.00	37.50	7,702.00	16,000.00	8,298.00	51.86	24,000.00
4189-00-000	Total Other Admin Expenses	31,823.75	39,112.50	7,288.75	18.64	264,803.94	312,900.00	48,096.06	15.37	469,350.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	500.00	75.00	-425.00	-566.67	1,070.07	600.00	-470.07	-78.34	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	237.61	200.00	-37.61	-18.80	300.00
4190-04-000	Stationery & Office Supplies	1,933.01	800.00	-1,133.01	-141.63	7,589.27	6,400.00	-1,189.27	-18.58	9,600.00
4190-06-000	Computer Equipment	0.00	175.00	175.00	100.00	410.07	1,400.00	989.93	70.71	2,100.00

Section 8 (.sec8)  
**Budget Comparison**  
 Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000 Telephone	848.60	800.00	-48.60	-6.08	5,819.86	6,400.00	580.14	9.06	9,600.00
4190-08-000 Postage	13.49	1,200.00	1,186.51	98.88	13,414.24	9,600.00	-3,814.24	-39.73	14,400.00
4190-09-000 Computer Software License Fees/Exp	0.00	0.00	0.00	N/A	189.78	0.00	-189.78	N/A	0.00
4190-10-000 Copiers - Lease & Service	1,156.74	650.00	-506.74	-77.96	7,771.91	5,200.00	-2,571.91	-49.46	7,800.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	349.03	0.00	-349.03	N/A	0.00
4190-12-000 Computer Software Exp.	0.00	0.00	0.00	N/A	120.00	0.00	-120.00	N/A	0.00
4190-13-000 Internet	485.04	900.00	414.96	46.11	3,899.64	7,200.00	3,300.36	45.84	10,800.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000 IT Contract Fees	2,134.93	2,250.00	115.07	5.11	19,308.59	18,000.00	-1,308.59	-7.27	27,000.00
4190-22-000 Other Misc Admin Expenses	96.71	600.00	503.29	83.88	5,276.81	4,800.00	-476.81	-9.93	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4191-00-000 Total Miscellaneous Admin Expenses	7,168.52	7,500.00	331.48	4.42	65,624.24	60,000.00	-5,624.24	-9.37	90,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	108,461.53	94,736.55	-13,724.98	-14.49	769,981.06	798,950.38	28,969.32	3.63	1,218,954.56
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	0.00	60.00	60.00	100.00	0.00	480.00	480.00	100.00	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	959.22	150.00	-809.22	-539.48	3,236.18	1,350.00	-1,886.18	-139.72	1,950.00
4419-00-000 Total General Maint Expense	959.22	210.00	-749.22	-356.77	3,236.18	1,830.00	-1,406.18	-76.84	2,670.00
4420-00-000 Materials									
4420-06-000 Supplies-Janitorial/Cleaning	0.00	250.00	250.00	100.00	0.00	2,050.00	2,050.00	100.00	3,050.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4420-11-000 Supplies- HVAC	0.00	0.00	0.00	N/A	406.56	0.00	-406.56	N/A	0.00
4429-00-000 Total Materials	0.00	350.00	350.00	100.00	406.56	2,850.00	2,443.44	85.73	4,250.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	0.00	350.00	350.00	100.00	2,481.63	2,800.00	318.37	11.37	4,200.00
4430-18-000 Contract-Alarm Monitoring	0.00	27.96	27.96	100.00	241.37	223.68	-17.69	-7.91	335.52
4430-23-000 Contract-Consultants	0.00	150.00	150.00	100.00	1,050.00	1,200.00	150.00	12.50	1,800.00
4430-24-400 Unit Turn Services	0.00	0.00	0.00	N/A	50.00	0.00	-50.00	N/A	0.00
4430-27-000 Contract - Lease	845.18	370.25	-474.93	-128.27	7,919.81	2,962.00	-4,957.81	-167.38	4,443.00
4439-00-000 Total Contract Costs	845.18	898.21	53.03	5.90	11,742.81	7,185.68	-4,557.13	-63.42	10,778.52
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,804.40	1,458.21	-346.19	-23.74	15,385.55	11,865.68	-3,519.87	-29.66	17,698.52
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	4,327.19	413.12	-3,914.07	-947.44	26,636.64	3,304.96	-23,331.68	-705.96	4,957.44
4510-01-000 General Liability Insurance - Auto	0.00	180.00	180.00	100.00	1,589.83	1,440.00	-149.83	-10.40	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	4,327.19	593.12	-3,734.07	-629.56	28,226.47	4,744.96	-23,481.51	-494.87	7,117.44
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-00-000 Housing Assistance Payments	1,434,645.00	1,338,652.00	-95,993.00	-7.17	11,493,711.00	10,709,216.00	-784,495.00	-7.33	16,063,824.00
4715-01-000 Tenant Utility Payments-S8	22,070.00	26,762.00	4,692.00	17.53	200,526.00	214,096.00	13,570.00	6.34	321,144.00
4715-02-000 Portable Out HAP Payments	23,883.00	39,219.00	15,336.00	39.10	241,228.00	313,752.00	72,524.00	23.12	470,628.00
4715-03-000 FSS Escrow Payments	7,281.01	7,681.00	399.99	5.21	63,433.98	61,448.00	-1,985.98	-3.23	92,172.00
4715-04-001 EHV Landlord Unit Damages	0.00	0.00	0.00	N/A	8,654.50	0.00	-8,654.50	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,487,879.01	1,412,314.00	-75,565.01	-5.35	12,007,553.48	11,298,512.00	-709,041.48	-6.28	16,947,768.00
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	0.00	267.04	267.04	100.00	0.00	2,136.32	2,136.32	100.00	3,204.48
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	0.00	267.04	267.04	100.00	-229,102.00	2,136.32	231,238.32	10,824.14	3,204.48
5700-99-000 Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-229,102.00	0.00	229,102.00	N/A	0.00
8000-00-000 TOTAL EXPENSES	1,602,472.13	1,509,368.92	-93,103.21	-6.17	12,821,146.56	12,116,209.34	-704,937.22	-5.82	18,194,743.00
9000-00-000 NET INCOME	284,540.53	6,938.08	277,602.45	4,001.14	48,565.26	14,246.66	34,318.60	240.89	941.00

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	25,826.93	3,617.85	22,209.08
1111-15-000	Cash-Payroll	17,784.21	-24,661.09	42,445.30
1111-20-100	Cash Operating 2B	363,884.62	156,395.94	207,488.68
1111-86-000	EHV Admin Cash Account	14,487.25	14,487.25	0.00
1111-99-000	Total Unrestricted Cash	421,983.01	149,839.95	272,143.06
1112-00-000	Restricted Cash			
1112-02-000	Cash Restricted - FSS Escrow	344,915.45	337,004.79	7,910.66
1112-99-000	Total Restricted Cash	344,915.45	337,004.79	7,910.66
1119-00-000	TOTAL CASH	766,898.46	486,844.74	280,053.72
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	275,446.37	270,173.53	5,272.84
1122-00-001	AR Port in Hap-Suspense	-26,474.97	-26,474.97	0.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-250,141.92	-250,141.92	0.00
1122-05-000	AR-TPA/Fraud Recovery	1,041.12	1,249.96	-208.84
1122-99-000	TOTAL: AR	-129.40	-5,193.40	5,064.00
1123-01-000	Allowance for Doubtful Accounts-Aff. H	-4,550.48	-4,550.48	0.00
1129-81-000	Due from Section 8 Mainstream	-55,500.75	8,573.25	-64,074.00
1129-86-000	Due from Section 8 Emergency Housin	-282,734.00	-270,652.00	-12,082.00
1129-89-000	Due from PortProp	-80,136.92	-80,136.92	0.00
1129-90-000	Due from Portpay	-4,386.74	-4,386.74	0.00
1129-99-000	TOTAL: DUE FROM	-84,523.66	-84,523.66	0.00
1135-01-000	A/R-HUD	303,656.00	303,656.00	0.00
1135-03-000	A/R-Other Government	2,730.85	2,569.19	161.66
1135-03-001	AR Port in Fee Suspense	-517.10	-517.10	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-121,568.54	-50,638.20	-70,930.34
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	-1,089.37	-1,089.37	0.00
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45	56,671.45	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	55,582.08	55,582.08	0.00
1300-00-000	TOTAL CURRENT ASSETS	700,912.00	491,788.62	209,123.38
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-07-001	Automobiles/Vehicles	15,900.00	15,900.00	0.00
1400-08-000	Furniture & Fixtures	29,333.07	29,333.07	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08	-44,767.08	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99	465.99	0.00
1475-01-000	Non-Dwelling Equipment	2,406.00	2,406.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99	2,871.99	0.00
1999-00-000	TOTAL ASSETS	703,783.99	494,660.61	209,123.38
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	-343,760.99	-321,466.42	-22,294.57

Section 8 (.sec8)

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2114-00-000	Tenant Security Deposits	300.00	300.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32	14,329.32	0.00
2145-00-000	Due to Federal Master	19,019.84	15,070.59	3,949.25
2148-00-000	Due to Section 8	-422,596.41	-346,440.41	-76,156.00
2149-01-000	Due to Magnolia Pointe	25,000.00	25,000.00	0.00
2149-96-000	Due to Central Office Cost Center	1,521.06	1,521.06	0.00
2240-00-000	Tenant Prepaid Rents	13,598.54	13,598.54	0.00
2255-00-004	State of FL Unclaimed Funds	20,932.76	20,932.76	0.00
2260-00-000	Accrued Compensated Absences-Curre	7,038.23	7,038.23	0.00
2298-03-000	Deferred Revenue	534.30	534.30	0.00
2298-03-001	Deferred Revenue EHV	47,115.60	47,115.60	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	-616,967.75	-522,466.43	-94,501.32
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	13,071.00	13,071.00	0.00
2307-00-000	FSS Due to Tenant Long Term	356,258.97	337,174.80	19,084.17
2399-00-000	TOTAL NONCURRENT LIABILITIES	369,329.97	350,245.80	19,084.17
2499-00-000	TOTAL LIABILITIES	-247,637.78	-172,220.63	-75,417.15
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	951,421.77	666,881.24	284,540.53
2809-99-000	TOTAL RETAINED EARNINGS:	951,421.77	666,881.24	284,540.53
2899-00-000	TOTAL EQUITY	951,421.77	666,881.24	284,540.53
2999-00-000	TOTAL LIABILITIES AND EQUITY	703,783.99	494,660.61	209,123.38

**Public Housing (Cecil Gober and John Wright)  
Budget Comparison**

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	14,587.00	14,084.00	503.00	3.57	117,373.00	112,672.00	4,701.00	4.17	169,008.00
3119-00-000	Total Rental Income	14,587.00	14,084.00	503.00	3.57	117,373.00	112,672.00	4,701.00	4.17	169,008.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	305.70	150.00	155.70	103.80	305.70	1,200.00	-894.30	-74.53	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	800.00	-800.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	305.70	425.00	-119.30	-28.07	305.70	3,400.00	-3,094.30	-91.01	5,100.00
3199-00-000	TOTAL TENANT INCOME	14,892.70	14,509.00	383.70	2.64	117,678.70	116,072.00	1,606.70	1.38	174,108.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	87,095.48	27,491.84	59,603.64	216.80	297,185.70	219,934.72	77,250.98	35.12	329,902.08
3499-00-000	TOTAL GRANT INCOME	87,095.48	27,491.84	59,603.64	216.80	297,185.70	219,934.72	77,250.98	35.12	329,902.08
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	73,037.84	73,037.84	0.00	0.00	109,556.76
3610-01-000	Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,154.73	-25.00	-0.27	73,037.84	73,237.84	-200.00	-0.27	109,856.76
3999-00-000	TOTAL INCOME	111,117.91	51,155.57	59,962.34	117.22	487,902.24	409,244.56	78,657.68	19.22	613,866.84
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	11,659.92	6,365.84	-5,294.08	-83.16	66,345.29	50,926.72	-15,418.57	-30.28	76,390.08
4110-00-001	401K-401A Admin	466.39	254.63	-211.76	-83.16	2,355.61	2,037.04	-318.57	-15.64	3,055.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	864.47	509.27	-355.20	-69.75	4,792.11	4,074.16	-717.95	-17.62	6,111.24
4110-00-004	Workers Comp Admin	388.38	254.63	-133.75	-52.53	1,716.15	2,037.04	320.89	15.75	3,055.56
4110-00-006	Legal Shield - Administrative	143.60	134.03	-9.57	-7.14	1,057.00	1,072.24	15.24	1.42	1,608.36
4110-00-007	Payroll Prep Fees	95.58	63.66	-31.92	-50.14	570.10	509.28	-60.82	-11.94	763.92
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,617.76	0.00	1,617.76	N/A	0.00
4110-07-000	Health/Life Insurance	1,658.43	735.82	-922.61	-125.39	14,114.02	5,886.56	-8,227.46	-139.77	8,829.84
4110-99-000	Total Administrative Salaries	15,276.77	8,317.88	-6,958.89	-83.66	89,332.52	66,543.04	-22,789.48	-34.25	99,814.56
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	150.00	150.00	100.00	0.00	1,200.00	1,200.00	100.00	1,800.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	95.00	95.00	100.00	26.49	760.00	733.51	96.51	1,140.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	57.46	0.00	-57.46	N/A	0.00
4130-04-000	General Legal Expense	747.50	500.00	-247.50	-49.50	6,032.50	4,000.00	-2,032.50	-50.81	6,000.00
4130-99-000	Total Legal Expense	747.50	745.00	-2.50	-0.34	6,116.45	5,960.00	-156.45	-2.62	8,940.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	2,921.64	200.00	-2,721.64	-1,360.82	5,884.43	1,600.00	-4,284.43	-267.78	2,400.00
4140-00-100	Travel/Mileage	21.67	10.00	-11.67	-116.70	21.67	80.00	58.33	72.91	120.00
4150-00-000	Commissioner Travel	340.00	200.00	-140.00	-70.00	938.00	1,600.00	662.00	41.38	2,400.00
4160-02-000	Administration (General)	0.00	0.00	0.00	N/A	2,416.46	0.00	-2,416.46	N/A	0.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	0.00	0.00	10,656.16	10,656.16	0.00	0.00	15,984.24
4173-00-000	Management Fee	4,236.81	4,236.81	0.00	0.00	33,894.48	33,894.48	0.00	0.00	50,841.72
4173-01-000	Bookkeeping Fee	427.50	427.50	0.00	0.00	3,420.00	3,420.00	0.00	0.00	5,130.00
4173-02-000	Asset Management Fee	570.00	570.00	0.00	0.00	4,560.00	4,560.00	0.00	0.00	6,840.00
4182-00-000	Consultants	0.00	200.00	200.00	100.00	2,059.34	1,600.00	-459.34	-28.71	2,400.00
4189-00-000	Total Other Admin Expenses	9,849.64	7,176.33	-2,673.31	-37.25	63,850.54	57,410.64	-6,439.90	-11.22	86,115.96

### Public Housing (Cecil Gober and John Wright) Budget Comparison

Period = Aug 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	210.00	200.00	-10.00	-5.00	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	289.50	720.00	430.50	59.79	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	100.00	100.00	100.00	1,916.66	800.00	-1,116.66	-139.58	1,200.00
4190-06-000	Computer Equipment	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4190-07-000	Telephone	1,204.45	800.00	-404.45	-50.56	8,635.79	6,400.00	-2,235.79	-34.93	9,600.00
4190-08-000	Postage	4.32	150.00	145.68	97.12	651.53	1,200.00	548.47	45.71	1,800.00
4190-09-000	Computer Software License Fees/Exp	0.00	2,163.97	2,163.97	100.00	29,762.88	17,311.76	-12,451.12	-71.92	25,967.64
4190-10-000	Copiers - Lease & Service	496.31	260.00	-236.31	-90.89	4,612.36	2,080.00	-2,532.36	-121.75	3,120.00
4190-11-000	Admin Service Contracts	15,000.00	0.00	-15,000.00	N/A	120,000.00	0.00	-120,000.00	N/A	0.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	697.27	950.00	252.73	26.60	5,967.76	7,600.00	1,632.24	21.48	11,400.00
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4190-19-000	IT Contract Fees	1,593.43	1,610.45	17.02	1.06	14,466.87	12,883.60	-1,583.27	-12.29	19,325.40
4190-20-100	Bank Fees - Unrestricted	175.00	85.56	-89.44	-104.53	1,960.00	684.48	-1,275.52	-186.35	1,026.72
4190-22-000	Other Misc Admin Expenses	249.59	150.00	-99.59	-66.39	3,274.43	1,200.00	-2,074.43	-172.87	1,800.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	234.30	200.00	-34.30	-17.15	300.00
4190-25-000	Office Cleaning and Repairs	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4190-30-000	Equipment Service Contracts	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	19,420.37	6,634.98	-12,785.39	-192.70	192,104.24	53,079.84	-139,024.40	-261.92	79,619.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	45,294.28	22,874.19	-22,420.09	-98.01	351,403.75	182,993.52	-168,410.23	-92.03	274,490.28
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	5,192.31	0.00	-5,192.31	N/A	41,192.77	0.00	-41,192.77	N/A	0.00
4210-00-001	401a - Tenant Svc	207.69	0.00	-207.69	N/A	1,246.14	0.00	-1,246.14	N/A	0.00
4210-00-002	Payroll Taxes - Tenant Svc	393.30	0.00	-393.30	N/A	3,190.06	0.00	-3,190.06	N/A	0.00
4210-00-004	Workers Comp - Tenant Svc	172.97	0.00	-172.97	N/A	1,356.05	0.00	-1,356.05	N/A	0.00
4210-00-007	Payroll Prep Fees Ten Svc	42.56	0.00	-42.56	N/A	823.75	0.00	-823.75	N/A	0.00
4210-07-000	Health Ins - Tenant Svc	31.29	0.00	-31.29	N/A	377.70	0.00	-377.70	N/A	0.00
4220-00-000	Resident Functions	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	3,000.00
4230-00-000	Resident Services Exp	0.00	75.00	75.00	100.00	0.00	600.00	600.00	100.00	900.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	6,040.12	325.00	-5,715.12	-1,758.50	48,186.47	2,600.00	-45,586.47	-1,753.33	3,900.00
4300-00-000	UTILITIES									
4310-00-000	Water	871.13	969.97	98.84	10.19	13,205.83	7,759.76	-5,446.07	-70.18	11,639.64
4320-00-000	Electricity	2,236.99	2,298.10	61.11	2.66	16,718.18	18,384.80	1,666.62	9.07	27,577.20
4340-00-000	Garbage/Trash Removal	6,274.52	4,638.55	-1,635.97	-35.27	49,004.21	37,108.40	-11,895.81	-32.06	55,662.60
4390-00-000	Sewer	1,660.70	2,086.65	425.95	20.41	22,418.87	16,693.20	-5,725.67	-34.30	25,039.80
4399-00-000	TOTAL UTILITY EXPENSES	11,043.34	9,993.27	-1,050.07	-10.51	101,347.09	79,946.16	-21,400.93	-26.77	119,919.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	5,251.78	4,270.21	-981.57	-22.99	42,502.94	34,161.68	-8,341.26	-24.42	51,242.52
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-1,561.14	0.00	1,561.14	N/A	0.00
4410-06-000	401K-401A Maintenance	210.07	170.81	-39.26	-22.98	1,418.46	1,366.48	-51.98	-3.80	2,049.72
4410-07-000	Payroll Taxes Maintenance	406.12	341.62	-64.50	-18.88	3,076.92	2,732.96	-343.96	-12.59	4,099.44
4410-08-000	Health/Life Insurance Maint.	1,707.90	760.05	-947.85	-124.71	13,876.05	6,080.40	-7,795.65	-128.21	9,120.60
4410-09-000	Workers Comp Maintenance	174.56	170.81	-3.75	-2.20	1,014.59	1,366.48	351.89	25.75	2,049.72
4410-10-000	Payroll Prep Fees Maint.	42.72	42.70	-0.02	-0.05	351.52	341.60	-9.92	-2.90	512.40
4410-11-000	Legal Shield - Maint	49.85	97.78	47.93	49.02	379.95	782.24	402.29	51.43	1,173.36
4411-00-000	Maintenance Uniforms	211.00	235.22	24.22	10.30	1,635.25	1,881.76	246.51	13.10	2,822.64
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	1,091.58	568.41	-523.17	-92.04	4,983.55	4,547.28	-436.27	-9.59	6,820.92
4419-00-000	Total General Maint Expense	9,145.58	6,657.61	-2,487.97	-37.37	67,678.09	53,260.88	-14,417.21	-27.07	79,891.32
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	490.92	200.00	-290.92	-145.46	300.00
4420-02-000	Supplies-Appliance Parts	0.00	75.00	75.00	100.00	165.32	600.00	434.68	72.45	900.00

**Public Housing (Cecil Gober and John Wright)  
Budget Comparison**

Period = Aug 2024  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4420-03-000	Supplies-Painting/Decorating	0.00	70.00	70.00	100.00	0.00	560.00	560.00	100.00	840.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	75.00	75.00	100.00	1,540.92	600.00	-940.92	-156.82	900.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	226.68	200.00	-26.68	-13.34	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	2,812.48	1,200.00	-1,612.48	-134.37	1,800.00
4420-05-000	Supplies-Exterminating	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4420-06-000	Supplies-Janitorial/Cleaning	147.00	50.00	-97.00	-194.00	2,853.27	400.00	-2,453.27	-613.32	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	150.00	150.00	100.00	1,584.81	1,200.00	-384.81	-32.07	1,800.00
4420-08-000	Supplies-Plumbing	0.00	150.00	150.00	100.00	1,025.20	1,200.00	174.80	14.57	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	26.98	200.00	173.02	86.51	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4420-10-100	Countertops/Cabinets	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4420-11-000	Supplies- HVAC	0.00	225.00	225.00	100.00	713.36	1,800.00	1,086.64	60.37	2,700.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	1,057.61	200.00	-857.61	-428.80	300.00
4429-00-000	<b>Total Materials</b>	<b>147.00</b>	<b>1,195.00</b>	<b>1,048.00</b>	<b>87.70</b>	<b>12,497.55</b>	<b>9,560.00</b>	<b>-2,937.55</b>	<b>-30.73</b>	<b>14,340.00</b>
4430-00-000	<b>Contract Costs</b>									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	100.00	100.00	100.00	0.00	750.00	750.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	400.00	400.00	100.00	1,339.00	3,200.00	1,861.00	58.16	4,800.00
4430-11-000	Contract-Plumbing	0.00	200.00	200.00	100.00	4,454.70	1,500.00	-2,954.70	-196.98	2,300.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	800.00	800.00	100.00	1,009.98	6,400.00	5,390.02	84.22	9,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	1,600.00	1,600.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	1,200.00	1,200.00	100.00	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	1,600.00	1,600.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	0.00	4,500.00	4,500.00	100.00	42,900.00	36,000.00	-6,900.00	-19.17	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	2,000.00	2,000.00	100.00	3,500.00	16,000.00	12,500.00	78.12	24,000.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	8,000.00	8,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	850.00	0.00	-850.00	N/A	0.00
4430-27-000	Contract - Lease	1,110.69	1,110.69	0.00	0.00	7,774.83	8,885.52	1,110.69	12.50	13,328.28
4430-28-000	Unit Inspections	0.00	350.00	350.00	100.00	1,150.00	2,800.00	1,650.00	58.93	4,200.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4439-00-000	<b>Total Contract Costs</b>	<b>1,110.69</b>	<b>11,260.69</b>	<b>10,150.00</b>	<b>90.14</b>	<b>62,978.51</b>	<b>89,935.52</b>	<b>26,957.01</b>	<b>29.97</b>	<b>134,978.28</b>
4499-00-000	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>10,403.27</b>	<b>19,113.30</b>	<b>8,710.03</b>	<b>45.57</b>	<b>143,154.15</b>	<b>152,756.40</b>	<b>9,602.25</b>	<b>6.29</b>	<b>229,209.60</b>
4500-00-000	<b>GENERAL EXPENSES</b>									
4510-00-000	Insurance -Property/Liability	4,481.36	6,738.31	2,256.95	33.49	35,353.84	53,906.48	18,552.64	34.42	80,859.72
4510-01-000	General Liability Insurance - Auto	0.00	1,408.05	1,408.05	100.00	4,398.30	11,264.40	6,866.10	60.95	16,896.60
4599-00-000	<b>TOTAL GENERAL EXPENSES</b>	<b>4,481.36</b>	<b>8,146.36</b>	<b>3,665.00</b>	<b>44.99</b>	<b>39,752.14</b>	<b>65,170.88</b>	<b>25,418.74</b>	<b>39.00</b>	<b>97,756.32</b>
4700-00-000	<b>HOUSING ASSISTANCE PAYMENTS</b>									
4715-01-001	Tenant Utility Payments-PH	33.00	580.00	547.00	94.31	2,175.00	4,640.00	2,465.00	53.12	6,960.00
4715-03-000	FSS Escrow Payments	1,105.98	1,150.00	44.02	3.83	8,379.98	9,200.00	820.02	8.91	13,800.00
4799-00-000	<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>1,138.98</b>	<b>1,730.00</b>	<b>591.02</b>	<b>34.16</b>	<b>10,554.98</b>	<b>13,840.00</b>	<b>3,285.02</b>	<b>23.74</b>	<b>20,760.00</b>
5000-00-000	<b>NON-OPERATING ITEMS</b>									
5100-01-000	Depreciation Expense	7,782.07	8,329.85	547.78	6.58	62,465.97	66,638.80	4,172.83	6.26	99,958.20
5600-00-100	<b>CAPITAL/OPER REPLACEMENT ITEMS</b>									
5600-01-000	Refrigerators	0.00	0.00	0.00	N/A	929.00	0.00	-929.00	N/A	0.00
5600-14-000	Doors, Windows, Exterior	0.00	0.00	0.00	N/A	304.97	0.00	-304.97	N/A	0.00
5699-00-000	<b>TOTAL CAPITAL/OPER REPLACEMENT EXPEN</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>1,233.97</b>	<b>0.00</b>	<b>-1,233.97</b>	<b>N/A</b>	<b>0.00</b>
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	54,078.00	0.00	-54,078.00	N/A	0.00
8000-00-000	<b>TOTAL EXPENSES</b>	<b>86,183.42</b>	<b>70,511.97</b>	<b>-15,671.45</b>	<b>-22.23</b>	<b>758,098.52</b>	<b>563,945.76</b>	<b>-194,152.76</b>	<b>-34.43</b>	<b>845,993.64</b>

**Public Housing (Cecil Gober and John Wright)**

**Budget Comparison**

Period = Aug 2024

Book = Accrual

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>
9000-00-000	NET INCOME	24,934.49	-19,356.40	44,290.89	228.82	-270,196.28	-154,701.20	-115,495.08	-74.66	-232,126.80
	<b>NET INCOME BEFORE DEPRECIATION</b>	<b>32,716.56</b>				<b>-153,652.31</b>				

Property = 11 .amp1

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	98,406.41	63,016.23	35,390.18
1111-15-000	Cash-Payroll	22,000.99	12,204.46	9,796.53
1111-90-000	Petty Cash	500.00	500.00	0.00
1111-90-100	Petty Cash Public Housing	300.00	300.00	0.00
1111-99-000	Total Unrestricted Cash	121,207.40	76,020.69	45,186.71
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	17,900.00	17,953.00	-53.00
1112-02-000	Cash Restricted - FSS Escrow	50,446.58	49,272.57	1,174.01
1112-99-000	Total Restricted Cash	68,346.58	67,225.57	1,121.01
1118-00-000	Clearing	170.99	170.99	0.00
1119-00-000	TOTAL CASH	189,724.97	143,417.25	46,307.72
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	11,526.87	11,628.87	-102.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,956.31	-9,956.31	0.00
1122-99-000	TOTAL: AR	1,570.56	1,672.56	-102.00
1123-04-000	Waste Deposit	547.00	547.00	0.00
1128-99-000	Cleared Interfund Account	58,952.45	58,952.45	0.00
1129-00-099	Due From Williamstown	13,833.30	17,718.00	-3,884.70
1129-11-000	A/R - ROSS/HUD	6,193.96	56,976.55	-50,782.59
1129-16-000	Due from Dakota Park Non-ACC	14,201.93	16,998.84	-2,796.91
1129-17-000	Due from Renaissance FAM Non ACC	60,747.19	81,935.63	-21,188.44
1129-26-000	Due from Arbor Manor LTD	190.95	190.95	0.00
1129-28-000	Due from West Lake Management, LLC	-1,302.89	-1,302.89	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	-605,091.02	-623,694.44	18,603.42
1129-56-000	Due from Colton Meadow	1,302.89	1,302.89	0.00
1129-78-000	Due From FSS	119,914.64	101,914.64	18,000.00
1129-80-000	Due from Section 8 HCV	19,019.84	15,070.59	3,949.25
1129-96-000	Due from Central Office Cost Center	17,041.22	8,041.22	9,000.00
1129-99-000	TOTAL: DUE FROM	-414,148.18	-406,236.65	-7,911.53
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00	251,000.00	0.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40	50,034.40	0.00
1131-00-000	Colton Meadow Mortgage	450,845.00	450,845.00	0.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00	1,009,877.00	0.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interes	884,208.16	877,896.43	6,311.73
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,353,086.58	2,375,976.82	-22,890.24
1160-00-000	OTHER CURRENT ASSETS			
1162-00-000	Investments-Unrestricted	38,346.00	38,346.00	0.00
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	-202.74	-202.74	0.00
1211-02-000	Prepaid Software Licenses	-0.10	-0.10	0.00
1212-00-000	Insurance Deposit	37,400.00	37,400.00	0.00
1213-03-000	Utility Deposit - Electric	2,600.00	2,600.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	79,143.16	79,143.16	0.00
1300-00-000	TOTAL CURRENT ASSETS	2,621,954.71	2,598,537.23	23,417.48
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	1,466,869.23	1,466,869.23	0.00

Property = 11 .amp1

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1400-06-000	Buildings	388,223.77	388,223.77	0.00
1400-07-000	Machinery & Equipment	6,687.73	6,687.73	0.00
1400-07-001	Automobiles/Vehicles	124,883.93	124,883.93	0.00
1400-08-000	Furniture & Fixtures	3,402.00	3,402.00	0.00
1400-10-000	Site Improvement-Infrastructure	582,079.00	582,079.00	0.00
1400-15-000	Construction In Progress	56,576.45	56,576.45	0.00
1405-01-000	Accum Depreciation-Buildings	-10,080,135.00	-10,076,625.89	-3,509.11
1405-02-000	Accum Depreciation- Misc FF&E	-774,901.68	-770,628.72	-4,272.96
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00	-582,079.00	0.00
1410-00-000	Intangible Assets			
1420-00-000	<b>TOTAL FIXED ASSETS (NET)</b>	<b>-8,808,393.57</b>	<b>-8,800,611.50</b>	<b>-7,782.07</b>
1430-01-000	Fees & Costs - Architect & Engineering	72,255.82	72,255.82	0.00
1450-01-000	Site Improvement	4,064,767.49	4,064,767.49	0.00
1460-01-000	Dwelling Structures	5,154,722.42	5,154,722.42	0.00
1465-01-000	Dwelling Equipment	26,717.87	26,717.87	0.00
1470-01-000	Non-Dwelling Structures	679,307.53	679,307.53	0.00
1475-01-000	Non-Dwelling Equipment	737,435.65	737,435.65	0.00
1499-00-000	<b>TOTAL NONCURRENT ASSETS</b>	<b>1,926,813.21</b>	<b>1,934,595.28</b>	<b>-7,782.07</b>
1999-00-000	<b>TOTAL ASSETS</b>	<b>4,548,767.92</b>	<b>4,533,132.51</b>	<b>15,635.41</b>
2000-00-000	<b>LIABILITIES &amp; EQUITY</b>			
2001-00-000	<b>LIABILITIES</b>			
2100-00-000	<b>CURRENT LIABILITIES</b>			
2111-00-000	A/P Vendors and Contractors	15,834.60	15,766.14	68.46
2114-00-000	Tenant Security Deposits	17,300.00	17,300.00	0.00
2114-02-000	Security Deposit Clearing Account	1,131.28	1,131.28	0.00
2114-03-000	Security Deposit-Pet	900.00	900.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,837.95	5,837.95	0.00
2138-00-000	Accrued Audit Fees	-27,884.25	-27,884.25	0.00
2138-00-001	Accrued audit fees - LHA	52,849.21	51,517.19	1,332.02
2145-00-000	Due to Federal Master	4,907.27	55,689.86	-50,782.59
2145-29-000	Due to Polk County Housing Dev.	30,500.00	30,500.00	0.00
2149-12-000	Due to Hampton Hills	57,497.99	57,497.99	0.00
2149-33-000	Due to Magnolia Pointe Sales	95,000.00	95,000.00	0.00
2149-96-000	Due to Central Office Cost Center	22,448.13	7,448.13	15,000.00
2160-00-000	Dakota Park Subsidy Payable	-467.00	-467.00	0.00
2160-00-100	DAK CARES ACT Subsidy Payable	440.00	440.00	0.00
2162-00-000	Hampton Hills Subsidy Payable	0.01	0.01	0.00
2164-00-200	Twin Lake II Subsidy Payable	102,644.12	97,896.23	4,747.89
2202-00-000	Resident Participation Funds - LHA	-514.01	-514.01	0.00
2240-00-000	Tenant Prepaid Rents	5,188.48	4,325.48	863.00
2255-00-004	State of FL Unclaimed Funds	-175.00	-175.00	0.00
2260-00-000	Accrued Compensated Absences-Curre	2,884.33	2,884.33	0.00
2299-00-000	<b>TOTAL CURRENT LIABILITIES</b>	<b>386,323.11</b>	<b>415,094.33</b>	<b>-28,771.22</b>
2300-00-000	<b>NONCURRENT LIABILITIES</b>			
2305-00-000	Accrued Compensated Absences-LT	5,356.63	5,356.63	0.00
2307-00-000	FSS Due to Tenant Long Term	50,446.58	49,577.86	868.72
2310-00-000	Notes Payable-LT	303,000.00	303,000.00	0.00
2399-00-000	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>358,803.21</b>	<b>357,934.49</b>	<b>868.72</b>

Property = 11 .amp1

### Balance Sheet (With Period Change)

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2499-00-000	TOTAL LIABILITIES	745,126.32	773,028.82	-27,902.50
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00	5,668,053.00	0.00
2809-02-000	Retained Earnings-Unrestricted Net As	-1,864,411.40	-1,907,949.31	43,537.91
2809-99-000	TOTAL RETAINED EARNINGS:	3,803,641.60	3,760,103.69	43,537.91
2899-00-000	TOTAL EQUITY	3,803,641.60	3,760,103.69	43,537.91
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,548,767.92	4,533,132.51	15,635.41

**Dakota Park Partnership (.partdak)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	15,690.00	10,522.00	5,168.00	49.12	104,364.00	84,176.00	20,188.00	23.98	126,264.00
3112-02-000 Gain to Lease Sec8	-472.00	2,962.00	-3,434.00	-115.94	20,023.00	23,696.00	-3,673.00	-15.50	35,544.00
3119-00-000 Total Rental Income	15,218.00	13,484.00	1,734.00	12.86	124,387.00	107,872.00	16,515.00	15.31	161,808.00
3120-00-000 Other Tenant Income									
3120-03-000 Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,800.00
3120-04-000 Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	1,425.00	-1,425.00	-100.00	2,225.00
3120-05-000 Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	80.00	-80.00	-100.00	120.00
3120-06-000 NSF Charges	0.00	50.00	-50.00	-100.00	0.00	375.00	-375.00	-100.00	575.00
3120-10-000 Application Fees	0.00	0.00	0.00	N/A	320.00	0.00	320.00	N/A	0.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	1,400.00
3129-00-000 Total Other Tenant Income	0.00	510.00	-510.00	-100.00	320.00	4,080.00	-3,760.00	-92.16	6,120.00
3199-00-000 TOTAL TENANT INCOME	15,218.00	13,994.00	1,224.00	8.75	124,707.00	111,952.00	12,755.00	11.39	167,928.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	10,566.66	10,758.50	-191.84	-1.78	84,533.33	86,068.00	-1,534.67	-1.78	129,102.00
3499-00-000 TOTAL GRANT INCOME	10,566.66	10,758.50	-191.84	-1.78	84,533.33	86,068.00	-1,534.67	-1.78	129,102.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	0.00	15.00	-15.00	-100.00	39.58	120.00	-80.42	-67.02	180.00
3650-00-000 Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	320.00	-320.00	-100.00	480.00
3699-00-000 TOTAL OTHER INCOME	0.00	55.00	-55.00	-100.00	39.58	440.00	-400.42	-91.00	660.00
3999-00-000 TOTAL INCOME	25,784.66	24,807.50	977.16	3.94	209,279.91	198,460.00	10,819.91	5.45	297,690.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	0.00	3,178.90	3,178.90	100.00	10,314.27	25,431.20	15,116.93	59.44	38,146.80
4110-00-001 401K-401A Admin	0.00	127.16	127.16	100.00	385.25	1,017.28	632.03	62.13	1,525.92
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	254.31	254.31	100.00	710.74	2,034.48	1,323.74	65.07	3,051.72
4110-00-004 Workers Comp Admin	0.00	127.16	127.16	100.00	263.10	1,017.28	754.18	74.14	1,525.92
4110-00-007 Payroll Prep Fees	0.00	31.79	31.79	100.00	102.29	254.32	152.03	59.78	381.48
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-480.40	0.00	480.40	N/A	0.00
4110-07-000 Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	1,600.00	1,600.00	100.00	2,400.00
4110-99-000 Total Administrative Salaries	0.00	3,919.32	3,919.32	100.00	11,295.25	31,354.56	20,059.31	63.98	47,031.84
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4130-02-000 Criminal Background / Credit Checks/I	0.00	25.00	25.00	100.00	25.44	200.00	174.56	87.28	300.00
4130-03-000 Tenant Screening	0.00	0.00	0.00	N/A	553.52	0.00	-553.52	N/A	0.00
4130-04-000 General Legal Expense	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4130-99-000 Total Legal Expense	0.00	225.00	225.00	100.00	578.96	1,800.00	1,221.04	67.84	2,700.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4140-00-100 Travel/Mileage	0.00	10.00	10.00	100.00	0.00	80.00	80.00	100.00	120.00
4171-00-000 Auditing Fees	918.64	925.00	6.36	0.69	7,349.12	7,400.00	50.88	0.69	11,100.00
4173-00-000 Management Fee	1,986.60	1,986.60	0.00	0.00	15,892.80	15,892.80	0.00	0.00	23,839.20
4173-02-000 Asset Management Fee	500.00	500.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	6,000.00
4182-00-000 Consultants	0.00	0.00	0.00	N/A	710.12	0.00	-710.12	N/A	0.00
4189-00-000 Total Other Admin Expenses	3,405.24	3,446.60	41.36	1.20	27,952.04	27,572.80	-379.24	-1.38	41,359.20
4190-00-000 Miscellaneous Admin Expenses									

### Dakota Park Partnership (.partdak) Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	259.07	200.00	-59.07	-29.54	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	237.60	720.00	482.40	67.00	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	716.73	200.00	-516.73	-258.36	300.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4190-08-000	Postage	0.00	50.00	50.00	100.00	165.49	400.00	234.51	58.63	600.00
4190-09-000	Computer Software License Fees/Exp	0.00	1,333.33	1,333.33	100.00	9,333.38	10,666.64	1,333.26	12.50	15,999.96
4190-10-000	Copiers - Lease & Service	0.00	0.00	0.00	N/A	6.37	0.00	-6.37	N/A	0.00
4190-13-000	Internet	94.27	100.00	5.73	5.73	659.89	800.00	140.11	17.51	1,200.00
4190-19-000	IT Contract Fees	177.90	177.90	0.00	0.00	1,601.10	1,423.20	-177.90	-12.50	2,134.80
4190-22-000	Other Misc Admin Expenses	1,011.96	100.00	-911.96	-911.96	3,009.38	800.00	-2,209.38	-276.17	1,200.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	210.00	210.00	100.00	0.00	1,680.00	1,680.00	100.00	2,520.00
4190-23-000	Compliance Fees	0.00	0.00	0.00	N/A	1,512.00	0.00	-1,512.00	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	842.50	1,200.00	357.50	29.79	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	1,284.13	2,411.23	1,127.10	46.74	18,753.58	19,289.84	536.26	2.78	28,934.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,689.37	10,002.15	5,312.78	53.12	58,579.83	80,017.20	21,437.37	26.79	120,025.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	95.70	200.00	104.30	52.15	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	95.70	200.00	104.30	52.15	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	32.79	100.00	67.21	67.21	800.37	800.00	-0.37	-0.05	1,200.00
4320-00-000	Electricity	34.82	800.00	765.18	95.65	5,203.89	6,400.00	1,196.11	18.69	9,600.00
4340-00-000	Garbage/Trash Removal	0.00	1,100.00	1,100.00	100.00	8,281.20	8,800.00	518.80	5.90	13,200.00
4390-00-000	Sewer	0.00	150.00	150.00	100.00	2,265.40	1,200.00	-1,065.40	-88.78	1,800.00
4399-00-000	TOTAL UTILITY EXPENSES	67.61	2,150.00	2,082.39	96.86	16,550.86	17,200.00	649.14	3.77	25,800.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,649.54	2,911.77	-737.77	-25.34	52,430.24	23,294.16	-29,136.08	-125.08	34,941.24
4410-03-000	Maintenance - Compensated Absence:	0.00	0.00	0.00	N/A	-892.16	0.00	892.16	N/A	0.00
4410-06-000	401K-401A Maintenance	145.99	116.47	-29.52	-25.35	1,984.32	931.76	-1,052.56	-112.96	1,397.64
4410-07-000	Payroll Taxes Maintenance	276.46	232.94	-43.52	-18.68	3,983.07	1,863.52	-2,119.55	-113.74	2,795.28
4410-08-000	Health/Life Insurance Maint.	0.00	100.00	100.00	100.00	4,884.66	800.00	-4,084.66	-510.58	1,200.00
4410-09-000	Workers Comp Maintenance	121.29	116.47	-4.82	-4.14	1,523.03	931.76	-591.27	-63.46	1,397.64
4410-10-000	Payroll Prep Fees Maint.	29.69	29.12	-0.57	-1.96	548.76	232.96	-315.80	-135.56	349.44
4411-00-000	Maintenance Uniforms	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas:	0.00	25.00	25.00	100.00	857.04	200.00	-657.04	-328.52	300.00
4419-00-000	Total General Maint Expense	4,222.97	3,556.77	-666.20	-18.73	65,318.96	28,454.16	-36,864.80	-129.56	42,681.24
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4420-02-000	Supplies-Appliance Parts	83.93	130.00	46.07	35.44	131.07	1,040.00	908.93	87.40	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	150.00	150.00	100.00	317.92	1,200.00	882.08	73.51	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	648.07	200.00	-448.07	-224.04	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	1,004.90	400.00	-604.90	-151.22	600.00
4420-06-000	Supplies-Janitorial/Cleaning	147.00	25.00	-122.00	-488.00	467.04	200.00	-267.04	-133.52	300.00
4420-07-000	Repairs - Materials & Supplies	775.41	25.00	-750.41	-3,001.64	1,442.43	200.00	-1,242.43	-621.22	300.00
4420-08-000	Supplies-Plumbing	0.00	150.00	150.00	100.00	679.69	1,200.00	520.31	43.36	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	-137.54	200.00	337.54	168.77	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	21.38	2,000.00	1,978.62	98.93	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	-388.48	320.00	708.48	221.40	480.00

### Dakota Park Partnership (.partdak) Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4429-00-000	Total Materials	1,006.34	1,020.00	13.66	1.34	4,186.48	8,160.00	3,973.52	48.70	12,240.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	562.00	480.00	-82.00	-17.08	720.00
4430-03-000	Contract-Building Repairs - Exterior	279.00	100.00	-179.00	-179.00	279.00	800.00	521.00	65.12	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	151.35	400.00	248.65	62.16	600.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	500.00	500.00	100.00	1,307.00	4,000.00	2,693.00	67.32	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	2,000.00	2,400.00	400.00	16.67	4,100.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	452.55	400.00	-52.55	-13.14	3,550.08	3,200.00	-350.08	-10.94	4,800.00
4430-24-000	Contract-Grounds-Landscaping	0.00	1,000.00	1,000.00	100.00	10,000.00	8,000.00	-2,000.00	-25.00	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	2,400.00	2,400.00	100.00	3,600.00
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	9,750.00	0.00	-9,750.00	N/A	0.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	2,400.00	2,400.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4439-00-000	Total Contract Costs	731.55	3,760.00	3,028.45	80.54	27,599.43	30,080.00	2,480.57	8.25	45,620.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	5,960.86	8,336.77	2,375.91	28.50	97,104.87	66,694.16	-30,410.71	-45.60	100,541.24
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,431.31	2,905.59	-1,525.72	-52.51	25,498.26	23,244.72	-2,253.54	-9.69	34,867.08
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	2,562.13	2,100.00	-462.13	-22.01	3,150.00
4525-00-000	Real Estate Taxes	966.76	917.83	-48.93	-5.33	7,734.08	7,342.64	-391.44	-5.33	11,013.96
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	680.00	680.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	5,398.07	4,170.92	-1,227.15	-29.42	35,794.47	33,367.36	-2,427.11	-7.27	50,051.04
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	526.00	1,594.00	1,068.00	67.00	5,544.00	12,752.00	7,208.00	56.52	19,128.00
4715-03-000	FSS Escrow Payments	625.00	0.00	-625.00	N/A	4,375.00	0.00	-4,375.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,151.00	1,594.00	443.00	27.79	9,919.00	12,752.00	2,833.00	22.22	19,128.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	16,909.92	16,909.92	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	16,909.92	-45,490.08	-62,400.00	-137.17	-68,235.12
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	-975.99	300.00	1,275.99	425.33	0.00	2,400.00	2,400.00	100.00	3,600.00
5600-02-000	Stoves/Ranges	0.00	200.00	200.00	100.00	664.05	1,600.00	935.95	58.50	2,400.00
5600-03-000	Roofs	0.00	1,000.00	1,000.00	100.00	0.00	8,000.00	8,000.00	100.00	12,000.00
5600-04-000	Hot Water Heaters	0.00	300.00	300.00	100.00	0.00	2,400.00	2,400.00	100.00	3,600.00
5600-05-000	Parking Lots/Paving	0.00	600.00	600.00	100.00	0.00	4,800.00	4,800.00	100.00	7,200.00
5600-06-000	Cabinet/Counter Tops	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	2,000.00	2,000.00	100.00	3,500.00	16,000.00	12,500.00	78.12	24,000.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5600-13-000	Community Room	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
5600-14-000	Doors, Windows, Exterior	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
5600-15-000	Play Ground Equipment	0.00	1,500.00	1,500.00	100.00	0.00	12,000.00	12,000.00	100.00	18,000.00
5600-16-000	Interior Replacements	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
5600-17-000	Ceiling Fans	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
5600-18-000	Other Capital Replacement	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	-975.99	7,800.00	8,775.99	112.51	4,164.05	62,400.00	58,235.95	93.33	93,600.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-7,800.00	-7,800.00	-100.00	0.00	-62,400.00	-62,400.00	-100.00	-93,600.00
8000-00-000	TOTAL EXPENSES	18,404.66	36,192.58	17,787.92	49.15	239,118.70	289,540.64	50,421.94	17.41	434,810.96
9000-00-000	NET INCOME	7,380.00	-11,385.08	18,765.08	164.82	-29,838.79	-91,080.64	61,241.85	67.24	-137,120.96

**Dakota Park Partnership (.partdak)**

**Budget Comparison**

Period = Aug 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>NET INCOME BEFORE DEPRECIATION</b>	9,493.74				-12928.87				

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	2,129.71	20,578.43	-18,448.72
1111-15-000	Cash-Payroll	-6,082.63	-7,859.66	1,777.03
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	-3,352.92	13,318.77	-16,671.69
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	14,489.00	14,489.00	0.00
1112-02-000	Cash Restricted - FSS Escrow	6,463.00	5,838.00	625.00
1112-04-000	Cash Restricted-Reserve for Replac	8,437.08	7,103.74	1,333.34
1112-99-000	Total Restricted Cash	29,389.08	27,430.74	1,958.34
1118-00-000	Clearing	0.00	666.67	-666.67
1119-00-000	TOTAL CASH	26,036.16	41,416.18	-15,380.02
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	8,913.91	8,203.91	710.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-8,166.91	-8,166.91	0.00
1122-99-000	TOTAL: AR	747.00	37.00	710.00
1129-17-000	Due from Renaissance FAM Non ACC	5,424.10	5,424.10	0.00
1129-20-000	Due from LPHC	75,251.87	75,251.87	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	81,422.97	80,712.97	710.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-01-000	Prepaid Insurance	1,301.96	1,301.96	0.00
1211-02-000	Prepaid Software Licenses	-125.07	-125.07	0.00
1213-00-000	Utility Deposit	7,060.00	7,060.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	8,736.89	8,736.89	0.00
1300-00-000	TOTAL CURRENT ASSETS	116,196.02	130,866.04	-14,670.02
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	34,672.00	34,672.00	0.00
1400-06-000	Buildings	892,048.00	892,048.00	0.00
1400-06-200	Building Improvements	14,150.00	14,150.00	0.00
1400-08-000	Furniture & Fixtures	7,332.43	7,332.43	0.00
1405-01-000	Accum Depreciation-Buildings	-294,319.32	-292,292.43	-2,026.89
1405-02-000	Accum Depreciation- Misc FF&E	-8,511.30	-8,424.45	-86.85
1410-00-000	Intangible Assets			
1410-02-000	Compliance Fees	1,640.00	1,640.00	0.00
1410-03-000	Monitoring Fees	41,744.00	41,744.00	0.00
1411-01-000	AA Compliance Fees	-1,640.00	-1,640.00	0.00
1411-02-000	AA Monitoring Fees	-41,744.00	-41,744.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	645,371.81	647,485.55	-2,113.74
1499-00-000	TOTAL NONCURRENT ASSETS	645,371.81	647,485.55	-2,113.74
1999-00-000	TOTAL ASSETS	761,567.83	778,351.59	-16,783.76
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2111-00-000	A/P Vendors and Contractors	610.00	12,953.25	-12,343.25
2114-00-000	Tenant Security Deposits	14,489.00	14,489.00	0.00
2119-92-000	Accrued Property Taxes	8,138.31	7,171.55	966.76
2119-94-000	Accrued Interest - HOPE VI	742,876.07	742,876.07	0.00
2131-00-000	Accrued Interest Payable	6,287.00	6,287.00	0.00
2134-00-000	Accrued Interest - Future Advance	11,363.00	11,363.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27	1,772.27	0.00
2138-00-000	Accrued Audit Fees	-39,981.95	-28,906.95	-11,075.00
2138-00-001	Accrued audit fees - LHA	21,342.42	20,423.78	918.64
2145-00-000	Due to Federal Master	14,201.93	16,998.84	-2,796.91
2145-05-000	Due to (17) Renaissance Family Non-A	36,481.70	36,481.70	0.00
2146-00-000	Due to LPHC General	15,500.00	15,500.00	0.00
2240-00-000	Tenant Prepaid Rents	1,816.24	2,275.24	-459.00
2250-00-000	Contract Retentions	19,974.37	19,974.37	0.00
2260-00-000	Accrued Compensated Absences-Curre	251.11	251.11	0.00
2298-00-002	Note Payable PCHD	239,503.97	239,503.97	0.00
2299-00-000	<b>TOTAL CURRENT LIABILITIES</b>	<b>1,094,625.44</b>	<b>1,119,414.20</b>	<b>-24,788.76</b>
2300-00-000	<b>NONCURRENT LIABILITIES</b>			
2305-00-000	Accrued Compensated Absences-LT	466.36	466.36	0.00
2307-00-000	FSS Due to Tenant Long Term	6,463.00	5,838.00	625.00
2310-01-000	Due to Affiliates	149,859.50	149,859.50	0.00
2310-02-000	Due to Partner	19,033.64	19,033.64	0.00
2310-03-000	Due to GP	84,778.00	84,778.00	0.00
2310-04-000	Due to LP	21,142.00	21,142.00	0.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00	714,591.00	0.00
2310-30-000	Permanent Loan - LHA	101,380.00	101,380.00	0.00
2399-00-000	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>1,097,713.50</b>	<b>1,097,088.50</b>	<b>625.00</b>
2499-00-000	<b>TOTAL LIABILITIES</b>	<b>2,192,338.94</b>	<b>2,216,502.70</b>	<b>-24,163.76</b>
2800-00-000	<b>EQUITY</b>			
2801-00-000	<b>CONTRIBUTED CAPITAL</b>			
2802-01-000	Capital - LP	-1,219,110.00	-1,219,110.00	0.00
2802-02-000	Capital - GP2	240,496.13	240,496.13	0.00
2805-99-000	<b>TOTAL CONTRIBUTED CAPITAL</b>	<b>-978,613.87</b>	<b>-978,613.87</b>	<b>0.00</b>
2809-00-000	<b>RETAINED EARNINGS</b>			
2809-02-000	Retained Earnings-Unrestricted Net As	-452,157.24	-459,537.24	7,380.00
2809-99-000	<b>TOTAL RETAINED EARNINGS:</b>	<b>-452,157.24</b>	<b>-459,537.24</b>	<b>7,380.00</b>
2899-00-000	<b>TOTAL EQUITY</b>	<b>-1,430,771.11</b>	<b>-1,438,151.11</b>	<b>7,380.00</b>
2999-00-000	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>761,567.83</b>	<b>778,351.59</b>	<b>-16,783.76</b>

**Renaissance Partnership (.partren)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	68,083.00	67,448.00	635.00	0.94	529,961.00	539,584.00	-9,623.00	-1.78	809,376.00
3112-02-000 Gain to Lease Sec8	24,378.00	21,566.00	2,812.00	13.04	199,105.00	172,528.00	26,577.00	15.40	258,792.00
3119-00-000 Total Rental Income	92,461.00	89,014.00	3,447.00	3.87	729,066.00	712,112.00	16,954.00	2.38	1,068,168.00
3120-00-000 Other Tenant Income									
3120-01-100 Laundry Room Income	636.80	0.00	636.80	N/A	2,858.31	0.00	2,858.31	N/A	0.00
3120-03-000 Damages & Cleaning	9.00	150.00	-141.00	-94.00	428.00	1,200.00	-772.00	-64.33	1,800.00
3120-04-000 Late and Admin Charges	50.00	150.00	-100.00	-66.67	280.00	1,200.00	-920.00	-76.67	1,800.00
3120-05-000 Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,800.00
3120-06-000 NSF Charges	0.00	25.00	-25.00	-100.00	30.00	200.00	-170.00	-85.00	300.00
3120-09-000 Misc.Tenant Income	6.00	15.00	-9.00	-60.00	216.00	120.00	96.00	80.00	180.00
3120-10-000 Application Fees	120.00	60.00	60.00	100.00	705.00	480.00	225.00	46.88	720.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	600.00	800.00	-200.00	-25.00	1,200.00
3129-00-000 Total Other Tenant Income	821.80	650.00	171.80	26.43	5,117.31	5,200.00	-82.69	-1.59	7,800.00
3199-00-000 TOTAL TENANT INCOME	93,282.80	89,664.00	3,618.80	4.04	734,183.31	717,312.00	16,871.31	2.35	1,075,968.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	37,039.89	0.00	37,039.89	N/A	296,320.11	0.00	296,320.11	N/A	0.00
3499-00-000 TOTAL GRANT INCOME	37,039.89	0.00	37,039.89	N/A	296,320.11	0.00	296,320.11	N/A	0.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	0.00	90.00	-90.00	-100.00	0.00	720.00	-720.00	-100.00	1,080.00
3610-01-000 Interest Income - Unrestricted	3,792.41	10.00	3,782.41	37,824.10	28,759.03	80.00	28,679.03	35,848.79	120.00
3690-00-000 Other Income	0.00	0.00	0.00	N/A	15,652.53	0.00	15,652.53	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	3,792.41	100.00	3,692.41	3,692.41	44,411.56	800.00	43,611.56	5,451.44	1,200.00
3999-00-000 TOTAL INCOME	134,115.10	89,764.00	44,351.10	49.41	1,074,914.98	718,112.00	356,802.98	49.69	1,077,168.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	5,335.39	10,727.53	5,392.14	50.26	63,174.65	85,820.24	22,645.59	26.39	128,730.36
4110-00-001 401K-401A Admin	213.43	205.88	-7.55	-3.67	2,158.93	1,372.52	-786.41	-57.30	1,990.15
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	401.11	411.76	10.65	2.59	4,286.68	2,745.08	-1,541.60	-56.16	3,980.37
4110-00-004 Workers Comp Admin	176.93	205.88	28.95	14.06	1,523.18	1,372.52	-150.66	-10.98	1,990.15
4110-00-006 Legal Shield - Administrative	56.85	35.00	-21.85	-62.43	794.85	280.00	-514.85	-183.88	420.00
4110-00-007 Payroll Prep Fees	43.02	51.47	8.45	16.42	545.90	343.12	-202.78	-59.10	497.52
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-6,573.70	0.00	6,573.70	N/A	0.00
4110-07-000 Health/Life Insurance	882.57	890.00	7.51	0.84	15,274.21	7,120.64	-8,153.57	-114.51	10,680.96
4110-99-000 Total Administrative Salaries	7,109.30	12,527.60	5,418.30	43.25	81,184.70	99,054.12	17,869.42	18.04	148,289.51
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	1,072.50	1,110.00	37.50	3.38	4,625.70	8,880.00	4,254.30	47.91	13,320.00
4130-02-000 Criminal Background / Credit Checks/I	89.75	75.00	-14.75	-19.67	384.45	600.00	215.55	35.92	900.00
4130-03-000 Tenant Screening	0.00	0.00	0.00	N/A	42.50	0.00	-42.50	N/A	0.00
4130-04-000 General Legal Expense	162.50	20.00	-142.50	-712.50	1,235.00	160.00	-1,075.00	-671.88	240.00
4130-99-000 Total Legal Expense	1,324.75	1,205.00	-119.75	-9.94	6,287.65	9,640.00	3,352.35	34.78	14,460.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	0.00	150.00	150.00	100.00	254.25	1,200.00	945.75	78.81	1,800.00
4140-00-100 Travel/Mileage	5.36	0.00	-5.36	N/A	28.14	0.00	-28.14	N/A	0.00
4170-00-000 Accounting/Bookkeeping Fees	1,470.00	540.00	-930.00	-172.22	11,760.00	4,320.00	-7,440.00	-172.22	6,480.00
4171-00-000 Auditing Fees	2,480.32	775.00	-1,705.32	-220.04	19,842.56	6,200.00	-13,642.56	-220.04	9,300.00

### Renaissance Partnership (.partren) Budget Comparison

Period = Aug 2024  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4173-00-000	Management Fee	11,297.72	4,706.66	-6,591.06	-140.04	90,381.76	37,653.28	-52,728.48	-140.04	56,479.92
4173-02-000	Asset Management Fee	1,080.00	0.00	-1,080.00	N/A	8,640.00	0.00	-8,640.00	N/A	0.00
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	0.00	3,200.00	3,200.00	100.00	4,800.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	6,959.13	0.00	-6,959.13	N/A	0.00
4189-00-000	Total Other Admin Expenses	16,333.40	6,571.66	-9,761.74	-148.54	137,865.84	52,573.28	-85,292.56	-162.24	78,859.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	259.07	200.00	-59.07	-29.54	300.00
4190-02-000	Printing/Publications & Subscriptions	99.83	70.00	-29.83	-42.61	1,031.55	560.00	-471.55	-84.21	840.00
4190-03-000	Advertising Publications	0.00	200.00	200.00	100.00	0.00	1,600.00	1,600.00	100.00	2,400.00
4190-04-000	Stationery & Office Supplies	1,309.34	50.00	-1,259.34	-2,518.68	4,105.77	400.00	-3,705.77	-926.44	600.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	1,611.07	2,400.00	788.93	32.87	3,600.00
4190-07-000	Telephone	1,573.77	300.00	-1,273.77	-424.59	9,941.86	2,400.00	-7,541.86	-314.24	3,600.00
4190-08-000	Postage	4.32	60.00	55.68	92.80	1,317.05	480.00	-837.05	-174.39	720.00
4190-09-000	Computer Software License Fees/Exp	0.00	650.00	650.00	100.00	23,669.24	5,200.00	-18,469.24	-355.18	7,800.00
4190-10-000	Copiers - Lease & Service	414.58	130.00	-284.58	-218.91	3,350.35	1,040.00	-2,310.35	-222.15	1,560.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	366.48	0.00	-366.48	N/A	0.00
4190-13-000	Internet	640.80	260.00	-380.80	-146.46	6,018.35	2,080.00	-3,938.35	-189.34	3,120.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000	IT Contract Fees	958.48	750.00	-208.48	-27.80	7,172.80	6,000.00	-1,172.80	-19.55	9,000.00
4190-22-000	Other Misc Admin Expenses	2,209.82	200.00	-2,009.82	-1,004.91	8,070.52	1,600.00	-6,470.52	-404.41	2,400.00
4190-22-001	Finance Manager Share Salary	0.00	0.00	0.00	N/A	21.40	0.00	-21.40	N/A	0.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	0.00	3,200.00	3,200.00	100.00	4,800.00
4190-23-000	Compliance Fees	1,726.80	0.00	-1,726.80	N/A	6,907.20	0.00	-6,907.20	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	1,052.50	100.00	-952.50	-952.50	2,011.20	800.00	-1,211.20	-151.40	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	9,990.24	3,495.00	-6,495.24	-185.84	75,999.87	27,960.00	-48,039.87	-171.82	41,940.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	34,757.69	23,799.26	-10,958.43	-46.05	301,359.46	189,227.40	-112,132.06	-59.26	283,549.43
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	150.00	150.00	100.00	0.00	1,200.00	1,200.00	100.00	1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	100.00	0.00	1,200.00	1,200.00	100.00	1,800.00
4300-00-000	UTILITIES									
4310-00-000	Water	488.27	1,600.00	1,111.73	69.48	11,408.85	12,800.00	1,391.15	10.87	19,200.00
4320-00-000	Electricity	302.74	4,200.00	3,897.26	92.79	27,616.20	33,600.00	5,983.80	17.81	50,400.00
4340-00-000	Garbage/Trash Removal	34.10	1,600.00	1,565.90	97.87	13,154.03	12,800.00	-354.03	-2.77	19,200.00
4390-00-000	Sewer	1,494.37	3,300.00	1,805.63	54.72	29,938.86	26,400.00	-3,538.86	-13.40	39,600.00
4399-00-000	TOTAL UTILITY EXPENSES	2,319.48	10,700.00	8,380.52	78.32	82,117.94	85,600.00	3,482.06	4.07	128,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	39,393.37	17,228.00	-22,165.37	-128.66	241,434.64	137,824.00	-103,610.64	-75.18	206,736.00
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-12,208.29	0.00	12,208.29	N/A	0.00
4410-06-000	401K-401A Maintenance	1,413.94	689.12	-724.82	-105.18	7,032.45	5,512.96	-1,519.49	-27.56	8,269.44
4410-07-000	Payroll Taxes Maintenance	2,984.55	418.57	-2,565.98	-613.03	17,547.73	2,650.96	-14,896.77	-561.94	3,906.68
4410-08-000	Health/Life Insurance Maint.	5,152.92	2,876.56	-2,276.36	-79.13	44,690.92	23,012.48	-21,678.44	-94.20	34,518.72
4410-09-000	Workers Comp Maintenance	1,308.63	209.29	-1,099.34	-525.27	6,275.69	1,325.47	-4,950.22	-373.47	1,953.32
4410-10-000	Payroll Prep Fees Maint.	319.43	52.32	-267.11	-510.53	2,158.66	331.36	-1,827.30	-551.45	488.32
4410-11-000	Legal Shield - Maint	187.50	40.00	-147.50	-368.75	1,467.35	320.00	-1,147.35	-358.55	480.00
4411-00-000	Maintenance Uniforms	288.48	150.00	-138.48	-92.32	2,242.79	800.00	-1,442.79	-180.35	1,160.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	870.96	300.00	-570.96	-190.32	5,739.25	2,900.00	-2,839.25	-97.91	4,400.00
4419-00-000	Total General Maint Expense	51,919.78	21,963.86	-29,955.92	-136.39	316,381.19	174,677.23	-141,703.96	-81.12	261,912.48
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	3,129.50	650.00	-2,479.50	-381.46	3,170.10	5,200.00	2,029.90	39.04	7,800.00
4420-02-000	Supplies-Appliance Parts	580.21	250.00	-330.21	-132.08	8,669.71	2,000.00	-6,669.71	-333.49	3,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	1,211.71	100.00	-1,111.71	-1,111.71	3,015.01	800.00	-2,215.01	-276.88	1,200.00
4420-03-200	Window Treatments	356.04	130.00	-226.04	-173.88	1,302.11	1,040.00	-262.11	-25.20	1,560.00

### Renaissance Partnership (.partren) Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-04-000	Electrical - Supplies/Fixtures	1,268.46	200.00	-1,068.46	-534.23	6,242.41	1,600.00	-4,642.41	-290.15	2,400.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	188.21	0.00	-188.21	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	589.37	150.00	-439.37	-292.91	2,264.69	1,200.00	-1,064.69	-88.72	1,800.00
4420-07-000	Repairs - Materials & Supplies	924.44	100.00	-824.44	-824.44	2,119.73	800.00	-1,319.73	-164.97	1,200.00
4420-08-000	Supplies-Plumbing	515.68	270.00	-245.68	-90.99	6,740.60	2,160.00	-4,580.60	-212.06	3,240.00
4420-09-000	Supplies- Tools Equipmt	9.08	150.00	140.92	93.95	418.79	1,200.00	781.21	65.10	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	1,608.97	2,400.00	791.03	32.96	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	488.07	3,200.00	2,711.93	84.75	4,800.00
4420-10-100	Countertops/Cabinets	455.00	0.00	-455.00	N/A	825.00	0.00	-825.00	N/A	0.00
4420-10-200	Carpet and Flooring Supplies	38.14	0.00	-38.14	N/A	138.76	0.00	-138.76	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	300.00	300.00	100.00	2,774.41	2,400.00	-374.41	-15.60	3,600.00
4420-12-000	Supplies- Painting	998.81	200.00	-798.81	-399.40	2,537.04	1,600.00	-937.04	-58.56	2,400.00
4429-00-000	Total Materials	10,076.44	3,325.00	-6,751.44	-203.05	42,503.61	26,600.00	-15,903.61	-59.79	39,900.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	2,822.50	160.00	-2,662.50	-1,664.06	3,502.42	1,280.00	-2,222.42	-173.63	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	162.00	2,400.00	2,238.00	93.25	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,200.00	1,200.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	1,463.50	25.00	-1,438.50	-5,754.00	2,362.50	200.00	-2,162.50	-1,081.25	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	600.00	600.00	100.00	900.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	117.63	0.00	-117.63	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	500.00	500.00	100.00	6,909.00	4,000.00	-2,909.00	-72.72	6,000.00
4430-09-000	Contract-Other	0.00	0.00	0.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00
4430-11-000	Contract-Plumbing	350.00	0.00	-350.00	N/A	350.00	0.00	-350.00	N/A	0.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	870.00	870.00	100.00	1,150.00	6,960.00	5,810.00	83.48	10,440.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	2,163.50	0.00	-2,163.50	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	4,814.96	499.99	-4,314.97	-863.01	13,657.23	3,999.92	-9,657.31	-241.44	5,999.88
4430-24-000	Contract-Grounds-Landscaping	4,000.00	2,585.00	-1,415.00	-54.74	32,000.00	20,680.00	-11,320.00	-54.74	31,020.00
4430-24-200	Grounds-Tree Cutting	0.00	0.00	0.00	N/A	11,000.00	0.00	-11,000.00	N/A	0.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	1,950.00	5,916.64	3,966.64	67.04	8,874.96
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	19,598.00	0.00	-19,598.00	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4430-27-000	Contract - Lease	1,188.79	380.00	-808.79	-212.84	7,852.93	3,040.00	-4,812.93	-158.32	4,560.00
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	3,200.00	3,200.00	100.00	4,800.00
4439-00-000	Total Contract Costs	14,639.75	6,734.57	-7,905.18	-117.38	104,575.21	53,876.56	-50,698.65	-94.10	80,814.84
4499-00-000	TOTAL MAINTENANCE EXPENSES	76,635.97	32,023.43	-44,612.54	-139.31	463,460.01	255,153.79	-208,306.22	-81.64	382,627.32
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	19,603.13	7,361.42	-12,241.71	-166.30	139,428.74	58,891.36	-80,537.38	-136.76	88,337.04
4510-01-000	General Liability Insurance - Auto	0.00	2,605.32	2,605.32	100.00	3,202.20	20,842.56	17,640.36	84.64	31,263.84
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	19,603.13	10,216.74	-9,386.39	-91.87	142,630.94	81,733.92	-60,897.02	-74.51	122,600.88
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	0.00	0.00	0.00	N/A	862.00	0.00	-862.00	N/A	0.00
4715-01-002	Tenant Utility Payments - PH	2,188.00	1,900.00	-288.00	-15.16	18,569.00	15,200.00	-3,369.00	-22.16	22,800.00
4715-03-000	FSS Escrow Payments	3,054.99	800.00	-2,254.99	-281.87	30,501.96	6,400.00	-24,101.96	-376.59	9,600.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,242.99	2,700.00	-2,542.99	-94.18	49,932.96	21,600.00	-28,332.96	-131.17	32,400.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	20,639.37	20,639.37	0.00	0.00	164,755.39	163,764.96	-990.43	-0.60	246,322.44
4857-00-000	Debt Service Contra Account	-16,266.27	15,780.79	32,047.06	203.08	-129,853.06	126,246.32	256,099.38	202.86	189,369.48
4899-00-000	TOTAL FINANCING EXPENSES	4,373.10	36,420.16	32,047.06	87.99	34,902.33	290,011.28	255,108.95	87.97	435,691.92
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	57,653.22	0.00	0.00	461,225.76	461,225.76	0.00	0.00	691,838.64
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	1,983.92	1,983.92	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	43,881.21	-14,020.00	-31.95	463,209.68	351,049.68	-112,160.00	-31.95	526,574.52

**Renaissance Partnership (.partren)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	2,548.81	7,200.00	4,651.19	64.60	10,800.00
5600-02-000	Stoves/Ranges	0.00	600.00	600.00	100.00	2,862.35	4,800.00	1,937.65	40.37	7,200.00
5600-03-000	Roofs	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	523.20	250.00	-273.20	-109.28	1,113.02	2,000.00	886.98	44.35	3,000.00
5600-05-000	Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5600-06-000	Cabinet/Counter Tops	0.00	400.00	400.00	100.00	3,355.00	3,200.00	-155.00	-4.84	4,800.00
5600-07-000	Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	12,000.00	12,000.00	100.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	25,769.42	4,000.00	-21,769.42	-544.24	52,802.87	32,000.00	-20,802.87	-65.01	48,000.00
5600-12-000	Carpet & Flooring Replacement	2,193.50	0.00	-2,193.50	N/A	14,062.98	0.00	-14,062.98	N/A	0.00
5600-13-000	Community Room	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	3,000.00
5600-14-000	Doors, Windows, Exterior	0.00	0.00	0.00	N/A	3,818.22	0.00	-3,818.22	N/A	0.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	20,000.00	20,000.00	100.00	30,000.00
5600-16-000	Interior Replacements	0.00	0.00	0.00	N/A	1,412.00	0.00	-1,412.00	N/A	0.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	960.00	960.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	14,525.00	2,500.00	-12,025.00	-481.00	27,487.84	20,000.00	-7,487.84	-37.44	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	43,011.12	14,020.00	-28,991.12	-206.78	109,463.09	112,160.00	2,696.91	2.40	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-112,160.00	-112,160.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	243,844.69	187,930.80	-55,913.89	-29.75	1,647,076.41	1,499,896.07	-147,180.34	-9.81	2,250,124.07
9000-00-000	NET INCOME	-109,729.59	-98,166.80	-11,562.79	-11.78	-572,161.43	-781,784.07	209,622.64	26.81	-1,172,956.07
	<b>NET INCOME BEFORE DEPRECIATION</b>	<b>-51,828.38</b>			<b>-108,951.75</b>					

Renaissance Partnership (.partren)

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	929.01	59,966.40	-59,037.39
1111-15-000	Cash-Payroll	9,966.90	25,248.84	-15,281.94
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	11,895.91	86,215.24	-74,319.33
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	60,920.99	60,470.99	450.00
1112-02-000	Cash Restricted - FSS Escrow	79,459.10	77,782.91	1,676.19
1112-04-000	Cash Restricted-Reserve for Replac	13,713.79	30,460.22	-16,746.43
1112-06-000	Cash Restricted - Reserve/Escrow	1,756,999.86	1,753,559.78	3,440.08
1112-07-000	Restricted Cash - Partnership Devm	1,179.16	1,179.16	0.00
1112-08-000	Restricted Cash - OA Reserve	79,547.21	79,417.10	130.11
1112-09-000	Restricted Cash - AA Reserve	48,834.65	48,765.21	69.44
1112-99-000	Total Restricted Cash	2,040,654.76	2,051,635.37	-10,980.61
1119-00-000	TOTAL CASH	2,052,550.67	2,137,850.61	-85,299.94
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	55,433.00	57,224.32	-1,791.32
1122-01-000	Allowance for Doubtful Accounts-Tenar	-28,628.73	-28,628.73	0.00
1122-99-000	TOTAL: AR	26,804.27	28,595.59	-1,791.32
1129-00-000	A/R-Other	1,927.36	1,927.36	0.00
1129-16-000	Due from Dakota Park Non-ACC	36,481.70	36,481.70	0.00
1129-96-000	Due from Central Office Cost Center	65,458.31	65,458.31	0.00
1129-99-000	TOTAL: DUE FROM	101,940.01	101,940.01	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	130,671.64	132,462.96	-1,791.32
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	3,421.89	3,421.89	0.00
1211-02-000	Prepaid Software Licenses	-0.08	-0.08	0.00
1213-03-000	Utility Deposit - Electric	20,500.00	20,500.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	24,921.81	24,921.81	0.00
1300-00-000	TOTAL CURRENT ASSETS	2,208,144.12	2,295,235.38	-87,091.26
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	21,105,584.03	21,105,584.03	0.00
1400-06-200	Building Improvements	438,566.64	438,566.64	0.00
1400-07-000	Machinery & Equipment	150,483.39	150,483.39	0.00
1400-07-001	Automobiles/Vehicles	9,812.80	9,812.80	0.00
1400-08-000	Furniture & Fixtures	596,331.81	596,331.81	0.00
1400-10-000	Site Improvement-Infrastructure	2,382,356.15	2,382,356.15	0.00
1405-01-000	Accum Depreciation-Buildings	-10,972,452.72	-10,925,406.55	-47,046.17
1405-02-000	Accum Depreciation- Misc FF&E	-779,268.60	-778,588.03	-680.57
1405-03-000	Accum Depreciation-Infrastructure	-2,490,999.16	-2,481,072.68	-9,926.48
1410-00-000	Intangible Assets			
1410-01-001	Amortization Loan Cost	-6,131.00	-6,131.00	0.00
1410-03-000	Monitoring Fees	131,658.00	131,658.00	0.00
1411-01-000	AA Compliance Fees	-12.32	-12.04	-0.28
1411-02-000	AA Monitoring Fees	-131,658.00	-131,658.00	0.00
1411-03-000	AA Loan Costs	-14,058.24	-13,810.53	-247.71

Renaissance Partnership (.partren)

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1420-00-000	TOTAL FIXED ASSETS (NET)	10,432,474.78	10,490,375.99	-57,901.21
1465-01-000	Dwelling Equipment	4,463.00	4,463.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,436,937.78	10,494,838.99	-57,901.21
1999-00-000	TOTAL ASSETS	12,645,081.90	12,790,074.37	-144,992.47
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	-30,629.83	-24,952.12	-5,677.71
2114-00-000	Tenant Security Deposits	54,565.39	54,265.39	300.00
2114-02-000	Security Deposit Clearing Account	1,800.00	1,800.00	0.00
2114-03-000	Security Deposit-Pet	6,505.60	6,205.60	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17	10,976.17	0.00
2138-00-000	Accrued Audit Fees	-80,830.44	-69,755.44	-11,075.00
2138-00-001	Accrued audit fees - LHA	57,152.06	54,671.74	2,480.32
2145-00-000	Due to Federal Master	60,747.18	81,935.63	-21,188.45
2145-01-000	Due to (13) Dakota Park Public Housing	2,672.05	2,672.05	0.00
2145-04-000	Due to (16) Dakota Park Non-ACC	2,752.05	2,752.05	0.00
2146-00-000	Due to LPHC General	10,000.00	10,000.00	0.00
2149-27-000	Due to West Lake Mgmt.	40,998.00	40,998.00	0.00
2149-96-000	Due to Central Office Cost Center	355.13	355.13	0.00
2150-00-000	HAP Overpayments	900.00	900.00	0.00
2240-00-000	Tenant Prepaid Rents	7,815.44	5,686.42	2,129.02
2250-00-000	Contract Retentions	38,732.51	38,732.51	0.00
2255-00-004	State of FL Unclaimed Funds	-971.00	-971.00	0.00
2260-00-000	Accrued Compensated Absences-Curre	14,959.13	14,959.13	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	198,499.44	231,231.26	-32,731.82
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	27,741.24	27,741.24	0.00
2307-00-000	FSS Due to Tenant Long Term	79,459.10	77,782.91	1,676.19
2310-00-000	Notes Payable-LT	381,200.32	381,200.32	0.00
2310-40-000	Note Payable	2,031,210.59	2,031,210.59	0.00
2310-40-001	Short Term - Note Payable	-131,632.35	-127,425.10	-4,207.25
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,387,978.90	2,390,509.96	-2,531.06
2499-00-000	TOTAL LIABILITIES	2,586,478.34	2,621,741.22	-35,262.88
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	6,924,129.41	6,924,129.41	0.00
2802-02-000	Capital - GP2	7,123,264.00	7,123,264.00	0.00
2803-00-000	GP Equity	1,308,453.00	1,308,453.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	15,355,846.41	15,355,846.41	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,297,242.85	-5,187,513.26	-109,729.59
2809-99-000	TOTAL RETAINED EARNINGS:	-5,297,242.85	-5,187,513.26	-109,729.59

Renaissance Partnership (.partren)

### Balance Sheet (With Period Change)

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2899-00-000	TOTAL EQUITY	10,058,603.56	10,168,333.15	-109,729.59
2999-00-000	TOTAL LIABILITIES AND EQUITY	12,645,081.90	12,790,074.37	-144,992.47

**Colton Meadow, LLLP (56)**  
**Budget Comparison**

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	44,391.50	47,030.00	-2,638.50	-5.61	350,975.50	376,240.00	-25,264.50	-6.72	564,360.00
3112-02-000	Gain to Lease Sec8	25,171.50	20,208.00	4,963.50	24.56	192,452.95	161,664.00	30,788.95	19.05	242,496.00
3119-00-000	Total Rental Income	69,563.00	67,238.00	2,325.00	3.46	543,428.45	537,904.00	5,524.45	1.03	806,856.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	30.00	150.00	-120.00	-80.00	-152.99	1,200.00	-1,352.99	-112.75	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	0.00	120.00	-120.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	330.00	480.00	-150.00	-31.25	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	800.00	-800.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	30.00	650.00	-620.00	-95.38	177.01	5,200.00	-5,022.99	-96.60	7,800.00
3199-00-000	TOTAL TENANT INCOME	69,593.00	67,888.00	1,705.00	2.51	543,605.46	543,104.00	501.46	0.09	814,656.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	926.92	90.00	836.92	929.91	8,018.79	720.00	7,298.79	1,013.72	1,080.00
3610-01-000	Interest Income - Unrestricted	0.00	10.00	-10.00	-100.00	211.44	80.00	131.44	164.30	120.00
3699-00-000	TOTAL OTHER INCOME	926.92	100.00	826.92	826.92	8,230.23	800.00	7,430.23	928.78	1,200.00
3999-00-000	TOTAL INCOME	70,519.92	67,988.00	2,531.92	3.72	551,835.69	543,904.00	7,931.69	1.46	815,856.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,284.85	5,147.05	-2,137.80	-41.53	44,518.89	34,313.68	-10,205.21	-29.74	49,754.84
4110-00-001	401K-401A Admin	224.99	205.88	-19.11	-9.28	1,335.71	1,372.52	36.81	2.68	1,990.15
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	543.35	411.76	-131.59	-31.96	3,312.09	2,745.08	-567.01	-20.66	3,980.37
4110-00-004	Workers Comp Admin	238.22	205.88	-32.34	-15.71	1,173.81	1,372.52	198.71	14.48	1,990.15
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	221.40	280.00	58.60	20.93	420.00
4110-00-007	Payroll Prep Fees	58.32	51.47	-6.85	-13.31	398.39	343.12	-55.27	-16.11	497.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,781.58	0.00	1,781.58	N/A	0.00
4110-07-000	Health/Life Insurance	1,349.46	838.46	-511.00	-60.95	10,795.68	6,707.68	-4,088.00	-60.95	10,061.52
4110-99-000	Total Administrative Salaries	9,736.09	6,895.50	-2,840.59	-41.19	59,974.39	47,134.60	-12,839.79	-27.24	68,694.55
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	1,110.00	1,110.00	100.00	2,452.40	8,880.00	6,427.60	72.38	13,320.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	75.00	75.00	100.00	278.20	600.00	321.80	53.63	900.00
4130-04-000	General Legal Expense	0.00	20.00	20.00	100.00	1,235.00	160.00	-1,075.00	-671.88	240.00
4130-99-000	Total Legal Expense	0.00	1,205.00	1,205.00	100.00	3,965.60	9,640.00	5,674.40	58.86	14,460.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	150.00	150.00	100.00	1,680.27	1,200.00	-480.27	-40.02	1,800.00
4140-00-100	Travel/Mileage	3.57	0.00	-3.57	N/A	7.59	0.00	-7.59	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	4,320.00	4,320.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	862.50	775.00	-87.50	-11.29	3,510.42	6,200.00	2,689.58	43.38	9,300.00
4173-00-000	Management Fee	4,991.88	4,706.66	-285.22	-6.06	36,852.56	37,653.28	800.72	2.13	56,479.92
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	3,200.00	200.00	6.25	4,800.00
4189-00-000	Total Other Admin Expenses	6,397.95	6,571.66	173.71	2.64	49,370.84	52,573.28	3,202.44	6.09	78,859.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	602.17	200.00	-402.17	-201.08	300.00
4190-02-000	Printing/Publications & Subscriptions	45.26	70.00	24.74	35.34	812.36	560.00	-252.36	-45.06	840.00
4190-03-000	Advertising Publications	275.00	200.00	-75.00	-37.50	2,200.00	1,600.00	-600.00	-37.50	2,400.00

**Colton Meadow, LLLP (56)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000	Stationery & Office Supplies	488.79	50.00	-438.79	-877.58	1,152.22	400.00	-752.22	-188.06	600.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	410.07	2,400.00	1,989.93	82.91	3,600.00
4190-07-000	Telephone	235.89	300.00	64.11	21.37	1,205.43	2,400.00	1,194.57	49.77	3,600.00
4190-08-000	Postage	4.32	60.00	55.68	92.80	175.20	480.00	304.80	63.50	720.00
4190-09-000	Computer Software License Fees/Exp	0.00	650.00	650.00	100.00	4,550.00	5,200.00	650.00	12.50	7,800.00
4190-10-000	Copiers - Lease & Service	87.91	130.00	42.09	32.38	471.32	1,040.00	568.68	54.68	1,560.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	249.43	260.00	10.57	4.07	1,986.35	2,080.00	93.65	4.50	3,120.00
4190-19-000	IT Contract Fees	175.96	750.00	574.04	76.54	5,097.32	6,000.00	902.68	15.04	9,000.00
4190-22-000	Other Misc Admin Expenses	38.71	200.00	161.29	80.64	2,218.54	1,600.00	-618.54	-38.66	2,400.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	348.80	3,200.00	2,851.20	89.10	4,800.00
4190-23-000	Compliance Fees	697.60	0.00	-697.60	N/A	2,441.60	0.00	-2,441.60	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	499.50	100.00	-399.50	-399.50	1,261.60	800.00	-461.60	-57.70	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	2,798.37	3,495.00	696.63	19.93	25,055.14	27,960.00	2,904.86	10.39	41,940.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	18,932.41	18,167.16	-765.25	-4.21	138,365.97	137,307.88	-1,058.09	-0.77	203,954.47
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	150.00	150.00	100.00	94.36	1,200.00	1,105.64	92.14	1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	100.00	94.36	1,200.00	1,105.64	92.14	1,800.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	717.82	600.00	-117.82	-19.64	3,943.69	4,800.00	856.31	17.84	7,200.00
4340-00-000	Garbage/Trash Removal	3,411.57	3,100.00	-311.57	-10.05	30,055.87	24,800.00	-5,255.87	-21.19	37,200.00
4390-01-100	Water/Sewer Combined	5,839.04	5,600.00	-239.04	-4.27	47,704.09	44,800.00	-2,904.09	-6.48	67,200.00
4399-00-000	TOTAL UTILITY EXPENSES	9,968.43	9,300.00	-668.43	-7.19	81,703.65	74,400.00	-7,303.65	-9.82	111,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	4,923.94	5,232.15	308.21	5.89	42,805.25	33,136.95	-9,668.30	-29.18	48,833.40
4410-01-020	Maint Grounds-Overtime	0.00	0.00	0.00	N/A	1,788.75	0.00	-1,788.75	N/A	0.00
4410-03-000	Maintenance - Compensated Absences:	0.00	0.00	0.00	N/A	-3,308.65	0.00	3,308.65	N/A	0.00
4410-06-000	401K-401A Maintenance	193.39	209.29	15.90	7.60	1,432.86	1,325.47	-107.39	-8.10	1,953.32
4410-07-000	Payroll Taxes Maintenance	354.35	418.57	64.22	15.34	3,147.09	2,650.96	-496.13	-18.72	3,906.68
4410-08-000	Health/Life Insurance Maint.	1,111.83	568.92	-542.91	-95.43	13,286.23	4,551.36	-8,734.87	-191.92	6,827.04
4410-09-000	Workers Comp Maintenance	162.80	209.29	46.49	22.21	1,070.11	1,325.47	255.36	19.27	1,953.32
4410-10-000	Payroll Prep Fees Maint.	38.47	52.32	13.85	26.47	378.34	331.36	-46.98	-14.18	488.32
4410-11-000	Legal Shield - Maint	49.85	40.00	-9.85	-24.62	306.10	320.00	13.90	4.34	480.00
4411-00-000	Maintenance Uniforms	68.25	150.00	81.75	54.50	682.50	800.00	117.50	14.69	1,160.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea:	408.51	300.00	-108.51	-36.17	3,757.22	2,900.00	-857.22	-29.56	4,400.00
4419-00-000	Total General Maint Expense	7,311.39	7,180.54	-130.85	-1.82	65,345.80	47,341.57	-18,004.23	-38.03	70,002.08
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	650.00	650.00	100.00	6,284.22	5,200.00	-1,084.22	-20.85	7,800.00
4420-02-000	Supplies-Appliance Parts	849.60	250.00	-599.60	-239.84	9,098.24	2,000.00	-7,098.24	-354.91	3,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	346.32	1,000.00	653.68	65.37	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	269.08	100.00	-169.08	-169.08	2,724.75	800.00	-1,924.75	-240.59	1,200.00
4420-03-200	Window Treatments	43.44	130.00	86.56	66.58	1,263.63	1,040.00	-223.63	-21.50	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	800.34	200.00	-600.34	-300.17	8,411.54	1,600.00	-6,811.54	-425.72	2,400.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	231.68	0.00	-231.68	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	455.74	150.00	-305.74	-203.83	2,048.80	1,200.00	-848.80	-70.73	1,800.00
4420-06-001	Supplies-Janitorial (Emma Turner)	0.00	0.00	0.00	N/A	47.24	0.00	-47.24	N/A	0.00
4420-07-000	Repairs - Materials & Supplies	98.10	100.00	1.90	1.90	474.00	800.00	326.00	40.75	1,200.00
4420-08-000	Supplies-Plumbing	2,649.58	270.00	-2,379.58	-881.33	6,404.00	2,160.00	-4,244.00	-196.48	3,240.00
4420-09-000	Supplies- Tools Equipmt	162.09	150.00	-12.09	-8.06	485.20	1,200.00	714.80	59.57	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	376.36	2,400.00	2,023.64	84.32	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	23.59	400.00	376.41	94.10	89.00	3,200.00	3,111.00	97.22	4,800.00
4420-11-000	Supplies- HVAC	446.22	300.00	-146.22	-48.74	4,500.53	2,400.00	-2,100.53	-87.52	3,600.00
4420-12-000	Supplies- Painting	1,001.40	200.00	-801.40	-400.70	3,770.47	1,600.00	-2,170.47	-135.65	2,400.00

**Colton Meadow, LLLP (56)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4429-00-000	Total Materials	6,799.18	3,325.00	-3,474.18	-104.49	46,555.98	26,600.00	-19,955.98	-75.02	39,900.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	1,054.50	160.00	-894.50	-559.06	1,054.50	1,280.00	225.50	17.62	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	2,400.00	2,400.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,200.00	1,200.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	600.00	600.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	199.00	500.00	300.91	60.18	4,438.79	4,000.00	-438.79	-10.97	6,000.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	870.00	870.00	100.00	18,420.00	6,960.00	-11,460.00	-164.66	10,440.00
4430-18-000	Contract-Alarm Monitoring	674.29	499.99	-174.30	-34.86	4,636.41	3,999.92	-636.49	-15.91	5,999.88
4430-24-000	Contract-Grounds-Landscaping	2,000.00	2,585.00	585.00	22.63	16,000.00	20,680.00	4,680.00	22.63	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	7,360.00	5,916.64	-1,443.36	-24.39	8,874.96
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	10,115.75	0.00	-10,115.75	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4430-27-000	Contract - Lease	1,275.29	380.00	-895.29	-235.60	3,540.80	3,040.00	-500.80	-16.47	4,560.00
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	3,200.00	3,200.00	100.00	4,800.00
4439-00-000	Total Contract Costs	5,203.17	6,734.57	1,531.40	22.74	65,566.25	53,876.56	-11,689.69	-21.70	80,814.84
4499-00-000	TOTAL MAINTENANCE EXPENSES	19,313.74	17,240.11	-2,073.63	-12.03	177,468.03	127,818.13	-49,649.90	-38.84	190,716.92
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,377.71	7,361.42	-2,016.29	-27.39	59,991.26	58,891.36	-1,099.90	-1.87	88,337.04
4510-01-000	General Liability Insurance - Auto	658.75	2,605.32	1,946.57	74.72	5,999.63	20,842.56	14,842.93	71.21	31,263.84
4525-00-000	Real Estate Taxes	2,769.95	2,524.40	-245.55	-9.73	22,159.60	20,195.20	-1,964.40	-9.73	30,292.80
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	-2,851.00	2,000.00	4,851.00	242.55	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	12,806.41	12,741.14	-65.27	-0.51	85,299.49	101,929.12	16,629.63	16.31	152,893.68
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	669.59	669.59	100.00	1,339.18	5,356.72	4,017.54	75.00	8,035.08
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	8,209.52	8,209.52	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	152.16	152.16	0.00	0.00	1,217.28	1,217.28	0.00	0.00	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	22,544.00	22,544.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	3,996.35	4,665.94	669.59	14.35	33,309.98	37,327.52	4,017.54	10.76	55,991.28
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	313,417.52	313,417.52	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	9,275.36	9,275.36	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	322,692.88	210,532.88	-112,160.00	-53.27	315,799.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	0.00	7,200.00	7,200.00	100.00	10,800.00
5600-02-000	Stoves/Ranges	0.00	600.00	600.00	100.00	12.52	4,800.00	4,787.48	99.74	7,200.00
5600-03-000	Roofs	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	3,000.00
5600-05-000	Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5600-06-000	Cabinet/Counter Tops	0.00	400.00	400.00	100.00	0.00	3,200.00	3,200.00	100.00	4,800.00
5600-07-000	Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	12,000.00	12,000.00	100.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	491.13	4,000.00	3,508.87	87.72	8,168.75	32,000.00	23,831.25	74.47	48,000.00
5600-13-000	Community Room	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	3,000.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	20,000.00	20,000.00	100.00	30,000.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	960.00	960.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	0.00	2,500.00	2,500.00	100.00	15,748.84	20,000.00	4,251.16	21.26	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	491.13	14,020.00	13,528.87	96.50	23,930.11	112,160.00	88,229.89	78.66	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-112,160.00	-112,160.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	105,845.08	116,620.96	10,775.88	9.24	862,864.47	914,835.53	51,971.06	5.68	1,369,235.67
9000-00-000	NET INCOME	-35,325.16	-48,632.96	13,307.80	27.36	-311,028.78	-370,931.53	59,902.75	16.15	-553,379.67

**Colton Meadow, LLLP (56)**

**Budget Comparison**

Period = Aug 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>NET INCOME BEFORE DEPRECIATION</b>	5,011.45				11664.1				

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	24,228.79	-17,063.69	41,292.48
1111-15-000	Cash-Payroll	43,693.84	91,095.10	-47,401.26
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	68,522.63	74,631.41	-6,108.78
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	27,375.00	28,175.00	-800.00
1112-03-000	Cash Restricted-Operating Reserve	446,909.75	446,909.75	0.00
1112-04-000	Cash Restricted-Reserve for Replac	235,046.11	231,976.02	3,070.09
1112-05-000	Cash-Tax & Insurance Escrow	77,513.85	63,240.69	14,273.16
1112-99-000	Total Restricted Cash	786,844.71	770,301.46	16,543.25
1119-00-000	TOTAL CASH	855,367.34	844,932.87	10,434.47
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	33,181.22	36,346.72	-3,165.50
1122-01-000	Allowance for Doubtful Accounts-Tenar	-11,641.27	-11,641.27	0.00
1122-99-000	TOTAL: AR	21,539.95	24,705.45	-3,165.50
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61	101,151.61	0.00
1129-99-000	TOTAL: DUE FROM	101,151.61	101,151.61	0.00
1145-01-000	Accrued Interest Rec - WR	158,711.00	158,711.00	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	281,402.56	284,568.06	-3,165.50
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	1,592.64	1,791.73	-199.09
1211-01-000	Prepaid Insurance	89,168.17	98,374.09	-9,205.92
1211-02-000	Prepaid Software Licenses	5.94	5.94	0.00
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	96,766.75	106,171.76	-9,405.01
1300-00-000	TOTAL CURRENT ASSETS	1,233,536.65	1,235,672.69	-2,136.04
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	300,000.00	300,000.00	0.00
1400-06-000	Buildings	856,353.89	856,353.89	0.00
1400-06-100	Building Acquisition	2,010,000.00	2,010,000.00	0.00
1400-06-200	Building Improvements	5,861,925.11	5,861,925.11	0.00
1400-07-000	Machinery & Equipment	67,970.48	67,970.48	0.00
1400-07-001	Automobiles/Vehicles	15,484.50	15,484.50	0.00
1400-08-000	Furniture & Fixtures	1,503,657.00	1,503,657.00	0.00
1400-10-000	Site Improvement-Infrastructure	1,496,187.97	1,496,187.97	0.00
1405-01-000	Accum Depreciation-Buildings	-5,803,855.63	-5,764,678.44	-39,177.19
1410-00-000	Intangible Assets			
1410-02-001	Amortization Tax Credit Fees	-188,970.60	-187,811.18	-1,159.42
1410-03-000	Monitoring Fees	208,695.00	208,695.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	6,327,447.72	6,367,784.33	-40,336.61
1450-01-000	Site Improvement	16,364.00	16,364.00	0.00
1470-01-000	Non-Dwelling Structures	28,019.32	28,019.32	0.00
1475-01-000	Non-Dwelling Equipment	60,262.45	60,262.45	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	6,432,093.49	6,472,430.10	-40,336.61

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1999-00-000	TOTAL ASSETS	7,665,630.14	7,708,102.79	-42,472.65
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	16,941.45	16,689.74	251.71
2114-00-000	Tenant Security Deposits	26,275.00	27,075.00	-800.00
2114-02-000	Security Deposit Clearing Account	-2,851.00	-2,851.00	0.00
2114-03-000	Security Deposit-Pet	1,100.00	1,100.00	0.00
2119-92-000	Accrued Property Taxes	17,308.67	14,538.72	2,769.95
2131-00-000	Accrued Interest Payable	6,593.41	5,415.06	1,178.35
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30	3,283.30	0.00
2138-00-000	Accrued Audit Fees	-2,389.58	7,822.92	-10,212.50
2149-29-000	Due to Polk County Developers, Inc.	362,901.17	362,901.17	0.00
2240-00-000	Tenant Prepaid Rents	2,641.27	2,976.27	-335.00
2260-00-000	Accrued Compensated Absences-Curre	1,754.03	1,754.03	0.00
2296-00-000	First Mortgage - TCAP	1,231,424.00	1,231,424.00	0.00
2296-01-000	Tax Credit Exchange Program (TCEP)	1,692,262.40	1,692,262.40	0.00
2296-02-000	HOME Funds	115,899.60	115,899.60	0.00
2297-00-000	Mortgage Note Payable	450,845.00	450,845.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	3,923,988.72	3,931,136.21	-7,147.49
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,257.50	3,257.50	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,257.50	3,257.50	0.00
2499-00-000	TOTAL LIABILITIES	3,927,246.22	3,934,393.71	-7,147.49
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	1,205,286.00	1,205,286.00	0.00
2803-00-000	GP Equity	46.12	46.12	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12	1,205,332.12	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net As	2,533,051.80	2,568,376.96	-35,325.16
2809-99-000	TOTAL RETAINED EARNINGS:	2,533,051.80	2,568,376.96	-35,325.16
2899-00-000	TOTAL EQUITY	3,738,383.92	3,773,709.08	-35,325.16
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,665,630.14	7,708,102.79	-42,472.65

**Villas at Lake Bonnet, LLLP (57)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	45,551.00	42,218.00	3,333.00	7.89	353,348.00	338,879.00	14,469.00	4.27	507,751.00
3112-02-000 Gain to Lease Sec8	26,095.00	21,126.00	4,969.00	23.52	191,444.00	170,620.00	20,824.00	12.20	255,124.00
3119-00-000 Total Rental Income	71,646.00	63,344.00	8,302.00	13.11	544,792.00	509,499.00	35,293.00	6.93	762,875.00
3120-00-000 Other Tenant Income									
3120-03-000 Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	520.00	-520.00	-100.00	780.00
3120-04-000 Late and Admin Charges	-70.00	100.00	-170.00	-170.00	-30.00	800.00	-830.00	-103.75	1,200.00
3120-05-000 Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00
3120-07-000 Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00
3120-09-000 Misc.Tenant Income	0.00	50.00	-50.00	-100.00	0.00	550.00	-550.00	-100.00	750.00
3120-10-000 Application Fees	0.00	50.00	-50.00	-100.00	260.00	400.00	-140.00	-35.00	600.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	800.00	-800.00	-100.00	1,200.00
3129-00-000 Total Other Tenant Income	-70.00	415.00	-485.00	-116.87	230.00	3,470.00	-3,240.00	-93.37	5,130.00
3199-00-000 TOTAL TENANT INCOME	71,576.00	63,759.00	7,817.00	12.26	545,022.00	512,969.00	32,053.00	6.25	768,005.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	1,025.69	10.00	1,015.69	10,156.90	8,652.36	170.00	8,482.36	4,989.62	210.00
3610-01-000 Interest Income - Unrestricted	31.26	10.00	21.26	212.60	269.22	195.00	74.22	38.06	235.00
3699-00-000 TOTAL OTHER INCOME	1,056.95	20.00	1,036.95	5,184.75	8,921.58	365.00	8,556.58	2,344.27	445.00
3999-00-000 TOTAL INCOME	72,632.95	63,779.00	8,853.95	13.88	553,943.58	513,334.00	40,609.58	7.91	768,450.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	7,317.55	8,206.77	889.22	10.84	45,783.87	51,976.21	6,192.34	11.91	76,596.52
4110-00-001 401K-401A Admin	230.30	328.27	97.97	29.84	1,369.59	2,079.06	709.47	34.12	3,063.88
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	550.16	656.54	106.38	16.20	3,450.94	4,158.07	707.13	17.01	6,127.68
4110-00-004 Workers Comp Admin	242.64	328.27	85.63	26.09	1,198.32	2,079.06	880.74	42.36	3,063.88
4110-00-006 Legal Shield - Administrative	56.85	45.85	-11.00	-23.99	418.90	366.80	-52.10	-14.20	550.20
4110-00-007 Payroll Prep Fees	59.39	82.07	22.68	27.63	406.59	519.76	113.17	21.77	765.96
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,049.92	0.00	1,049.92	N/A	0.00
4110-07-000 Health/Life Insurance	408.51	272.00	-136.51	-50.19	3,371.22	2,717.30	-653.92	-24.07	4,130.08
4110-99-000 Total Administrative Salaries	8,865.40	9,919.77	1,054.37	10.63	54,949.51	63,896.26	8,946.75	14.00	94,298.20
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	32.50	50.00	17.50	35.00	162.50	400.00	237.50	59.38	600.00
4130-02-000 Criminal Background / Credit Checks/L	0.00	50.00	50.00	100.00	215.40	400.00	184.60	46.15	600.00
4130-04-000 General Legal Expense	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4130-99-000 Total Legal Expense	32.50	150.00	117.50	78.33	377.90	1,200.00	822.10	68.51	1,800.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	0.00	150.00	150.00	100.00	278.50	1,200.00	921.50	76.79	1,800.00
4140-00-100 Travel/Mileage	5.58	25.00	19.42	77.68	9.60	200.00	190.40	95.20	300.00
4170-00-000 Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	4,500.00	4,500.00	0.00	0.00	6,750.00
4171-00-000 Auditing Fees	862.50	775.00	-87.50	-11.29	3,510.42	6,200.00	2,689.58	43.38	9,300.00
4173-00-000 Management Fee	4,615.17	4,434.08	-181.09	-4.08	37,460.50	35,664.93	-1,795.57	-5.03	53,401.25
4173-02-000 Asset Management Fee	0.00	0.00	0.00	N/A	10,354.91	0.00	-10,354.91	N/A	0.00
4173-03-000 Asset Management Fee-FHFC	0.00	850.00	850.00	100.00	3,000.00	6,800.00	3,800.00	55.88	10,200.00
4189-00-000 Total Other Admin Expenses	6,045.75	6,796.58	750.83	11.05	59,113.93	54,564.93	-4,549.00	-8.34	81,751.25
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	259.07	400.00	140.93	35.23	600.00
4190-02-000 Printing/Publications & Subscriptions	45.26	50.00	4.74	9.48	598.29	400.00	-198.29	-49.57	600.00

**Villas at Lake Bonnet, LLLP (57)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-03-000 Advertising Publications	0.00	225.00	225.00	100.00	1,925.00	1,800.00	-125.00	-6.94	2,700.00
4190-04-000 Stationery & Office Supplies	53.52	200.00	146.48	73.24	1,002.03	1,600.00	597.97	37.37	2,400.00
4190-06-000 Computer Equipment	0.00	125.00	125.00	100.00	410.07	1,000.00	589.93	58.99	1,500.00
4190-07-000 Telephone	205.69	155.00	-50.69	-32.70	919.75	1,240.00	320.25	25.83	1,860.00
4190-08-000 Postage	4.32	65.00	60.68	93.35	254.77	520.00	265.23	51.01	780.00
4190-09-000 Computer Software License Fees/Exp	0.00	750.00	750.00	100.00	5,067.93	6,000.00	932.07	15.53	9,000.00
4190-10-000 Copiers - Lease & Service	72.53	150.00	77.47	51.65	644.74	1,200.00	555.26	46.27	1,800.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000 Internet	209.33	200.00	-9.33	-4.66	1,653.42	1,600.00	-53.42	-3.34	2,400.00
4190-19-000 IT Contract Fees	175.96	800.00	624.04	78.00	4,670.36	6,400.00	1,729.64	27.03	9,600.00
4190-22-000 Other Misc Admin Expenses	38.71	220.00	181.29	82.40	2,176.44	1,760.00	-416.44	-23.66	2,640.00
4190-22-300 Misc Renting Expense & Compliance C	0.00	350.00	350.00	100.00	361.25	2,800.00	2,438.75	87.10	4,200.00
4190-23-000 Compliance Fees	722.51	0.00	-722.51	N/A	2,528.75	0.00	-2,528.75	N/A	0.00
4190-24-000 Govt Licenses-Fees-Permits	270.30	100.00	-170.30	-170.30	1,047.40	800.00	-247.40	-30.92	1,200.00
4191-00-000 Total Miscellaneous Admin Expenses	1,798.13	3,440.00	1,641.87	47.73	23,641.43	27,520.00	3,878.57	14.09	41,280.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	16,741.78	20,306.35	3,564.57	17.55	138,082.77	147,181.19	9,098.42	6.18	219,129.45
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	25.00	25.00	100.00	105.29	200.00	94.71	47.36	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	105.29	200.00	94.71	47.36	300.00
4300-00-000 UTILITIES									
4320-00-000 Electricity	468.72	400.00	-68.72	-17.18	3,049.97	3,200.00	150.03	4.69	4,800.00
4340-00-000 Garbage/Trash Removal	3,405.03	3,000.00	-405.03	-13.50	26,370.70	24,000.00	-2,370.70	-9.88	36,000.00
4390-00-000 Sewer	7.70	0.00	-7.70	N/A	345.84	0.00	-345.84	N/A	0.00
4390-01-100 Water/Sewer Combined	4,499.93	4,600.00	100.07	2.18	36,946.09	36,800.00	-146.09	-0.40	55,200.00
4399-00-000 TOTAL UTILITY EXPENSES	8,381.38	8,000.00	-381.38	-4.77	66,712.60	64,000.00	-2,712.60	-4.24	96,000.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	4,674.00	5,180.73	506.73	9.78	34,234.13	32,811.29	-1,422.84	-4.34	48,353.48
4410-03-000 Maintenance - Compensated Absence:	0.00	0.00	0.00	N/A	-4,438.15	0.00	4,438.15	N/A	0.00
4410-06-000 401K-401A Maintenance	183.56	207.23	23.67	11.42	1,185.70	1,312.44	126.74	9.66	1,934.12
4410-07-000 Payroll Taxes Maintenance	404.50	414.46	9.96	2.40	2,409.69	2,624.93	215.24	8.20	3,868.32
4410-08-000 Health/Life Insurance Maint.	695.52	1,324.44	628.92	47.49	5,590.56	7,442.12	1,851.56	24.88	10,847.84
4410-09-000 Workers Comp Maintenance	154.43	207.23	52.80	25.48	834.10	1,312.44	478.34	36.45	1,934.12
4410-10-000 Payroll Prep Fees Maint.	36.44	51.81	15.37	29.67	287.50	328.13	40.63	12.38	483.56
4410-11-000 Legal Shield - Maint	56.85	45.85	-11.00	-23.99	334.10	366.80	32.70	8.91	550.20
4411-00-000 Maintenance Uniforms	65.00	85.00	20.00	23.53	503.75	505.00	1.25	0.25	740.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	282.60	200.00	-82.60	-41.30	1,565.70	1,600.00	34.30	2.14	2,400.00
4419-00-000 Total General Maint Expense	6,552.90	7,716.75	1,163.85	15.08	42,507.08	48,303.15	5,796.07	12.00	71,111.64
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	250.00	250.00	100.00	2,901.10	2,000.00	-901.10	-45.06	3,000.00
4420-02-000 Supplies-Appliance Parts	421.22	675.00	253.78	37.60	3,705.27	5,400.00	1,694.73	31.38	8,100.00
4420-03-000 Supplies-Painting/Decorating	0.00	1,160.00	1,160.00	100.00	412.13	9,280.00	8,867.87	95.56	13,920.00
4420-03-100 Hardware Doors/Windows/Locks	71.24	130.00	58.76	45.20	840.40	1,040.00	199.60	19.19	1,560.00
4420-03-200 Window Treatments	0.00	50.00	50.00	100.00	612.90	400.00	-212.90	-53.22	600.00
4420-04-000 Electrical - Supplies/Fixtures	368.01	700.00	331.99	47.43	5,656.04	5,600.00	-56.04	-1.00	8,400.00
4420-05-000 Supplies-Exterminating	0.00	0.00	0.00	N/A	258.96	0.00	-258.96	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	326.50	110.00	-216.50	-196.82	1,847.07	880.00	-967.07	-109.89	1,320.00
4420-07-000 Repairs - Materials & Supplies	193.63	25.00	-168.63	-674.52	885.94	200.00	-685.94	-342.97	300.00
4420-08-000 Supplies-Plumbing	531.33	350.00	-181.33	-51.81	2,941.84	2,800.00	-141.84	-5.07	4,200.00
4420-09-000 Supplies- Tools Equipmt	64.17	100.00	35.83	35.83	481.19	800.00	318.81	39.85	1,200.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	810.00	1,000.00	190.00	19.00	1,500.00
4420-10-100 Countertops/Cabinets	0.00	0.00	0.00	N/A	225.00	0.00	-225.00	N/A	0.00
4420-11-000 Supplies- HVAC	677.18	700.00	22.82	3.26	3,485.05	5,600.00	2,114.95	37.77	8,400.00
4420-12-000 Supplies- Painting	520.34	250.00	-270.34	-108.14	3,588.64	2,000.00	-1,588.64	-79.43	3,000.00

**Villas at Lake Bonnet, LLLP (57)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4429-00-000 Total Materials	3,173.62	4,625.00	1,451.38	31.38	28,651.53	37,000.00	8,348.47	22.56	55,500.00
4430-00-000 Contract Costs									
4430-01-100 Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4430-05-000 Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	214.50	530.25	315.75	59.55	3,856.04	4,242.00	385.96	9.10	6,363.00
4430-11-000 Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	1,200.00	1,200.00	100.00	1,800.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	2,850.00	7,200.00	4,350.00	60.42	10,800.00
4430-18-000 Contract-Alarm Monitoring	570.87	525.00	-45.87	-8.74	4,331.16	4,200.00	-131.16	-3.12	6,300.00
4430-23-000 Contract-Consultants	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4430-24-000 Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	16,666.64	21,600.00	4,933.36	22.84	32,400.00
4430-24-200 Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	8,000.00	8,000.00	100.00	12,000.00
4430-24-300 Contract-Pressure Wash	0.00	500.00	500.00	100.00	2,900.00	4,000.00	1,100.00	27.50	6,000.00
4430-24-400 Unit Turn Services	0.00	0.00	0.00	N/A	3,150.00	0.00	-3,150.00	N/A	0.00
4430-27-000 Contract - Lease	379.43	368.36	-11.07	-3.01	2,600.66	2,946.88	346.22	11.75	4,420.32
4430-28-000 Unit Inspections	0.00	420.00	420.00	100.00	0.00	3,360.00	3,360.00	100.00	5,040.00
4439-00-000 Total Contract Costs	3,248.13	7,243.61	3,995.48	55.16	36,354.50	57,948.88	21,594.38	37.26	86,923.32
4499-00-000 TOTAL MAINTENANCE EXPENSES	12,974.65	19,585.36	6,610.71	33.75	107,513.11	143,252.03	35,738.92	24.95	213,534.96
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance - Property/Liability	9,582.04	6,962.61	-2,619.43	-37.62	66,199.23	55,700.88	-10,498.35	-18.85	83,551.32
4510-01-000 General Liability Insurance - Auto	658.75	434.15	-224.60	-51.73	5,143.78	3,473.20	-1,670.58	-48.10	5,209.80
4521-00-000 Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4525-00-000 Real Estate Taxes	3,523.52	3,260.62	-262.90	-8.06	28,188.16	26,084.96	-2,103.20	-8.06	39,127.44
4570-00-000 Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	13,764.31	10,732.38	-3,031.93	-28.25	99,531.17	85,859.04	-13,672.13	-15.92	128,788.56
4800-00-000 FINANCING EXPENSE									
4853-02-000 Loan Servicing Fee	0.00	645.98	645.98	100.00	3,875.86	5,167.84	1,291.98	25.00	7,751.76
4855-00-000 Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	25,461.68	25,461.68	0.00	0.00	38,192.52
4855-03-000 Interest Expense - Home Loan	171.98	171.98	0.00	0.00	1,375.84	1,375.84	0.00	0.00	2,063.76
4855-04-000 Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	50,493.84	50,493.84	0.00	0.00	75,740.76
4899-00-000 TOTAL FINANCING EXPENSES	9,666.42	10,312.40	645.98	6.26	81,207.22	82,499.20	1,291.98	1.57	123,748.80
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	39,609.87	39,609.87	0.00	0.00	316,878.96	316,878.96	0.00	0.00	475,318.44
5100-50-000 Amortization Expense	1,542.52	1,542.52	0.00	0.00	12,340.16	12,340.16	0.00	0.00	18,510.24
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	329,219.12	230,339.12	-98,880.00	-42.93	345,508.68
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000 Refrigerators	0.00	900.00	900.00	100.00	577.00	7,200.00	6,623.00	91.99	10,800.00
5600-02-000 Stoves/Ranges	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5600-04-000 Hot Water Heaters	0.00	390.00	390.00	100.00	0.00	3,120.00	3,120.00	100.00	4,680.00
5600-06-000 Cabinet/Counter Tops	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5600-08-000 HVAC(Buildings, units, etc...)	491.13	5,000.00	4,508.87	90.18	30,185.60	40,000.00	9,814.40	24.54	60,000.00
5600-11-000 Furnace Replacement	0.00	150.00	150.00	100.00	0.00	1,200.00	1,200.00	100.00	1,800.00
5600-13-000 Community Room	0.00	300.00	300.00	100.00	0.00	2,400.00	2,400.00	100.00	3,600.00
5600-15-000 Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	20,000.00	20,000.00	100.00	30,000.00
5600-17-000 Ceiling Fans	0.00	120.00	120.00	100.00	0.00	960.00	960.00	100.00	1,440.00
5600-18-000 Other Capital Replacement	8,471.04	2,000.00	-6,471.04	-323.55	45,009.46	16,000.00	-29,009.46	-181.31	24,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPEN	8,962.17	12,360.00	3,397.83	27.49	75,772.06	98,880.00	23,107.94	23.37	148,320.00
5699-01-000 Rmbrs. Replacement Reserve	0.00	-12,360.00	-12,360.00	-100.00	0.00	-98,880.00	-98,880.00	-100.00	-148,320.00
8000-00-000 TOTAL EXPENSES	111,643.10	122,473.88	10,830.78	8.84	898,143.34	951,090.58	52,947.24	5.57	1,423,650.45
9000-00-000 NET INCOME	-39,010.15	-58,694.88	19,684.73	33.54	-344,199.76	-437,756.58	93,556.82	21.37	-655,200.45
<b>NET INCOME BEFORE DEPRECIATION</b>	<b>2,142.24</b>				<b>-14980.64</b>				

BS

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	23,653.48	13,495.92	10,157.56
1111-15-000	Cash-Payroll	69,949.14	128,850.38	-58,901.24
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	94,202.62	142,946.30	-48,743.68
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	30,975.00	30,975.00	0.00
1112-03-000	Cash Restricted-Operating Reserve	466,530.17	466,530.17	0.00
1112-04-000	Cash Restricted-Reserve for Replac	277,470.42	274,159.25	3,311.17
1112-05-000	Cash-Tax & Insurance Escrow	93,003.42	78,265.88	14,737.54
1112-99-000	Total Restricted Cash	867,979.01	849,930.30	18,048.71
1119-00-000	TOTAL CASH	962,181.63	992,876.60	-30,694.97
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	21,746.00	16,128.00	5,618.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,945.00	-5,945.00	0.00
1122-99-000	TOTAL: AR	15,801.00	10,183.00	5,618.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	15,801.00	10,183.00	5,618.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	1,716.00	1,930.50	-214.50
1211-01-000	Prepaid Insurance	73,972.16	83,382.41	-9,410.25
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	81,188.16	90,812.91	-9,624.75
1300-00-000	TOTAL CURRENT ASSETS	1,059,170.79	1,093,872.51	-34,701.72
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	300,000.00	300,000.00	0.00
1400-06-000	Buildings	11,478,455.60	11,478,455.60	0.00
1400-06-200	Building Improvements	20,181.47	20,181.47	0.00
1400-07-000	Machinery & Equipment	498.98	498.98	0.00
1400-07-001	Automobiles/Vehicles	24,842.11	24,842.11	0.00
1400-08-000	Furniture & Fixtures	437,374.39	437,374.39	0.00
1400-10-000	Site Improvement-Infrastructure	688,655.00	688,655.00	0.00
1405-01-000	Accum Depreciation-Buildings	-5,746,654.80	-5,711,107.82	-35,546.98
1405-02-000	Accum Depreciation- Misc FF&E	-460,952.79	-460,715.76	-237.03
1405-03-000	Accum Depreciation-Infrastructure	-622,128.52	-618,302.66	-3,825.86
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	41,419.00	41,419.00	0.00
1410-01-001	Amortization Loan Cost	28,323.36	28,150.78	172.58
1410-02-000	Compliance Fees	246,589.00	246,589.00	0.00
1410-02-001	Amortization Tax Credit Fees	-224,671.52	-223,301.58	-1,369.94
1420-00-000	TOTAL FIXED ASSETS (NET)	6,155,284.56	6,196,436.95	-41,152.39
1499-00-000	TOTAL NONCURRENT ASSETS	6,155,284.56	6,196,436.95	-41,152.39
1999-00-000	TOTAL ASSETS	7,214,455.35	7,290,309.46	-75,854.11
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			

BS

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2100-00-000	<b>CURRENT LIABILITIES</b>			
2111-00-000	A/P Vendors and Contractors	50,647.83	90,683.23	-40,035.40
2114-00-000	Tenant Security Deposits	28,175.00	28,175.00	0.00
2114-03-000	Security Deposit-Pet	2,800.00	2,800.00	0.00
2119-92-000	Accrued Property Taxes	29,772.03	26,248.51	3,523.52
2119-96-000	Accrued Management Fee Payable	10,750.00	10,750.00	0.00
2131-00-000	Accrued Interest Payable	24,090.17	20,735.48	3,354.69
2132-00-000	Accrued Interest - 2nd Mortgage	884,208.16	877,896.43	6,311.73
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94	4,132.94	0.00
2138-00-000	Accrued Audit Fees	-2,389.58	7,822.92	-10,212.50
2240-00-000	Tenant Prepaid Rents	4,209.00	3,995.00	214.00
2260-00-000	Accrued Compensated Absences-Curre	2,077.35	2,077.35	0.00
2296-00-000	First Mortgage - TCAP	3,819,255.00	3,819,255.00	0.00
2296-02-000	HOME Funds	131,028.00	131,028.00	0.00
2297-00-000	Mortgage Note Payable	1,009,877.00	1,009,877.00	0.00
2299-00-000	<b>TOTAL CURRENT LIABILITIES</b>	<b>5,987,882.90</b>	<b>6,024,726.86</b>	<b>-36,843.96</b>
2300-00-000	<b>NONCURRENT LIABILITIES</b>			
2305-00-000	Accrued Compensated Absences-LT	3,857.94	3,857.94	0.00
2399-00-000	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>14,607.94</b>	<b>14,607.94</b>	<b>0.00</b>
2499-00-000	<b>TOTAL LIABILITIES</b>	<b>6,002,490.84</b>	<b>6,039,334.80</b>	<b>-36,843.96</b>
2800-00-000	<b>EQUITY</b>			
2801-00-000	<b>CONTRIBUTED CAPITAL</b>			
2802-00-000	Contributed Capital	-57,442.26	-57,442.26	0.00
2802-01-000	Capital - LP	6,807,962.00	6,807,962.00	0.00
2803-00-000	GP Equity	-162.00	-162.00	0.00
2804-00-000	Syndication Costs	-40,000.00	-40,000.00	0.00
2805-99-000	<b>TOTAL CONTRIBUTED CAPITAL</b>	<b>6,710,357.74</b>	<b>6,710,357.74</b>	<b>0.00</b>
2809-00-000	<b>RETAINED EARNINGS</b>			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,498,393.23	-5,459,383.08	-39,010.15
2809-99-000	<b>TOTAL RETAINED EARNINGS:</b>	<b>-5,498,393.23</b>	<b>-5,459,383.08</b>	<b>-39,010.15</b>
2899-00-000	<b>TOTAL EQUITY</b>	<b>1,211,964.51</b>	<b>1,250,974.66</b>	<b>-39,010.15</b>
2999-00-000	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>7,214,455.35</b>	<b>7,290,309.46</b>	<b>-75,854.11</b>

## The Manor at West Bartow (62) Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	23,129.00	21,956.00	1,173.00	5.34	178,707.00	175,648.00	3,059.00	1.74	504,988.00
3112-02-000	Gain to Lease Sec8	63,005.65	67,968.00	-4,962.35	-7.30	528,220.65	543,744.00	-15,523.35	-2.85	1,563,264.00
3119-00-000	Total Rental Income	86,134.65	89,924.00	-3,789.35	-4.21	706,927.65	719,392.00	-12,464.35	-1.73	2,068,252.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	131.92	175.00	-43.08	-24.62	1,152.27	1,400.00	-247.73	-17.70	4,025.00
3120-03-000	Damages & Cleaning	0.00	30.00	-30.00	-100.00	445.00	240.00	205.00	85.42	690.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	30.00	80.00	-50.00	-62.50	230.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	80.00	-80.00	-100.00	230.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-8,000.00	-8,000.00	0.00	0.00	-23,000.00
3120-09-000	Misc.Tenant Income	0.00	25.00	-25.00	-100.00	25.00	200.00	-175.00	-87.50	575.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	800.00	-800.00	-100.00	2,300.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	400.00	-400.00	-100.00	1,150.00
3129-00-000	Total Other Tenant Income	-868.08	-600.00	-268.08	-44.68	-6,347.73	-4,800.00	-1,547.73	-32.24	-13,800.00
3199-00-000	TOTAL TENANT INCOME	85,266.57	89,324.00	-4,057.43	-4.54	700,579.92	714,592.00	-14,012.08	-1.96	2,054,452.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	80.14	235.00	-154.86	-65.90	1,586.72	1,880.00	-293.28	-15.60	5,405.00
3610-01-000	Interest Income - Unrestricted	87.74	10.00	77.74	777.40	895.35	80.00	815.35	1,019.19	230.00
3699-00-000	TOTAL OTHER INCOME	167.88	245.00	-77.12	-31.48	2,482.07	1,960.00	522.07	26.64	5,635.00
3999-00-000	TOTAL INCOME	85,434.45	89,569.00	-4,134.55	-4.62	703,061.99	716,552.00	-13,490.01	-1.88	2,060,087.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	12,996.30	8,202.66	4,793.64	-58.44	77,683.16	76,976.28	-706.88	-0.92	218,941.18
4110-00-001	401K-401A Admin	519.84	328.11	-191.73	-58.43	2,989.82	2,927.68	-62.14	-2.12	8,152.09
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	984.99	656.21	-328.78	-50.10	6,061.35	6,158.08	-96.73	1.57	17,515.26
4110-00-004	Workers Comp Admin	432.91	328.11	-104.80	-31.94	2,160.92	3,079.08	-918.16	-29.82	8,757.69
4110-00-006	Legal Shield - Administrative	87.80	0.00	-87.80	N/A	526.80	0.00	-526.80	N/A	0.00
4110-00-007	Payroll Prep Fees	106.52	82.03	-24.49	-29.85	752.68	769.79	-17.11	2.22	2,189.45
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,031.56	0.00	1,031.56	N/A	0.00
4110-07-000	Health/Life Insurance	1,694.61	1,438.90	-255.71	-17.77	13,717.62	11,511.20	-2,206.42	-19.17	33,094.70
4110-99-000	Total Administrative Salaries	16,822.97	11,036.02	-5,786.95	-52.44	102,860.79	101,422.11	-1,438.68	-1.42	288,650.37
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	200.00	200.00	100.00	986.30	1,600.00	-613.70	-38.36	4,600.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	35.00	35.00	100.00	0.00	280.00	280.00	100.00	805.00
4130-03-000	Tenant Screening	149.70	15.00	-134.70	-89.80	683.65	120.00	-563.65	-469.71	345.00
4130-04-000	General Legal Expense	2,318.00	300.00	-2,018.00	-672.67	2,936.00	2,400.00	-536.00	-22.33	6,900.00
4130-99-000	Total Legal Expense	2,467.70	550.00	-1,917.70	-348.67	4,605.95	4,400.00	-205.95	-4.68	12,650.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	200.00	200.00	100.00	155.25	1,600.00	-1,444.75	-90.30	4,600.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	22.78	200.00	-177.22	-88.61	575.00
4171-00-000	Auditing Fees	862.50	775.00	-87.50	-11.29	3,510.42	6,200.00	-2,689.58	-43.38	17,825.00
4173-00-000	Management Fee	5,343.90	5,395.44	51.54	0.96	42,031.23	43,163.52	-1,132.29	-2.62	124,095.12
4182-00-000	Consultants	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	1,150.00
4189-00-000	Total Other Admin Expenses	6,206.40	6,445.44	239.04	3.71	45,719.68	51,563.52	-5,843.84	-11.33	148,245.12

## The Manor at West Bartow (62) Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	10.00	10.00	100.00	920.12	80.00	-840.12	-1,050.15	230.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	237.61	200.00	-37.61	-18.80	575.00
4190-03-000	Advertising Publications	275.00	185.00	-90.00	-48.65	2,200.00	1,480.00	-720.00	-48.65	4,255.00
4190-04-000	Stationery & Office Supplies	5.35	200.00	194.65	97.32	764.35	1,600.00	835.65	52.23	4,600.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	Telephone	1,213.82	975.00	-238.82	-24.49	8,558.03	7,800.00	-758.03	-9.72	22,425.00
4190-08-000	Postage	72.32	65.00	-7.32	-11.26	586.97	520.00	-66.97	-12.88	1,495.00
4190-09-000	Computer Software License Fees/Exp	0.00	875.00	875.00	100.00	6,620.03	7,000.00	379.97	5.43	20,125.00
4190-10-000	Copiers - Lease & Service	171.98	162.82	-9.16	-5.63	1,303.68	1,302.56	-1.12	-0.09	3,744.86
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	191.96	0.00	-191.96	N/A	0.00
4190-13-000	Internet	126.46	134.00	7.54	5.63	1,031.68	1,072.00	40.32	3.76	3,082.00
4190-19-000	IT Contract Fees	673.88	790.00	116.12	14.70	5,678.80	6,320.00	641.20	10.15	18,170.00
4190-20-000	Bank Fees - Restricted	27.00	25.00	-2.00	-8.00	216.00	200.00	-16.00	-8.00	575.00
4190-20-100	Bank Fees - Unrestricted	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	575.00
4190-22-000	Other Misc Admin Expenses	38.71	185.00	146.29	79.08	2,126.92	1,480.00	-646.92	-43.71	4,255.00
4190-24-000	Govt Licenses-Fees-Permits	47.25	25.00	-22.25	-89.00	864.75	200.00	-664.75	-332.38	575.00
4190-30-000	Equipment Service Contracts	1,344.05	600.00	-744.05	-124.01	7,538.63	4,800.00	-2,738.63	-57.05	13,800.00
4191-00-000	Total Miscellaneous Admin Expenses	3,995.82	4,281.82	286.00	6.68	39,249.60	34,254.56	-4,995.04	-14.58	98,481.86
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,492.89	22,313.28	-7,179.61	-32.18	192,436.02	191,640.19	-795.83	-0.42	548,027.35
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	84.52	90.00	5.48	6.09	674.32	720.00	45.68	6.34	2,070.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	84.52	90.00	5.48	6.09	674.32	720.00	45.68	6.34	2,070.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,833.56	1,700.00	-133.56	-7.86	13,446.03	13,600.00	153.97	1.13	39,100.00
4320-00-000	Electricity	2,734.48	2,600.00	-134.48	-5.17	17,542.91	20,800.00	3,257.09	15.66	59,800.00
4320-01-000	Electricity-Vacant Units	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	575.00
4330-00-000	Gas	655.51	800.00	144.49	18.06	6,594.78	6,400.00	-194.78	-3.04	18,400.00
4340-00-000	Garbage/Trash Removal	1,074.39	1,300.00	225.61	17.35	8,503.10	10,400.00	1,896.90	18.24	29,900.00
4390-00-000	Sewer	2,957.81	2,800.00	-157.81	-5.64	22,774.00	22,400.00	-374.00	-1.67	64,400.00
4399-00-000	TOTAL UTILITY EXPENSES	9,255.75	9,225.00	-30.75	-0.33	68,860.82	73,800.00	4,939.18	6.69	212,175.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	11,536.62	7,515.67	-4,020.95	-53.50	71,252.07	71,909.35	657.28	0.91	203,387.05
4410-03-000	Maintenance - Compensated Absence:	0.00	0.00	0.00	N/A	-580.04	0.00	580.04	N/A	0.00
4410-06-000	401K-401A Maintenance	334.86	300.63	-34.23	-11.39	2,081.11	2,876.39	795.28	27.65	8,135.50
4410-07-000	Payroll Taxes Maintenance	872.26	601.25	-271.01	-45.07	5,459.43	5,752.73	293.30	5.10	16,270.94
4410-08-000	Health/Life Insurance Maint.	1,618.53	1,632.14	13.61	0.83	13,196.82	13,057.12	-139.70	-1.07	37,539.22
4410-09-000	Workers Comp Maintenance	383.72	300.63	-83.09	-27.64	1,972.92	2,876.39	903.47	31.41	8,135.50
4410-10-000	Payroll Prep Fees Maint.	94.73	75.16	-19.57	-26.04	676.77	719.11	42.34	5.89	2,033.89
4410-11-000	Legal Shield - Maint	36.90	0.00	-36.90	N/A	228.40	0.00	-228.40	N/A	0.00
4411-00-000	Maintenance Uniforms	119.34	137.00	17.66	12.89	1,364.85	1,096.00	-268.85	-24.53	3,151.00
4412-00-000	Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	575.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	819.01	226.00	-593.01	-262.39	2,613.64	1,808.00	-805.64	-44.56	5,198.00
4419-00-000	Total General Maint Expense	15,815.97	10,788.48	-5,027.49	-46.60	98,265.97	100,095.09	1,829.12	1.83	283,851.10
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	122.33	40.00	-82.33	-205.82	374.33	320.00	-54.33	-16.98	920.00
4420-02-000	Supplies-Appliance Parts	0.00	180.00	180.00	100.00	1,467.76	1,440.00	-27.76	-1.93	4,140.00
4420-03-000	Supplies-Painting/Decorating	0.00	175.00	175.00	100.00	0.00	1,400.00	1,400.00	100.00	4,025.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	175.00	175.00	100.00	1,849.89	1,400.00	-449.89	-32.14	4,025.00
4420-03-200	Window Treatments	0.00	85.00	85.00	100.00	972.23	680.00	-292.23	-42.98	1,955.00
4420-04-000	Electrical - Supplies/Fixtures	47.39	600.00	552.61	92.10	4,389.13	4,800.00	410.87	8.56	13,800.00
4420-06-000	Supplies-Janitorial/Cleaning	181.85	400.00	218.15	54.54	3,286.47	3,200.00	-86.47	-2.70	9,200.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	17.10	200.00	182.90	91.45	575.00

## The Manor at West Bartow (62) Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-08-000	Supplies-Plumbing	0.00	360.00	360.00	100.00	950.71	2,880.00	1,929.29	66.99	8,280.00
4420-09-000	Supplies- Tools Equipmt	0.00	280.00	280.00	100.00	42.78	2,240.00	2,197.22	98.09	6,440.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	985.00	985.00	100.00	0.00	7,880.00	7,880.00	100.00	22,655.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	14.70	0.00	-14.70	N/A	0.00
4420-11-000	Supplies- HVAC	95.88	250.00	154.12	61.65	750.99	2,000.00	1,249.01	62.45	5,750.00
4420-12-000	Supplies- Painting	45.12	115.00	69.88	60.77	1,511.02	920.00	-591.02	-64.24	2,645.00
4429-00-000	Total Materials	492.57	3,695.00	3,202.43	86.67	15,627.11	29,560.00	13,932.89	47.13	84,985.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	889.17	75.00	-814.17	-1,085.56	889.17	600.00	-289.17	-48.20	1,725.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	575.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	1,150.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	1,150.00
4430-04-000	Contract-Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	1,150.00
4430-05-200	Painting Contract - Cycle Paint	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	450.00	450.00	100.00	2,975.00	3,600.00	625.00	17.36	10,350.00
4430-11-000	Contract-Plumbing	0.00	50.00	50.00	100.00	225.00	400.00	175.00	43.75	1,150.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	3,800.00	9,000.00	5,200.00	57.78	25,875.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	1,600.00	1,600.00	100.00	4,600.00
4430-17-000	Contract-Elevator Monitoring	570.02	545.00	-25.02	-4.59	4,502.45	4,360.00	-142.45	-3.27	12,535.00
4430-18-000	Contract-Alarm Monitoring	1,433.65	700.00	-733.65	-104.81	12,155.02	5,600.00	-6,555.02	-117.05	16,100.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	2,500.00	1,500.00	60.00	8,535.00	20,000.00	11,465.00	57.32	57,500.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	3,333.36	3,333.36	100.00	9,583.41
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	8,000.00	8,000.00	100.00	23,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	11,500.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	940.53	400.00	-540.53	-135.13	1,150.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	4,666.64	4,666.64	100.00	13,416.59
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	1,150.00
4439-00-000	Total Contract Costs	3,892.84	8,470.00	4,577.16	54.04	34,322.17	67,760.00	33,437.83	49.35	194,810.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	20,201.38	22,953.48	2,752.10	11.99	148,215.25	197,415.09	49,199.84	24.92	563,646.10
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	12,293.36	11,190.00	-1,103.36	-9.86	94,743.01	89,520.00	-5,223.01	-5.83	257,370.00
4510-01-000	General Liability Insurance - Auto	658.75	434.15	-224.60	-51.73	5,143.78	3,473.20	-1,670.58	-48.10	9,985.45
4521-00-000	Misc. Taxes/Licenses/Insurance	34.00	10.00	-24.00	-240.00	34.00	80.00	46.00	57.50	230.00
4525-00-000	Real Estate Taxes	119.62	811.50	691.88	85.26	956.96	6,492.00	5,535.04	85.26	18,664.50
4570-00-000	Reduction in Rental Income	0.00	332.00	332.00	100.00	0.00	2,656.00	2,656.00	100.00	7,636.00
4599-00-000	TOTAL GENERAL EXPENSES	13,105.73	12,777.65	-328.08	-2.57	100,877.75	102,221.20	1,343.45	1.31	293,885.95
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	1,646.43	1,800.00	153.57	8.53	5,175.00
4855-00-000	Interest Expense-Mortgage	14,995.92	15,519.86	523.94	3.38	120,835.09	124,158.88	3,323.79	2.68	356,956.78
4855-01-000	Interest - Third Mortgage	464.28	484.17	19.89	4.11	3,833.58	3,873.36	39.78	1.03	11,135.91
4899-00-000	TOTAL FINANCING EXPENSES	15,460.20	16,229.03	768.83	4.74	126,315.10	129,832.24	3,517.14	2.71	373,267.69
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	248,029.92	248,029.92	0.00	0.00	713,086.02
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	21,325.60	21,325.60	0.00	0.00	61,311.10
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	247,456.78	179,955.52	-67,501.26	-37.51	517,372.12
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	800.00	800.00	100.00	0.00	6,400.00	6,400.00	100.00	18,400.00
5600-02-000	Stoves/Ranges	0.00	300.00	300.00	100.00	1,345.20	2,400.00	1,054.80	43.95	6,900.00
5600-03-000	Roofs	0.00	1,000.00	1,000.00	100.00	0.00	8,000.00	8,000.00	100.00	23,000.00
5600-05-000	Parking Lots/Paving	0.00	1,250.00	1,250.00	100.00	0.00	10,000.00	10,000.00	100.00	28,750.00
5600-06-000	Cabinet/Counter Tops	0.00	75.00	75.00	100.00	0.00	600.00	600.00	100.00	1,725.00
5600-07-000	Grounds Improvements	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	11,500.00

### The Manor at West Bartow (62) Budget Comparison

Period = Aug 2024  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5600-08-000	HVAC(Buildings, units, etc...)	0.00	5,000.00	5,000.00	100.00	1,362.11	40,000.00	38,637.89	96.59	115,000.00
5600-12-000	Carpet & Flooring Replacement	569.25	500.00	-69.25	-13.85	2,897.55	4,000.00	1,102.45	27.56	11,500.00
5600-13-000	Community Room	0.00	300.00	300.00	100.00	0.00	2,400.00	2,400.00	100.00	6,900.00
5600-14-000	Doors, Windows, Exterior	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00	2,875.00
5600-16-000	Interior Replacements	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00	2,875.00
5600-17-000	Ceiling Fans	0.00	200.00	200.00	100.00	0.00	1,600.00	1,600.00	100.00	4,600.00
5600-18-000	Other Capital Replacement	0.00	1,000.00	1,000.00	100.00	0.00	8,000.00	8,000.00	100.00	23,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	569.25	11,175.00	10,605.75	94.91	5,604.86	89,400.00	83,795.14	93.73	257,025.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-11,175.00	-11,175.00	-100.00	-21,898.74	-89,400.00	-67,501.26	-75.50	-257,025.00
8000-00-000	TOTAL EXPENSES	121,839.16	128,432.88	6,593.72	5.13	912,339.64	1,054,384.24	142,044.60	13.47	3,024,494.21
9000-00-000	NET INCOME	-36,404.71	-38,863.88	2,459.17	6.33	-209,277.65	-337,832.24	128,554.59	38.05	-964,407.21
	<b>NET INCOME BEFORE DEPRECIATION</b>	<b>-2,735.27</b>				<b>38179.13</b>				

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	33,643.30	54,025.35	-20,382.05
1111-15-000	Cash-Payroll	447.39	-21.48	468.87
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	34,690.69	54,603.87	-19,913.18
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	11,000.00	10,800.00	200.00
1112-03-000	Cash Restricted-Operating Reserve	19.62	19.62	0.00
1112-04-000	Cash Restricted-Reserve for Replac	150,699.50	147,782.83	2,916.67
1112-05-000	Cash-Tax & Insurance Escrow	92,745.06	79,313.24	13,431.82
1112-12-000	Restricted Investment	157,756.60	157,703.46	53.14
1112-99-000	Total Restricted Cash	412,220.78	395,619.15	16,601.63
1119-00-000	TOTAL CASH	446,911.47	450,223.02	-3,311.55
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	4,050.00	2,776.35	1,273.65
1122-01-000	Allowance for Doubtful Accounts-Tenar	-134.00	-134.00	0.00
1122-99-000	TOTAL: AR	3,916.00	2,642.35	1,273.65
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	3,916.00	2,642.35	1,273.65
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	4,560.15	5,130.17	-570.02
1211-01-000	Prepaid Insurance	98,821.76	110,943.33	-12,121.57
1299-00-000	TOTAL OTHER CURRENT ASSETS	103,881.91	116,573.50	-12,691.59
1300-00-000	TOTAL CURRENT ASSETS	554,709.38	569,438.87	-14,729.49
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	432,717.00	432,717.00	0.00
1400-06-000	Buildings	12,796,743.00	12,796,743.00	0.00
1400-06-200	Building Improvements	53,499.32	53,499.32	0.00
1400-08-100	Furn, Fixt, & Equip	1,212,730.94	1,212,730.94	0.00
1405-01-000	Accum Depreciation-Buildings	-4,888,651.72	-4,861,525.58	-27,126.14
1405-02-000	Accum Depreciation- Misc FF&E	-1,220,031.03	-1,219,118.42	-912.61
1405-03-000	Accum Depreciation-Infrastructure	-539,629.08	-536,664.09	-2,964.99
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	335,121.42	335,121.42	0.00
1410-01-001	Amortization Loan Cost	282,356.08	280,804.59	1,551.49
1410-02-000	Compliance Fees	200,558.00	200,558.00	0.00
1410-02-001	Amortization Tax Credit Fees	-202,778.32	-201,664.11	-1,114.21
1420-00-000	TOTAL FIXED ASSETS (NET)	7,897,923.45	7,931,592.89	-33,669.44
1450-01-000	Site Improvement	711,597.00	711,597.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,609,520.45	8,643,189.89	-33,669.44
1999-00-000	TOTAL ASSETS	9,164,229.83	9,212,628.76	-48,398.93
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2111-00-000	A/P Vendors and Contractors	36,707.88	32,775.24	3,932.64
2114-00-000	Tenant Security Deposits	9,900.00	9,700.00	200.00
2114-02-000	Security Deposit Clearing Account	-75.00	-75.00	0.00
2114-03-000	Security Deposit-Pet	1,200.00	1,200.00	0.00
2119-92-000	Accrued Property Taxes	-239.17	-358.79	119.62
2131-01-000	Accrued Interest NLP Loan	2,257.39	1,793.11	464.28
2131-02-000	Accrued Interest - Pacific Life Loan	16,077.00	16,077.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31	5,309.31	0.00
2138-00-000	Accrued Audit Fees	-2,389.58	7,822.92	-10,212.50
2149-29-000	Due to Polk County Developers, Inc.	61,150.00	61,150.00	0.00
2240-00-000	Tenant Prepaid Rents	1,191.00	465.00	726.00
2260-00-000	Accrued Compensated Absences-Curre	245.95	245.95	0.00
2297-00-000	Mortgage Note Payable	2,576,176.01	2,583,400.27	-7,224.26
2297-02-000	Second Mortgage Payable	850,000.00	850,000.00	0.00
2297-03-000	Third Mortgage Payable	260,521.56	260,521.56	0.00
2297-04-000	Fourth Mortgage Payable	400,000.00	400,000.00	0.00
2298-00-000	Note Payable-City of Bartow Impact Fe	564,621.00	564,621.00	0.00
2299-00-000	<b>TOTAL CURRENT LIABILITIES</b>	<b>4,782,653.35</b>	<b>4,794,647.57</b>	<b>-11,994.22</b>
2300-00-000	<b>NONCURRENT LIABILITIES</b>			
2305-00-000	Accrued Compensated Absences-LT	456.77	456.77	0.00
2310-01-000	Due to Affiliates	-1,032.00	-1,032.00	0.00
2399-00-000	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>-575.23</b>	<b>-575.23</b>	<b>0.00</b>
2499-00-000	<b>TOTAL LIABILITIES</b>	<b>4,782,078.12</b>	<b>4,794,072.34</b>	<b>-11,994.22</b>
2800-00-000	<b>EQUITY</b>			
2801-00-000	<b>CONTRIBUTED CAPITAL</b>			
2802-02-001	Capital Private Investors	5,437,398.00	5,437,398.00	0.00
2803-00-000	GP Equity	-89.00	-89.00	0.00
2803-01-000	Special LP Equity	1,530,905.56	1,530,905.56	0.00
2804-00-000	Syndication Costs	-30,000.00	-30,000.00	0.00
2805-99-000	<b>TOTAL CONTRIBUTED CAPITAL</b>	<b>6,938,214.56</b>	<b>6,938,214.56</b>	<b>0.00</b>
2809-00-000	<b>RETAINED EARNINGS</b>			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,556,062.85	-2,519,658.14	-36,404.71
2809-99-000	<b>TOTAL RETAINED EARNINGS:</b>	<b>-2,556,062.85</b>	<b>-2,519,658.14</b>	<b>-36,404.71</b>
2899-00-000	<b>TOTAL EQUITY</b>	<b>4,382,151.71</b>	<b>4,418,556.42</b>	<b>-36,404.71</b>
2999-00-000	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>9,164,229.83</b>	<b>9,212,628.76</b>	<b>-48,398.93</b>

## Bank Account Directory

Include Bank/ Payer : No  
 Include Notes : No  
 Include Properties : No  
 Inactive Bank : Active

Code	Description	Account Number	Reconciled Balance	Reconciled Date	Next Check#	Next Deposit #
bco	Business Cost Center (3687)	4308983687	967.53	08/31/2024	111	166
bonop	Bonnet Shores Operating (0873)	4308980873	24,399.48	08/31/2024	6890	1708
bonsd	Villas Lake Bonnet Sec (0865)	4308980865	30,975.00	08/31/2024	188	201
cmsecdep	Colton Meadow Sec Dep (0857)	4308980857	27,375.00	08/31/2024	150	177
cocc	Central Office Cost Cen (0609)	4308980609	9,153.70	08/31/2024	9285	399
coltmead	Colton Meadow Ops (0849)	4308980849	24,228.79	08/31/2024	5910	1785
dakop	Dakota Operating (0782)	4308980782	1,463.04	08/31/2024	9793	1295
daksec	Dakota Security Deposit (0790)	4308980790	14,489.00	08/31/2024	1048	152
dpphfs	Dakota FSS Escrow (0807)	4308980807	6,463.00	08/31/2024	107	8
dpreprsv	Dakota Park Replace Rsv (0774)	4308980774	8,437.08	08/31/2024	132	134
erap	Emergency Rental Assist (9030)	4308999030	3,936.67	08/31/2024	588	2
hampoper	Hampton Hills Operating (0683)	4308980683	3,368.57	08/31/2024	821	294
hampsale	Hampton Hills Proceeds (0972)	4308980972	258,725.78	08/31/2024	107	2
hampsec	Hampton Hills Sec Dep (0675)	4308980675	0.00	08/31/2024	111	30
hhescr	Hampton Hills Escrow (1144)	4308981144	84.00	08/31/2024	100	7
lhapyro	Payroll (0998)	4308980998	-3,457.88	08/31/2024	236	15
lhavend	LHA Concessions/Vending (1110)	4308981110	3,116.05	08/31/2024	101	10
lphcgen	LPHC General Fund (0899)	4308980899	194,340.37	08/31/2024	3451	36
lphcsale	LPHC Sales Proceeds (0881)	4308980881	69,335.76	08/31/2024	1059	4
master	LHA Master Account (3257)	4308983257	68,773.86	08/31/2024	39189	2400
mastersd	LHA PH Security Deposit (0617)	4308980617	17,900.00	08/31/2024	129	108
mpproc	Magnolia Pointe (0914)	4308980914	1,876,596.01	08/31/2024	3256	160
nonfed	Non-Federal Source (0641)	4308980641	81,153.02	08/31/2024	2070	36
pchd	Polk County Housing (0930)	4308980930	251,707.90	08/31/2024	1635	44
phfss	PH FSS Escrow (0625)	4308980625	50,446.58	08/31/2024	155	14
renaar	Renaissance AA Rsv (0724)	4308980724	48,834.65	08/31/2024	104	2
renmas	Ren at WR Masters Assoc (0906)	4308980906	84.01	08/31/2024	1473	315
renoar	Renaissance OA Rsv (0732)	4308980732	79,547.21	08/31/2024	104	2
renop	Renaissance Operating (0766)	4308980766	929.01	08/31/2024	21671	2596
renpartn	Renaissance Partn Dvmt (0708)	4308980708	1,179.16	08/31/2024	103	2
renphfss	Renaissance PH FSS (0740)	4308980740	79,459.10	08/31/2024	109	5
renresc	REN Reserve Escrow (7943)	4308997943	1,756,999.86	08/31/2024	101	1
renresv	Renaissance Replace Rsv (0716)	4308980716	13,713.79	08/31/2024	190	115
rensec	Renaissance Sec Dep (0758)	4308980758	60,920.99	08/31/2024	60176	532
s8admin	SC8 Admin Account (0659)	4308980659	25,826.93	08/31/2024	151988	1269
s8cares	HCV - CARES ACT (7935)	4308997935	0.00	08/31/2024	101	1
s8ehvadm	S8 EHV Account (9048)	4308999048	14,487.25	08/31/2024	163	4
s8fss	SC8 FSS Escrow Acct (0691)	4308980691	344,915.45	08/31/2024	1237	11
s8vou2	S8 Voucher Account (0667)	4308980667	361,909.62	08/31/2024	243146	958
tlake1	LHA Twin Lakes I (7951)	4308997951	346.39	08/31/2024	139	1
wboper	West Bartow Operating (0815)	4308980815	33,643.30	08/31/2024	5452	1743
wbopres	West Bartow Opert Res (0831)	4308980831	19.62	08/31/2024	102	3
wbresinv	West Bartow Res Inv (6186)	4308986186	157,756.60	08/31/2024	100	1
wbsecdep	West Bartow Sec Dep (0823)	4308980823	11,000.00	08/31/2024	169	227
wdownsop	wdop (5482)	4445455482	0.00		101	4
wdownssd	wdsd (5490)	4445455490	0.00		101	1
willop	Williamstown Operating (3463)	4308983463	51,431.06	08/31/2024	1062	182
willsecd	Williamstown Sec Dep (3471)	4308983471	14,700.00	08/31/2024	102	21
wilrr	Williamstown Repl Reser (6194)	4308986194	62,420.88	08/31/2024	101	60
wlmgmt	West Lake Management (0956)	4308980956	23,856.38	08/31/2024	5790	853
wlrealty	West Lake Realty Inc (0922)	4308980922	794.95	08/31/2024	554	26
ythbuild	Youth Build (1102)	4308981102	-13,734.39	08/31/2024	1648	176

**Youthbuild (.ybuild)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3400-00-000 GRANT INCOME									
3415-00-000 Other Government Grants	0.00	41,667.00	-41,667.00	-100.00	208,823.37	333,336.00	-124,512.63	-37.35	500,004.00
3499-00-000 TOTAL GRANT INCOME	0.00	41,667.00	-41,667.00	-100.00	208,823.37	333,336.00	-124,512.63	-37.35	500,004.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	0.00	0.00	0.00	N/A	66.51	0.00	66.51	N/A	0.00
3690-00-000 Other Income	0.00	0.00	0.00	N/A	5,000.00	0.00	5,000.00	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	5,066.51	0.00	5,066.51	N/A	0.00
3999-00-000 TOTAL INCOME	0.00	41,667.00	-41,667.00	-100.00	213,889.88	333,336.00	-119,446.12	-35.83	500,004.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	23,541.75	14,162.00	-9,379.75	-66.23	212,463.98	113,296.00	-99,167.98	-87.53	169,944.00
4110-00-001 401K-401A Admin	941.67	566.00	-375.67	-66.37	7,633.38	4,528.00	-3,105.38	-68.58	6,792.00
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	1,740.24	1,133.00	-607.24	-53.60	15,992.96	9,064.00	-6,928.96	-76.44	13,596.00
4110-00-004 Workers Comp Admin	784.17	566.00	-218.17	-38.55	5,761.76	4,528.00	-1,233.76	-27.25	6,792.00
4110-00-006 Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	602.45	280.00	-322.45	-115.16	420.00
4110-00-007 Payroll Prep Fees	192.84	142.00	-50.84	-35.80	2,005.79	1,136.00	-869.79	-76.57	1,704.00
4110-07-000 Health/Life Insurance	3,231.72	1,400.00	-1,831.72	-130.84	43,272.28	11,200.00	-32,072.28	-286.36	16,800.00
4110-99-000 Total Administrative Salaries	30,469.29	18,004.00	-12,465.29	-69.24	287,732.60	144,032.00	-143,700.60	-99.77	216,048.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	1,764.74	5,922.00	4,157.26	70.20	60,371.32	47,376.00	-12,995.32	-27.43	71,064.00
4140-00-100 Travel/Mileage	0.00	141.00	141.00	100.00	79.37	1,128.00	1,048.63	92.96	1,692.00
4170-00-000 Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	1,104.00	1,104.00	100.00	1,656.00
4189-00-000 Total Other Admin Expenses	1,764.74	6,201.00	4,436.26	71.54	60,450.69	49,608.00	-10,842.69	-21.86	74,412.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	259.07	0.00	-259.07	N/A	0.00
4190-02-000 Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	237.61	0.00	-237.61	N/A	0.00
4190-04-000 Stationery & Office Supplies	238.43	2,288.00	2,049.57	89.58	1,571.03	18,304.00	16,732.97	91.42	27,456.00
4190-06-000 Computer Equipment	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000 Telephone	530.04	250.00	-280.04	-112.02	2,489.28	2,000.00	-489.28	-24.46	3,000.00
4190-08-000 Postage	4.32	30.00	25.68	85.60	167.51	240.00	72.49	30.20	360.00
4190-09-000 Computer Software License Fees/Exp	0.00	0.00	0.00	N/A	423.03	0.00	-423.03	N/A	0.00
4190-10-000 Copiers - Lease & Service	319.62	289.00	-30.62	-10.60	2,695.21	2,312.00	-383.21	-16.57	3,468.00
4190-11-000 Admin Service Contracts	0.00	1,514.00	1,514.00	100.00	4,954.02	12,112.00	7,157.98	59.10	18,168.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	436.28	0.00	-436.28	N/A	0.00
4190-19-000 IT Contract Fees	175.81	150.00	-25.81	-17.21	1,578.29	1,200.00	-378.29	-31.52	1,800.00
4190-22-000 Other Misc Admin Expenses	70.63	0.00	-70.63	N/A	5,399.58	0.00	-5,399.58	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	1,338.85	4,521.00	3,182.15	70.39	20,620.98	36,168.00	15,547.02	42.99	54,252.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	33,572.88	28,726.00	-4,846.88	-16.87	368,804.27	229,808.00	-138,996.27	-60.48	344,712.00
4200-00-000 TENANT SERVICES									
4210-00-000 Tenant Services Salaries	0.00	6,605.00	6,605.00	100.00	129,881.17	52,840.00	-77,041.17	-145.80	79,260.00
4210-00-002 Payroll Taxes - Tenant Svc	0.00	528.00	528.00	100.00	11,146.51	4,224.00	-6,922.51	-163.89	6,336.00
4210-00-004 Workers Comp - Tenant Svc	0.00	264.00	264.00	100.00	3,460.51	2,112.00	-1,348.51	-63.85	3,168.00
4210-00-007 Payroll Prep Fees Ten Svc	0.00	66.00	66.00	100.00	1,290.46	528.00	-762.46	-144.41	792.00
4220-01-000 Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	25,976.00	25,976.00	100.00	38,964.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	10,710.00	10,710.00	100.00	145,778.65	85,680.00	-60,098.65	-70.14	128,520.00

**Youthbuild (.ybuild)**  
**Budget Comparison**

Period = Aug 2024  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4300-00-000	UTILITIES								
4320-00-000	0.00	275.00	275.00	100.00	0.00	2,200.00	2,200.00	100.00	3,300.00
4399-00-000	0.00	275.00	275.00	100.00	0.00	2,200.00	2,200.00	100.00	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS								
4400-99-000	General Maint Expense								
4413-00-000	59.91	300.00	240.09	80.03	3,906.66	2,400.00	-1,506.66	-62.78	3,600.00
4419-00-000	59.91	300.00	240.09	80.03	3,906.66	2,400.00	-1,506.66	-62.78	3,600.00
4499-00-000	59.91	300.00	240.09	80.03	3,906.66	2,400.00	-1,506.66	-62.78	3,600.00
4500-00-000	GENERAL EXPENSES								
4510-00-000	755.88	1,255.00	499.12	39.77	8,615.68	10,040.00	1,424.32	14.19	15,060.00
4510-01-000	0.00	400.00	400.00	100.00	2,923.80	3,200.00	276.20	8.63	4,800.00
4599-00-000	755.88	1,655.00	899.12	54.33	11,539.48	13,240.00	1,700.52	12.84	19,860.00
8000-00-000	34,388.67	41,666.00	7,277.33	17.47	530,029.06	333,328.00	-196,701.06	-59.01	499,992.00
9000-00-000	<b>-34,388.67</b>	1.00	-34,389.67	-3,438,967.00	<b>-316,139.18</b>	8.00	-316,147.18	-3,951,839.75	12.00

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	-13,734.39	-13,730.07	-4.32
1111-15-000	Cash-Payroll	-130,213.27	-163,337.40	33,124.13
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	-142,947.66	-176,067.47	33,119.81
1119-00-000	TOTAL CASH	-142,947.66	-176,067.47	33,119.81
1129-27-000	Due from West Lake Realty	-280.07	-280.07	0.00
1129-99-000	TOTAL: DUE FROM	-280.07	-280.07	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07	-280.07	0.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	-2,221.57	-2,221.57	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	-2,221.57	-2,221.57	0.00
1300-00-000	TOTAL CURRENT ASSETS	-145,449.30	-178,569.11	33,119.81
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	5,780.25	5,780.25	0.00
1400-07-001	Automobiles/Vehicles	21,299.00	21,299.00	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00	-21,299.00	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	5,780.25	5,780.25	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	5,780.25	5,780.25	0.00
1999-00-000	TOTAL ASSETS	-139,669.05	-172,788.86	33,119.81
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	5,898.25	4,389.77	1,508.48
2149-33-000	Due to Magnolia Pointe Sales	216,600.00	150,600.00	66,000.00
2149-96-000	Due to Central Office Cost Center	32,922.34	32,922.34	0.00
2255-00-004	State of FL Unclaimed Funds	-100.00	-100.00	0.00
2298-03-000	Deferred Revenue	3,972.45	3,972.45	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	259,293.04	191,784.56	67,508.48
2499-00-000	TOTAL LIABILITIES	259,293.04	191,784.56	67,508.48
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-412,234.09	-377,845.42	-34,388.67
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00	13,272.00	0.00
2809-99-000	TOTAL RETAINED EARNINGS:	-398,962.09	-364,573.42	-34,388.67
2899-00-000	TOTAL EQUITY	-398,962.09	-364,573.42	-34,388.67
2999-00-000	TOTAL LIABILITIES AND EQUITY	-139,669.05	-172,788.86	33,119.81

**Micro Cottages at Williamstown (99)**  
**Budget Comparison**

Period = Aug 2024  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	12,899.00	12,384.00	515.00	4.16	102,454.00	99,072.00	3,382.00	3.41	148,608.00
3119-00-000 Total Rental Income	12,899.00	12,384.00	515.00	4.16	102,454.00	99,072.00	3,382.00	3.41	148,608.00
3120-00-000 Other Tenant Income									
3120-01-100 Laundry Room Income	0.00	450.00	-450.00	-100.00	0.00	3,600.00	-3,600.00	-100.00	5,400.00
3120-03-000 Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	400.00	-400.00	-100.00	600.00
3120-04-000 Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00
3129-00-000 Total Other Tenant Income	0.00	525.00	-525.00	-100.00	0.00	4,200.00	-4,200.00	-100.00	6,300.00
3199-00-000 TOTAL TENANT INCOME	12,899.00	12,909.00	-10.00	-0.08	102,454.00	103,272.00	-818.00	-0.79	154,908.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	13,149.22	11,660.00	1,489.22	12.77	105,193.77	93,280.00	11,913.77	12.77	139,920.00
3499-00-000 TOTAL GRANT INCOME	13,149.22	11,660.00	1,489.22	12.77	105,193.77	93,280.00	11,913.77	12.77	139,920.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	167.74	10.00	157.74	1,577.40	797.86	80.00	717.86	897.32	120.00
3699-00-000 TOTAL OTHER INCOME	167.74	10.00	157.74	1,577.40	797.86	80.00	717.86	897.32	120.00
3999-00-000 TOTAL INCOME	26,215.96	24,579.00	1,636.96	6.66	208,445.63	196,632.00	11,813.63	6.01	294,948.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	3,317.21	3,683.00	365.79	9.93	21,402.44	23,325.70	1,923.26	8.25	34,374.72
4110-00-001 401K-401A Admin	132.69	147.32	14.63	9.93	788.14	933.01	144.87	15.53	1,374.96
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	250.00	294.64	44.64	15.15	1,499.04	1,866.07	367.03	19.67	2,750.00
4110-00-004 Workers Comp Admin	110.26	147.32	37.06	25.16	568.23	933.01	364.78	39.10	1,374.96
4110-00-007 Payroll Prep Fees	26.99	36.83	9.84	26.72	194.60	233.24	38.64	16.57	343.72
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-820.81	0.00	820.81	N/A	0.00
4110-07-000 Health/Life Insurance	0.00	120.06	120.06	100.00	0.00	960.48	960.48	100.00	1,440.72
4110-99-000 Total Administrative Salaries	3,837.15	4,429.17	592.02	13.37	23,631.64	28,251.51	4,619.87	16.35	41,659.08
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	10.00	10.00	100.00	632.50	80.00	-552.50	-690.62	120.00
4130-02-000 Criminal Background / Credit Checks/I	0.00	10.00	10.00	100.00	0.00	80.00	80.00	100.00	120.00
4130-04-000 General Legal Expense	0.00	150.00	150.00	100.00	0.00	1,200.00	1,200.00	100.00	1,800.00
4130-99-000 Total Legal Expense	0.00	170.00	170.00	100.00	632.50	1,360.00	727.50	53.49	2,040.00
4139-00-000 Other Admin Expenses									
4140-00-100 Travel/Mileage	20.10	0.00	-20.10	N/A	20.10	0.00	-20.10	N/A	0.00
4170-00-000 Accounting/Bookkeeping Fees	360.00	360.00	0.00	0.00	2,880.00	2,880.00	0.00	0.00	4,320.00
4171-00-000 Auditing Fees	-868.48	1,877.36	2,745.84	146.26	17,018.22	15,018.88	-1,999.34	-13.31	22,528.32
4173-00-000 Management Fee	3,567.84	3,567.84	0.00	0.00	28,542.72	28,542.72	0.00	0.00	42,814.08
4173-02-000 Asset Management Fee	480.00	480.00	0.00	0.00	3,840.00	3,840.00	0.00	0.00	5,760.00
4174-00-001 Marketing Exp - Brochures & Other Ad	0.00	0.00	0.00	N/A	900.00	0.00	-900.00	N/A	0.00
4182-00-000 Consultants	0.00	0.00	0.00	N/A	1,704.27	0.00	-1,704.27	N/A	0.00
4189-00-000 Total Other Admin Expenses	3,559.46	6,285.20	2,725.74	43.37	54,905.31	50,281.60	-4,623.71	-9.20	75,422.40
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	259.07	0.00	-259.07	N/A	0.00
4190-02-000 Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4190-04-000 Stationery & Office Supplies	0.00	25.00	25.00	100.00	136.96	200.00	63.04	31.52	300.00
4190-06-000 Computer Equipment	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000 Telephone	1,470.01	1,300.00	-170.01	-13.08	11,734.16	10,400.00	-1,334.16	-12.83	15,600.00

**Micro Cottages at Williamstown (99)  
Budget Comparison**

Period = Aug 2024  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-08-000 Postage	4.32	25.00	20.68	82.72	129.48	200.00	70.52	35.26	300.00	
4190-09-000 Computer Software License Fees/Exp	0.00	520.00	520.00	100.00	3,616.69	4,160.00	543.31	13.06	6,240.00	
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	52.35	0.00	-52.35	N/A	0.00	
4190-13-000 Internet	0.00	1,332.62	1,332.62	100.00	0.00	10,660.96	10,660.96	100.00	15,991.44	
4190-18-000 Small Office Equipment	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00	
4190-22-000 Other Misc Admin Expenses	38.71	25.00	-13.71	-54.84	1,750.11	200.00	-1,550.11	-775.06	300.00	
4190-22-100 Other Misc Expenses	0.00	0.00	0.00	N/A	15.43	0.00	-15.43	N/A	0.00	
4190-22-300 Misc Renting Expense & Compliance C	0.00	192.00	192.00	100.00	0.00	1,536.00	1,536.00	100.00	2,304.00	
4190-24-000 Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	508.75	400.00	-108.75	-27.19	600.00	
4191-00-000 Total Miscellaneous Admin Expenses	1,513.04	3,519.62	2,006.58	57.01	18,613.07	28,156.96	9,543.89	33.90	42,235.44	
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	8,909.65	14,403.99	5,494.34	38.14	97,782.52	108,050.07	10,267.55	9.50	161,356.92	
<b>UTILITIES</b>										
4310-00-000 Water	806.72	1,000.00	193.28	19.33	10,129.35	8,000.00	-2,129.35	-26.62	12,000.00	
4320-00-000 Electricity	217.90	300.00	82.10	27.37	1,755.82	2,400.00	644.18	26.84	3,600.00	
4340-00-000 Garbage/Trash Removal	545.68	545.68	0.00	0.00	4,365.44	4,365.44	0.00	0.00	6,548.16	
4390-00-000 Sewer	530.66	620.00	89.34	14.41	4,493.29	4,960.00	466.71	9.41	7,440.00	
4399-00-000 TOTAL UTILITY EXPENSES	2,100.96	2,465.68	364.72	14.79	20,743.90	19,725.44	-1,018.46	-5.16	29,588.16	
<b>MAINTENANCE AND OPERATIONS</b>										
4400-00-000 General Maint Expense										
4410-00-000 Maintenance Salaries	4,318.11	3,714.42	-603.69	-16.25	22,483.72	23,024.66	540.94	2.35	33,867.92	
4410-03-000 Maintenance - Compensated Absences:	0.00	0.00	0.00	N/A	-1,524.36	0.00	1,524.36	N/A	0.00	
4410-06-000 401K-401A Maintenance	169.62	148.58	-21.04	-14.16	909.26	920.99	11.73	1.27	1,354.72	
4410-07-000 Payroll Taxes Maintenance	361.10	297.15	-63.95	-21.52	1,729.07	1,841.95	112.88	6.13	2,709.40	
4410-08-000 Health/Life Insurance Maint.	620.28	374.04	-246.24	-65.83	4,976.76	2,992.32	-1,984.44	-66.32	4,488.48	
4410-09-000 Workers Comp Maintenance	143.01	148.58	5.57	3.75	651.63	920.99	269.36	29.25	1,354.72	
4410-10-000 Payroll Prep Fees Maint.	33.93	37.14	3.21	8.64	218.28	230.22	11.94	5.19	338.64	
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grea:	540.43	50.00	-490.43	-980.86	1,884.85	400.00	-1,484.85	-371.21	600.00	
4419-00-000 Total General Maint Expense	6,186.48	4,769.91	-1,416.57	-29.70	31,329.21	30,331.13	-998.08	-3.29	44,713.88	
4420-00-000 Materials										
4420-01-000 Supplies-Grounds	0.00	100.00	100.00	100.00	86.80	800.00	713.20	89.15	1,200.00	
4420-02-000 Supplies-Appliance Parts	0.00	50.00	50.00	100.00	376.18	400.00	23.82	5.96	600.00	
4420-03-000 Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00	
4420-03-100 Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	73.68	400.00	326.32	81.58	600.00	
4420-03-200 Window Treatments	0.00	0.00	0.00	N/A	228.68	0.00	-228.68	N/A	0.00	
4420-04-000 Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	165.93	400.00	234.07	58.52	600.00	
4420-06-000 Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00	
4420-07-000 Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00	
4420-08-000 Supplies-Plumbing	92.20	25.00	-67.20	-268.80	92.20	200.00	107.80	53.90	300.00	
4420-09-000 Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	24.90	0.00	-24.90	N/A	0.00	
4420-09-100 Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00	
4420-11-000 Supplies- HVAC	309.00	50.00	-259.00	-518.00	454.55	400.00	-54.55	-13.64	600.00	
4420-12-000 Supplies- Painting	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00	
4429-00-000 Total Materials	401.20	525.00	123.80	23.58	1,502.92	4,200.00	2,697.08	64.22	6,300.00	
4430-00-000 Contract Costs										
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00	
4430-07-000 Contract-Exterminating/Pest Control	145.00	165.00	20.00	12.12	1,015.00	1,320.00	305.00	23.11	1,980.00	
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	125.00	125.00	100.00	450.00	1,000.00	550.00	55.00	1,500.00	
4430-18-000 Contract-Alarm Monitoring	189.33	185.00	-4.33	-2.34	2,455.17	1,480.00	-975.17	-65.89	2,220.00	
4430-23-000 Contract-Consultants	0.00	0.00	0.00	N/A	475.00	0.00	-475.00	N/A	0.00	
4430-24-000 Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	9,000.00	8,800.00	-200.00	-2.27	13,200.00	
4430-24-300 Contract-Pressure Wash	0.00	400.00	400.00	100.00	5,700.00	3,200.00	-2,500.00	-78.12	4,800.00	
4430-24-400 Unit Turn Services	0.00	0.00	0.00	N/A	500.00	0.00	-500.00	N/A	0.00	
4430-28-000 Unit Inspections	0.00	280.00	280.00	100.00	0.00	2,240.00	2,240.00	100.00	3,360.00	
4439-00-000 Total Contract Costs	1,334.33	2,280.00	945.67	41.48	19,595.17	18,240.00	-1,355.17	-7.43	27,360.00	
4499-00-000 TOTAL MAINTENANCE EXPENSES	7,922.01	7,574.91	-347.10	-4.58	52,427.30	52,771.13	343.83	0.65	78,373.88	

**Micro Cottages at Williamstown (99)  
Budget Comparison**

Period = Aug 2024  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,611.10	1,855.13	-2,755.97	-148.56	26,577.00	16,055.95	-10,521.05	-65.53	23,476.47
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	4,611.10	1,905.13	-2,705.97	-142.04	26,577.00	16,455.95	-10,121.05	-61.50	24,076.47
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	23.00	0.00	-23.00	N/A	256.00	0.00	-256.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	23.00	0.00	-23.00	N/A	256.00	0.00	-256.00	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,814.69	7,956.86	142.17	1.79	62,517.52	63,654.88	1,137.36	1.79	95,482.32
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	1,056.86	-6,757.83	-639.43	62,517.52	8,454.88	-54,062.64	-639.43	12,682.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	1,477.26	300.00	-1,177.26	-392.42	1,477.26	2,400.00	922.74	38.45	3,600.00
5600-02-000	Stoves/Ranges	0.00	300.00	300.00	100.00	893.50	2,400.00	1,506.50	62.77	3,600.00
5600-06-000	Cabinet/Counter Tops	0.00	300.00	300.00	100.00	0.00	2,400.00	2,400.00	100.00	3,600.00
5600-07-000	Grounds Improvements	0.00	1,250.00	1,250.00	100.00	0.00	10,000.00	10,000.00	100.00	15,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	300.00	300.00	100.00	0.00	2,400.00	2,400.00	100.00	3,600.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
5600-14-000	Doors, Windows, Exterior	0.00	750.00	750.00	100.00	0.00	6,000.00	6,000.00	100.00	9,000.00
5600-16-000	Interior Replacements	0.00	400.00	400.00	100.00	0.00	3,200.00	3,200.00	100.00	4,800.00
5600-17-000	Ceiling Fans	0.00	300.00	300.00	100.00	0.00	2,400.00	2,400.00	100.00	3,600.00
5600-18-000	Other Capital Replacement	0.00	2,500.00	2,500.00	100.00	0.00	20,000.00	20,000.00	100.00	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	1,477.26	6,900.00	5,422.74	78.59	2,370.76	55,200.00	52,829.24	95.71	82,800.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-6,900.00	-6,900.00	-100.00	0.00	-55,200.00	-55,200.00	-100.00	-82,800.00
8000-00-000	TOTAL EXPENSES	32,858.67	41,206.57	8,347.90	20.26	262,675.00	315,857.47	53,182.47	16.84	471,677.75
9000-00-000	NET INCOME	-6,642.71	-16,627.57	9,984.86	60.05	-54,229.37	-119,225.47	64,996.10	54.52	-176,729.75
	<b>NET INCOME BEFORE DEPRECIATION</b>	<b>1,171.98</b>				<b>8288.15</b>				

**Balance Sheet (With Period Change)**

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	51,431.06	55,726.52	-4,295.46
1111-15-000	Cash-Payroll	72,342.17	78,325.37	-5,983.20
1111-99-000	Total Unrestricted Cash	123,773.23	134,051.89	-10,278.66
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	14,700.00	14,700.00	0.00
1112-04-000	Cash Restricted-Reserve for Replac	62,420.88	63,324.43	-903.55
1112-99-000	Total Restricted Cash	77,120.88	78,024.43	-903.55
1119-00-000	TOTAL CASH	200,894.11	212,076.32	-11,182.21
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	3,741.00	4,639.00	-898.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,143.00	-5,143.00	0.00
1122-99-000	TOTAL: AR	-1,402.00	-504.00	-898.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-1,402.00	-504.00	-898.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	0.11	0.11	0.00
1211-02-000	Prepaid Software Licenses	32.88	32.88	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	32.99	32.99	0.00
1300-00-000	TOTAL CURRENT ASSETS	199,525.10	211,605.31	-12,080.21
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	3,751,341.13	3,751,341.13	0.00
1400-08-000	Furniture & Fixtures	8,494.29	8,494.29	0.00
1405-01-000	Accum Depreciation-Buildings	-533,104.96	-525,290.27	-7,814.69
1405-02-000	Accum Depreciation- Misc FF&E	-7,078.59	-7,078.59	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	3,219,651.87	3,227,466.56	-7,814.69
1499-00-000	TOTAL NONCURRENT ASSETS	3,219,651.87	3,227,466.56	-7,814.69
1999-00-000	TOTAL ASSETS	3,419,176.97	3,439,071.87	-19,894.90
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	4,942.98	2,372.99	2,569.99
2114-00-000	Tenant Security Deposits	14,400.00	14,400.00	0.00
2114-03-000	Security Deposit-Pet	300.00	300.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82	2,203.82	0.00
2138-00-000	Accrued Audit Fees	6,874.34	19,920.18	-13,045.84
2138-00-001	Accrued audit fees - LHA	29,215.31	28,112.95	1,102.36
2145-00-000	Due to Federal Master	13,833.30	17,718.00	-3,884.70
2240-00-000	Tenant Prepaid Rents	1,012.00	1,006.00	6.00
2260-00-000	Accrued Compensated Absences-Curre	1,647.08	1,647.08	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	74,428.83	87,681.02	-13,252.19
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,058.85	3,058.85	0.00

Micro Cottages at Williamstown (99)

### Balance Sheet (With Period Change)

Period = Aug 2024

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,058.85	3,058.85	0.00
2499-00-000	TOTAL LIABILITIES	77,487.68	90,739.87	-13,252.19
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,341,689.29	3,348,332.00	-6,642.71
2809-99-000	TOTAL RETAINED EARNINGS:	3,341,689.29	3,348,332.00	-6,642.71
2899-00-000	TOTAL EQUITY	3,341,689.29	3,348,332.00	-6,642.71
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,419,176.97	3,439,071.87	-19,894.90

West Lake I, LTD (30004200)

**Income Statement**

Period = Jul 2024

Book = Accrual ; Tree = ysi\_is

		Period to Date	%	Year to Date	%
<b>40000-100</b>	<b>OPERATING REVENUE</b>				
41028-000	Gross Mkt Rent Potential	74,628.00	61.10	486,108.00	138.67
<b>41099-999</b>	<b>Total Gross Mkt Rent Potential</b>	<b>74,628.00</b>	<b>61.10</b>	<b>486,108.00</b>	<b>138.67</b>
41100-000	Vacancy Losses				
41104-000	Gain/Loss To Lease	27,895.00	22.84	229,707.00	65.53
41106-000	Vacancy Loss	443.81	0.36	167.28	0.05
41199-999	Total Vacancy Losses	28,338.81	23.20	229,874.28	65.57
<b>41999-999</b>	<b>Total Rent Revenue</b>	<b>102,966.81</b>	<b>84.30</b>	<b>715,982.28</b>	<b>204.24</b>
42000-000	Tenant Recovery Revenue				
42700-000	Direct Billable Revenue				
42702-056	Direct Bill Rev-Other Reimb Costs	0.00	0.00	2,475.00	0.71
42704-002	Direct Bill Rev-Electric	6.80	0.01	6.80	0.00
42704-022	Direct Bill Rev-Water & Sewer	3,437.30	2.81	22,424.94	6.40
42799-999	Total Direct Billable Revenue	3,444.10	2.82	24,906.74	7.10
<b>42999-999</b>	<b>Total Tenant Recovery Revenue</b>	<b>3,444.10</b>	<b>2.82</b>	<b>24,906.74</b>	<b>7.10</b>
43000-000	Other Operating Revenue				
43014-000	Government Subsidy	0.00	0.00	41,961.30	11.97
43024-000	Locks & Keys	0.00	0.00	50.00	0.01
43032-000	Late Fee	75.00	0.06	300.00	0.09
43036-000	NSF Fee	50.00	0.04	350.00	0.10
43038-000	Application Fee	30.00	0.02	360.00	0.10
43042-000	Forfeited Security Deposit	0.00	0.00	200.00	0.06
43052-000	Damages/Cleaning	0.00	0.00	125.00	0.04
43082-000	Cable Service	0.00	0.00	839.90	0.24
43086-000	Washer / Dryer Tenant Income	5,580.00	4.57	38,980.10	11.12
<b>43999-999</b>	<b>Total Other Operating Revenue</b>	<b>5,735.00</b>	<b>4.70</b>	<b>83,166.30</b>	<b>23.72</b>
<b>49999-999</b>	<b>TOTAL OPERATING REVENUE</b>	<b>112,145.91</b>	<b>91.82</b>	<b>824,055.32</b>	<b>235.07</b>
<b>50000-000</b>	<b>OPERATING EXPENSES</b>				
51000-000	Admin & General Expense				
51106-000	Equipment Lease	44.95	0.04	1,667.11	0.48
51206-000	Office Supplies	0.00	0.00	437.65	0.12
51208-000	Safety Supplies	203.93	0.17	1,511.15	0.43
51212-000	Postal/Express Mail	175.00	0.14	1,371.44	0.39
51220-000	Background/Credit Check	0.00	0.00	279.50	0.08
51224-000	Uniforms	0.00	0.00	180.00	0.05
51230-000	Meetings & Seminars	51.95	0.04	1,551.95	0.44
51232-000	Dues And Subscriptions	0.00	0.00	295.05	0.08
51234-000	Trainings	258.00	0.21	1,806.00	0.52
51308-000	Meals	119.53	0.10	336.14	0.10
51310-000	Entertainment	0.00	0.00	101.01	0.03
51314-000	Other Travel Exp	227.73	0.19	3,512.19	1.00
51402-000	Bad Debt Expense - Government	0.00	0.00	-2,876.10	-0.82
51712-000	Compliance Administration Fee	927.00	0.76	6,489.00	1.85
51820-000	Onsite-Hardware	0.00	0.00	1,242.09	0.35
51822-000	Onsite-Software	1,534.54	1.26	10,645.09	3.04
51902-000	Licenses	0.00	0.00	1,531.25	0.44
<b>51999-999</b>	<b>Total Admin &amp; General Expense</b>	<b>3,542.63</b>	<b>2.90</b>	<b>30,080.52</b>	<b>8.58</b>
52102-000	Prop Mgmt Salaries/Wages				
52102-002	Prop Mgmt Salaries/Wages	8,862.00	7.26	61,507.22	17.55

West Lake I, LTD (30004200)

**Income Statement**

Period = Jul 2024

Book = Accrual ; Tree = ysi\_is

		Period to Date	%	Year to Date	%
52104-002	Prop Mgmt Benefits & Other	2,617.88	2.14	14,690.71	4.19
52104-014	Prop Mgmt Workers Comp	271.25	0.22	1,918.26	0.55
52104-016	Prop Mgmt Bonus	0.00	0.00	1,278.47	0.36
52104-018	Prop Mgmt Taxes	667.46	0.55	4,752.85	1.36
52106-002	Prop Mgmt Payroll Processing Fees	84.15	0.07	565.30	0.16
<b>52199-999</b>	<b>Total Prop Mgmt Payroll</b>	<b>12,502.74</b>	<b>10.24</b>	<b>84,712.81</b>	<b>24.17</b>
54000-000	Sales & Marketing Expense				
54021-100	Online Advertising	0.00	0.00	82.98	0.02
54023-000	Gifts & Gift Cards	50.25	0.04	50.25	0.01
54024-000	Resident Functions/Parties	23.46	0.02	590.75	0.17
54029-000	Prospect Functions/Supplies	4.37	0.00	64.76	0.02
<b>54099-999</b>	<b>Total Sales &amp; Marketing Expense</b>	<b>78.08</b>	<b>0.06</b>	<b>788.74</b>	<b>0.22</b>
55000-000	Repairs, Unit Turns & Contract Services				
55005-000	Repairs & Supplies				
55114-000	Doors & Windows	0.00	0.00	538.64	0.15
55120-000	Painting	72.79	0.06	449.27	0.13
55124-000	Plumbing	0.00	0.00	1,078.02	0.31
55128-000	Lighting	194.85	0.16	580.03	0.17
55142-000	Locks & Keys	0.00	0.00	110.20	0.03
55148-000	Tools & Supplies	0.00	0.00	393.91	0.11
55202-000	Fire Alarm & Sprinklers	0.00	0.00	567.10	0.16
55204-000	Elec Supplies/Installation	0.00	0.00	367.06	0.10
55208-000	HVAC	29.03	0.02	6,297.63	1.80
55216-000	Appliance	401.86	0.33	994.99	0.28
55308-000	Irrigation/Drainage	200.00	0.16	200.00	0.06
55519-000	Pest Control (Non-Contract)	400.00	0.33	750.00	0.21
55522-000	Cleaning Supplies	311.53	0.26	876.35	0.25
55599-999	Total Repairs & Supplies	1,610.06	1.32	13,203.20	3.77
55800-000	Property Contract Services				
55802-000	Elevator & Escalator Contract	503.16	0.41	3,493.92	1.00
55810-000	Fire Alarm & Sprinklers Contract	0.00	0.00	2,659.49	0.76
55816-000	Landscape Contract	1,450.00	1.19	10,150.00	2.90
55820-000	Pest Control Contract	142.50	0.12	997.50	0.28
55822-000	Termite Bond	130.83	0.11	915.89	0.26
55899-999	Total Property Contract Services	2,226.49	1.82	18,216.80	5.20
<b>55999-999</b>	<b>Total Repairs, Unit Turns &amp; Contract Services</b>	<b>3,836.55</b>	<b>3.14</b>	<b>31,420.00</b>	<b>8.96</b>
56000-000	Utilities Expense				
56010-000	Utilities				
56012-000	Utilities-Electric	1,374.26	1.13	7,326.25	2.09
56018-000	Utilities-Trash	1,699.10	1.39	11,264.83	3.21
56020-000	Utilities-Telephone	347.85	0.28	2,434.65	0.69
56042-000	Utilities-Other Utility Costs	455.00	0.37	3,215.45	0.92
56099-999	Total Utilities	3,876.21	3.17	24,241.18	6.92
56100-000	Vacant Expense				
56102-000	Vacant-Electric	102.10	0.08	171.05	0.05
56199-999	Total Vacant Expense	102.10	0.08	171.05	0.05
56200-000	Direct Billable Utility Expense				
56212-000	Direct Bill-Water & Sewer	3,652.08	2.99	24,536.36	7.00
56299-999	Total Direct Billable Utility Expense	3,652.08	2.99	24,536.36	7.00
<b>56999-999</b>	<b>Total Utilities Expense</b>	<b>7,630.39</b>	<b>6.25</b>	<b>48,948.59</b>	<b>13.96</b>
57000-000	Capitalized Expenditure				
57011-000	In Unit Capital Expenditure				

West Lake I, LTD (30004200)

**Income Statement**

Period = Jul 2024

Book = Accrual ; Tree = ysi\_is

		Period to Date	%	Year to Date	%
57042-000	CAP-Microwaves	0.00	0.00	425.86	0.12
57399-999	Total In Unit Capital Expenditure	0.00	0.00	425.86	0.12
<b>57999-999</b>	<b>Total Non-Cap Expenditure</b>	<b>0.00</b>	<b>0.00</b>	<b>425.86</b>	<b>0.12</b>
59100-000	Management Fees				
59102-000	Property Management Fees	3,364.38	2.75	24,721.68	7.05
59104-000	Other Management Fees	3,364.38	2.75	24,721.68	7.05
<b>59199-999</b>	<b>Total Management Fee Expenses</b>	<b>6,728.76</b>	<b>5.51</b>	<b>49,443.36</b>	<b>14.10</b>
<b>59999-999</b>	<b>Total Operating Controllable Expenses</b>	<b>34,319.15</b>	<b>28.10</b>	<b>245,819.88</b>	<b>70.12</b>
61000-000	Property Tax Ins & Other Expenses				
61300-000	Property Insurance Expense				
61302-002	Property Insurance	12,837.91	10.51	88,314.08	25.19
61302-999	Total Property Insurance	12,837.91	10.51	88,314.08	25.19
61399-999	Total Capitalized RE Tax & Ins Contra	12,837.91	10.51	88,314.08	25.19
<b>61999-999</b>	<b>Total Property Tax Ins &amp; Other Exp</b>	<b>12,837.91</b>	<b>10.51</b>	<b>88,314.08</b>	<b>25.19</b>
<b>79999-998</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>47,157.06</b>	<b>38.61</b>	<b>334,133.96</b>	<b>95.31</b>
<b>79999-999</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>64,988.85</b>	<b>53.21</b>	<b>489,921.36</b>	<b>139.75</b>
<b>80000-000</b>	<b>NON-OPERATING INCOME (LOSS)</b>				
<b>80000-100</b>	<b>NON-OPERATING REVENUE</b>				
80100-000	Interest Income & Other				
80200-000	Interest Income-Checking & MM				
80202-000	Int Inc-Checking & MM	2,013.47	1.65	10,871.81	3.10
80299-999	Total Interest Inc-Checking&MM	2,013.47	1.65	10,871.81	3.10
<b>80999-999</b>	<b>Total Interest Income &amp; Other</b>	<b>2,013.47</b>	<b>1.65</b>	<b>10,871.81</b>	<b>3.10</b>
<b>82999-999</b>	<b>TOTAL NON-OPERATING REVENUE</b>	<b>2,013.47</b>	<b>1.65</b>	<b>10,871.81</b>	<b>3.10</b>
<b>83000-000</b>	<b>NON-OPERATING EXPENSES</b>				
83100-000	Interest Expense & Finan Fees				
83200-000	Interest Expense-N/P & LOC				
83202-000	Int Exp-N/P-Promissory	21,445.87	17.56	150,488.98	42.93
83299-999	Total Interest Exp-N/P & LOC	21,445.87	17.56	150,488.98	42.93
83500-000	Financing Fee Expense				
83502-000	Loan Servicing Fee	496.00	0.41	3,529.00	1.01
83506-000	SAIL Loan Svc and Compliance Fee	916.50	0.75	6,415.50	1.83
83520-000	ELI Loan Svc and Compliance Fee	287.50	0.24	2,012.50	0.57
83522-000	Trustee Ordinary Fees	354.16	0.29	2,479.16	0.71
83524-000	Issuer Administration Fee	833.33	0.68	5,833.33	1.66
83599-999	Total Financing Fee Expense	2,887.49	2.36	20,269.49	5.78
<b>83799-999</b>	<b>Total Interest Exp &amp; Fin Fees</b>	<b>24,333.36</b>	<b>19.92</b>	<b>170,758.47</b>	<b>48.71</b>
83800-000	Audit & Tax Filing Fees				
83802-000	Audit Fee	515.00	0.42	3,605.00	1.03
83806-000	Tax Preparation Fee	240.00	0.20	1,680.00	0.48
<b>83899-999</b>	<b>Total Audit &amp; Tax Filing Fees</b>	<b>755.00</b>	<b>0.62</b>	<b>5,285.00</b>	<b>1.51</b>
84000-000	Depreciation & Amortization				
84100-000	Dep/Amort-Fixed Assets				

West Lake I, LTD (30004200)

**Income Statement**

Period = Jul 2024

Book = Accrual ; Tree = ysi\_is

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
84102-000	Depr-FA-Leasehold Improvements	46,860.32	38.37	328,022.24	93.57
84199-999	Total Dep/Amort-Fixed Assets	46,860.32	38.37	328,022.24	93.57
84400-000	Amort-Intangible Assets				
84402-000	Amort-Intangible Assets	2,079.88	1.70	14,559.16	4.15
84499-999	Total Amort-Intangible Assets	2,079.88	1.70	14,559.16	4.15
<b>84999-999</b>	<b>Total Deprec &amp; Amort</b>	<b>48,940.20</b>	<b>40.07</b>	<b>342,581.40</b>	<b>97.72</b>
86100-000	Partnership Fee				
86102-000	Asset Management Fee	460.42	0.38	3,222.94	0.92
86112-000	Incentive Management Fee	114,653.22	93.87	324,276.48	92.50
86134-000	Prior Year Adj (income)/Expense	0.00	0.00	5,227.50	1.49
<b>86999-999</b>	<b>Total Prtnrsh Fees &amp; Other Adjustments</b>	<b>115,113.64</b>	<b>94.25</b>	<b>332,726.92</b>	<b>94.91</b>
<b>89999-999</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>189,142.20</b>	<b>154.86</b>	<b>851,351.79</b>	<b>242.86</b>
<b>99997-999</b>	<b>TOTAL NON-OP INCOME (LOSS)</b>	<b>-187,128.73</b>	<b>-153.21</b>	<b>-840,479.98</b>	<b>-239.75</b>
<b>99998-999</b>	<b>NET INCOME (LOSS)</b>	<b>-122,139.88</b>	<b>-100.00</b>	<b>-350,558.62</b>	<b>-100.00</b>

West Lake I, LTD (30004200)

**Balance Sheet**

Period = Jul 2024

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
10000-000	ASSETS	
10003-000	Cash	
10010-000	Operating Cash-Owner	
10018-000	Operating Cash - Chase/Truist	173,538.36
10019-000	Security Deposit - Chase/Truist	32,241.00
10049-999	Total Operating Cash-Owner	<u>205,779.36</u>
<b>10099-999</b>	<b>Total Cash</b>	<b>205,779.36</b>
10400-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10506-000	Operating Deficit Reserve	359,827.25
10515-000	ACC Reserve	26,160.00
10529-999	Total Operating Impound Resrve	<u>385,987.25</u>
10530-000	Bond Reserve Accounts	
10531-000	Bond Fund - Interest Fund	0.19
10532-000	Bond Fund - Principal	648.74
10536-000	Bond Fund - Escrow Account	107,505.12
10537-000	Bond Fund - Replacement Reserve	141,802.94
10541-000	Bond Fund - Revenue	6.78
10542-000	Bond Fund - Debt Service	0.01
10545-000	Bond Fund - Subordinate Loan	0.41
10551-000	Bond Fund - Admin Fund	11,175.87
10569-999	Total Bond Reserve Accounts	<u>261,140.06</u>
10600-000	Investing Impound Reserve	
10699-999	Total Investing Impound Resrve	<u>0.00</u>
<b>10999-999</b>	<b>Total Restricted Cash</b>	<b>647,127.31</b>
11010-000	A/R-Accounts Receivable	
11011-000	A/R-Resident	10.63
11039-999	Total A/R-Accounts Receivable	<u>10.63</u>
<b>11099-999</b>	<b>Total Accounts Receivable</b>	<b>10.63</b>
11800-000	Intercompany-Net	
11810-000	Due from/to Intercompany	-7,028.08
11899-999	Total Intercompany-Net	<u>-7,028.08</u>
<b>11999-999</b>	<b>Total Accounts Receivable-Net</b>	<b>-7,017.45</b>
12100-000	Prepaid Expenses	
12200-000	Prepaid Operating Expense	
12210-000	Prepaid Cost of RE Operations	
12213-000	Prepaid Property Insurance	102,186.68
12217-000	Prepaid Admin & General	5,179.03

West Lake I, LTD (30004200)

**Balance Sheet**

Period = Jul 2024

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
12239-999	Total Prepaid Cost of RE Ops	107,365.71
<b>12299-999</b>	<b>Total Prepaid Operating Expense</b>	<b>107,365.71</b>
<b>12999-999</b>	<b>Total Prepaid Expenses</b>	<b>107,365.71</b>
16000-000	Operating Property-Net	
16001-000	Operating Property	
16010-000	OP-Land	
16010-100	OP-Land-Acquisition	184,375.00
16019-999	Total OP-Land	184,375.00
16020-000	OP-Site Improvements	
16020-100	OP-SI-Acquisition	1,504,669.88
16029-999	Total OP-Site Improvements	1,504,669.88
16030-000	OP-Building	
16030-100	OP-Bldg-Acquisition	12,354,187.00
16039-999	Total OP-Building	12,354,187.00
<b>16099-999</b>	<b>Total Operating Property</b>	<b>14,043,231.88</b>
16200-000	Accumulated Depreciation	
16210-000	A/D-OP-Site Improvements	
16210-700	A/D-OP-SI-Amort	-522,732.92
16219-999	Total A/D-OP-Site Improvements	-522,732.92
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-1,609,476.27
16229-999	Total A/D-OP-Building	-1,609,476.27
<b>16299-999</b>	<b>Total Accumulated Depreciation</b>	<b>-2,132,209.19</b>
<b>16399-999</b>	<b>Total Operating Property-Net</b>	<b>11,911,022.69</b>
17000-000	Fixed Assets-Net	
17001-000	Fixed Assets	
17020-000	FA-Furniture	
17020-200	FA-Furniture-Addition	765,789.40
17029-999	Total FA-Furniture	765,789.40
<b>17099-999</b>	<b>Total Fixed Assets</b>	<b>765,789.40</b>
17100-000	Accumulated Deprec & Amort	
17120-000	A/D-FA-Furniture	
17120-700	A/D-FA-Furniture-Amort	-798,122.85
17129-999	Total A/D-FA-Furniture	-798,122.85
17199-999	Total Accum Deprec & Amort	-798,122.85
<b>17299-999</b>	<b>Total Fixed Assets-Net</b>	<b>-32,333.45</b>
18500-000	Other Assets & Deposits	

West Lake I, LTD (30004200)

**Balance Sheet**

Period = Jul 2024

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
18501-000	Assets Deposits	
18513-200	Utility Deposits	5,592.00
18519-900	Total Assets Deposits	5,592.00
<b>18599-999</b>	<b>Total Other Assets &amp; Deposits</b>	<b>5,592.00</b>
19000-000	Goodwill & Intangibles-Net	
19200-000	Intangible Assets	
19250-000	Tax Credit Fee	
19250-200	Tax Credit Fee-addition	87,874.00
19259-999	Total Tax Credit Fee	87,874.00
<b>19299-999</b>	<b>Total Intangible Assets</b>	<b>87,874.00</b>
19300-000	Accumulated Amortization	
19350-000	A/A-Tax credit Fees	
19350-700	A/A-Tax Credit Fees-Amort	-30,528.17
19359-999	Total A/A-Franchise Licenses	-30,528.17
<b>19399-999</b>	<b>Total Accumulated Amortization</b>	<b>-30,528.17</b>
<b>19499-999</b>	<b>Total Goodwill&amp;Intngibles-Net</b>	<b>57,345.83</b>
19900-000	Suspense	
19901-000	Suspense Clearing	
19915-050	A/R Clearing-Subsidy Suspense	-1,825.00
19919-999	Total Suspense Clearing	-1,825.00
<b>19999-900</b>	<b>Total Suspense</b>	<b>-1,825.00</b>
<b>19999-999</b>	<b>TOTAL ASSETS</b>	<b>12,893,057.00</b>
<b>20000-000</b>	<b>LIABILITIES &amp; EQUITY</b>	
<b>20001-000</b>	<b>LIABILITIES</b>	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	
20111-000	A/P-Trade	127,485.59
20119-999	Total Accounts Payable-Trade	127,485.59
<b>20399-999</b>	<b>Total Accounts Payable-Net</b>	<b>127,485.59</b>
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	
20510-680	Accrued Audit Fee	3,605.00

West Lake I, LTD (30004200)

**Balance Sheet**

Period = Jul 2024

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
20510-700	Accrued Tax Consulting Fee	2,480.00
20510-720	Accrued Assets Management Fees	-2,302.06
20519-999	Total Accrued Operating Cost	3,782.94
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	12,502.74
20539-999	Total Accrued Prop Mgmt Salaries/Wages	12,502.74
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	1,770.80
20641-725	Accrued Issuer Fees	4,166.65
20641-735	Accrued Service Fee	2,480.00
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	8,428.00
20649-999	Total Accrued Financing Cost	16,845.45
20900-000	Other Liabilities	
<b>20999-999</b>	<b>Total Accrued Exp &amp; Other Liab</b>	<b>33,131.13</b>
21500-000	Interest Payable-Net	
21501-000	Int Payable-N/P-Promissory	
21510-000	I/P-N/P-Promissory	
21510-200	I/P-N/P-Promissory-Int Payment	-50,000.00
21510-700	I/P-N/P-Promissory-Accrual	129,166.69
21519-999	Total I/P-N/P-Promissory	79,166.69
21600-000	Int Payable-N/P-Affiliate	
21700-000	Int Payable-LOC-Secured	
21800-000	Int Payable-LOC-Unsecured	
21900-000	Int Payable-LOC-Affiliate	
<b>21999-999</b>	<b>Total Interest Payable-Net</b>	<b>79,166.69</b>
23000-000	Notes Payable-Net	
23001-000	Note Payable-Promissory	
23010-000	N/P-Promissory	
23010-100	N/P-Promissory-Initial Advance	10,244,160.07
23010-200	N/P-Promissory-Payment	-114,278.57
23019-999	Total N/P-Promissory	10,129,881.50
23050-000	Loan Fee-N/P-Promissory	
23050-200	Loan Fee-N/P-Promissory-Addn	-573,006.22
23059-999	Total Loan Fee-N/P-Promissory	-573,006.22
23060-000	A/A-Loan Fee-N/P-Promissory	
23060-700	A/A-Loan Fee-N/P-Prom-Amort	89,463.67
23069-999	Total A/A-Loan Fee-N/P-Prom	89,463.67
<b>23099-999</b>	<b>Total Note Payable-Promissory</b>	<b>9,646,338.95</b>
<b>23199-999</b>	<b>Total Notes Payable-Net</b>	<b>9,646,338.95</b>

West Lake I, LTD (30004200)

**Balance Sheet**

Period = Jul 2024

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	528.70
27099-999	Total Unearned Tenant Rent	528.70
<b>27399-999</b>	<b>Total Unearned Revenue</b>	<b>528.70</b>
28500-000	Liability Deposits	
28501-000	Other Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	32,241.00
28529-999	Total Tenant Security Deposits	32,241.00
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	1,690.53
28569-999	Total Deposits & Other Liabilities	1,690.53
<b>28599-900</b>	<b>Total Other Liability Deposits</b>	<b>33,931.53</b>
<b>28599-999</b>	<b>Total Liability Deposits</b>	<b>33,931.53</b>
<b>29999-999</b>	<b>TOTAL LIABILITIES</b>	<b>9,920,582.59</b>
<b>30000-000</b>	<b>EQUITY</b>	
30100-000	Controlling Ptnr Equity-Net	
30101-000	Controlling Partner Equity	
30110-300	Contributions-Gross Capital Call	6,053,521.00
30120-210	Distributions-Return on Capital	-110,158.31
30199-900	Total Control Partner Equity	5,943,362.69
<b>30199-999</b>	<b>Total Control Ptnr Equity-Net</b>	<b>5,943,362.69</b>
39000-000	Retained Earnings	
39001-000	Retained Earnings	
39010-700	Retained Earnings	-2,970,888.28
39099-900	Total Retained Earnings	-2,970,888.28
<b>39099-999</b>	<b>Total Retained Earnings</b>	<b>-2,970,888.28</b>
<b>39999-990</b>	<b>TOTAL EQUITY</b>	<b>2,972,474.41</b>
<b>39999-998</b>	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>12,893,057.00</b>

**LAKELAND HOUSING AUTHORITY**  
**Grant Report**  
**Updated as of September 11, 2024**

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
<b>Capital Fund Program (HUD)</b>								
CFP - 2011	07-15-11	08-03-13	08-02-15	\$ 562,980.00	\$ 506,682.00	\$ 562,980.00	\$ 562,980.00	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 608,069.00	\$ 608,069.00	\$ -
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ 954,294.29	\$ 291,354.00	\$ 679,828.00
CFP - 2020	03-26-20	03-25-24	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ 1,115,701.00	\$ 334,710.00	\$ 780,991.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,088,977.00	\$ 980,079.30	\$ 984,260.60	\$ 964,154.42	\$ 124,822.58
CFP - 2022	05-12-22	05-11-24	05-11-26	\$ 892,964.00	\$ 803,667.60	\$ 875,588.37	\$ 312,537.40	\$ 580,426.60
CFP - 2023	02-17-23	02-16-25	02-16-27	\$ 932,646.00	\$ 839,381.40	\$ -	\$ -	\$ 932,646.00
CFP - 2024	05-06-24	05-05-26	05-05-28	\$ 967,926.00	\$ 871,133.40	\$ -	\$ -	\$ 967,926.00
			<b>CFP Total:</b>	<b>\$ 9,699,096.00</b>	<b>\$ 8,729,186.40</b>	<b>\$ 7,659,544.26</b>	<b>\$ 5,632,455.82</b>	<b>\$ 4,066,640.18</b>
<b>Replacement Housing Factor (HUD)</b>								
RHF - 2009(a)	09-15-09	10-29-16	07-29-17	\$ 282,108.00	\$ 253,897.20	\$ 282,108.00	\$ 282,108.00	\$ -
RHF - 2009(b)	04-02-10	10-29-16	07-29-17	\$ 149,804.00	\$ 134,823.60	\$ 149,804.00	\$ 149,804.00	\$ -
RHF - 2010	07-15-10	10-29-16	07-29-18	\$ 441,385.00	\$ 397,246.50	\$ 441,385.00	\$ 441,385.00	\$ -
RHF - 2011	08-03-11	10-29-16	10-29-18	\$ 380,321.00	\$ 342,288.90	\$ 380,321.00	\$ 380,321.00	\$ -
RHF - 2012(b)	03-12-12	10-29-16	10-29-18	\$ 70,661.00	\$ 63,594.90	\$ 70,661.00	\$ 70,661.00	\$ -
RHF - 2013(a)	09-09-13	10-29-18	04-12-19	\$ 208,904.00	\$ 188,013.60	\$ 208,904.00	\$ 208,904.00	\$ -
RHF - 2013(b)	09-09-13	10-29-18	10-29-18	\$ 62,529.00	\$ 56,276.10	\$ 62,529.00	\$ 62,529.00	\$ -
RHF - 2014	05-13-14	10-29-18	04-12-19	\$ 185,710.00	\$ 167,139.00	\$ 185,710.00	\$ 185,710.00	\$ -
RHF - 2015	04-13-15	10-29-18	04-12-19	\$ 187,612.00	\$ 168,850.80	\$ 187,612.00	\$ 187,612.00	\$ -
RHF - 2016	04-13-16	10-29-18	04-12-20	\$ 193,574.00	\$ 174,216.60	\$ 193,574.00	\$ 193,574.00	\$ -
			<b>RHF Total:</b>	<b>\$ 2,162,608.00</b>	<b>\$ 1,946,347.20</b>	<b>\$ 2,162,608.00</b>	<b>\$ 2,162,608.00</b>	<b>\$ -</b>
<b>HOPE VI (HUD)</b>								
	04-05-00		12-31-17	\$ 21,842,801.00	\$ 19,658,520.90	\$ 21,842,801.00	\$ 21,842,801.00	\$ -
<b>Safety &amp; Security Grant (HUD)</b>								
	03-20-13	03-19-14	03-19-15	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
		<b>Safety &amp; Security Total:</b>		<b>\$ 250,000.00</b>	<b>\$ 225,000.00</b>	<b>\$ 250,000.00</b>	<b>\$ 250,000.00</b>	<b>\$ -</b>
<b>Resident Opportunities and Self Sufficiency (HUD)</b>								
ROSS-Family Self Sufficiency 2020	01-01-21	12-31-21	12-31-21	\$ 72,000.00	\$ 64,800.00	\$ 72,000.00	\$ 72,000.00	\$ -
ROSS-Service Coordinator 2020	06-01-21	05-31-24	05-31-24	\$ 198,900.00	\$ 179,010.00	\$ 194,406.85	\$ 194,406.85	\$ 4,493.15
ROSS-Family Self Sufficiency 2021	01-01-2022	12-31-2022	12-31-22	\$ 127,574.00	\$ 114,816.60	\$ 127,574.00	\$ 127,574.00	\$ -
ROSS-Family Self Sufficiency 2022	01-01-2023	12-31-2023	12/31/2023	\$ 140,331.00	\$ 126,297.90	\$ 140,331.00	\$ 140,331.00	\$ -
			<b>ROSS Total:</b>	<b>\$ 538,805.00</b>	<b>\$ 484,924.50</b>	<b>\$ 534,311.85</b>	<b>\$ 534,311.85</b>	<b>\$ 4,493.15</b>
<b>YouthBuild 2018 Grant (DOL)</b>	01-01-19		08-31-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
<b>YouthBuild 2021 Grant</b>	05-01-22		09-01-25	\$ 1,500,000.00	\$ 1,350,000.00	\$ 1,076,616.18	\$ 1,076,616.18	\$ 423,383.82
			<b>YouthBuild Total:</b>	<b>\$ 2,575,472.00</b>	<b>\$ 2,317,924.80</b>	<b>\$ 2,152,088.18</b>	<b>\$ 2,152,088.18</b>	<b>\$ 423,383.82</b>
<b>Operating Fund (Shortfall)</b>								
FL011-2011SF22D	01-01-22	N/A	09-30-2030	\$ 171,162.00	\$ 154,045.80	\$ 171,162.00	\$ 171,162.00	\$ -
FL011-2021SF22D	01-01-22	N/A	09-30-2030	\$ 171,161.00	\$ 154,044.90	\$ -	\$ -	\$ 171,161.00
			<b>CARES Act Total:</b>	<b>\$ 342,323.00</b>	<b>\$ 308,090.70</b>	<b>\$ 171,162.00</b>	<b>\$ 171,162.00</b>	<b>\$ 171,161.00</b>
<b>Emergency Rental Assistance Program (ERAP-Polk County)</b>								
	06-01-21	10-31-22	12-31-21	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -
			<b>ERAP Total:</b>	<b>\$ 2,421,446.06</b>	<b>\$ 2,179,301.45</b>	<b>\$ 2,421,446.06</b>	<b>\$ 2,421,446.06</b>	<b>\$ -</b>

LAKELAND HOUSING AUTHORITY (FL011)

All Contracts  
9/11/2024

Item #	Contract #	Contractor	M/WBE	Section 3	Small Business Concern	Contract Date	End of Term As Extended	Existing Contract Amount
1	LHA-07-21-C003	NaturZone-Pest Control	No	No	No	7/7/2021	7/7/2024	\$ 39,096.00
2	LHA-07-21-C004	NaturZone-Bed Bugs	No	No	No	7/7/2021	7/7/2024	\$ 23,136.00
3	LHA-02-23-C002	Saxon Gilmore & Carraway, P.A.	Yes	No	Yes	2/1/2023	1/31/2025	\$ 116,948.37
4	LHA-02-23-C003	Elaine Johnson James, P.A.	Yes	No	Yes	2/1/2023	1/31/2025	\$ 9,367.71
5	LHA-04-23-C001	Paw Materials, Inc. dba Paw Demolition	No	No	No	4/5/2023	N/A	\$ 204,346.38
6	LHA-04-23-C004	All County Pavement Management Solutions	No	No	No	4/11/2023	12/31/2023	\$ 126,050.27
7	LPHC-06-21-C01	Carras Community Investment, Inc.						\$ 30,000.00
8	LHA-11-23-C005	1919 Architects				12/1/2023	11/4/2028	
9	LHA-11-23-C006	Bessolo Design Group, Inc.	No	No	Yes	12/1/2023	11/4/2028	
10	LHA-11-23-C007	CMHM Architects, Inc.				12/1/2023	11/4/2028	
11	LHA-11-23-C008	Jerel McCants Architecture, Inc.	Yes			12/1/2023	11/4/2028	
12	LHA-11-23-C009	The Lunz Group	No	No	No	12/1/2023	11/4/2028	
13	LHA-11-23-C010	Robert Reid Wedding Architects & Planners, AIA, Inc.				12/1/2023	11/4/2023	
14	LHA-11-23-C011	Torti Gallas + Partners				12/1/2023	11/4/2023	
15	LHA-02-24-C001	F.H. Paschen, S.N. Nielsen & Associates LLC West Lake Phase III Asbestos and Lead Abatement	No	No	No	2/28/2024	N/A	\$ 277,566.00
16	LHA-02-24-C002	F.H. Paschen, S.N. Nielsen & Associates LLC Cecil Gober Fire Units Renovation	No	No	No	2/28/2024	N/A	\$ 508,903.00
17	RWR PO #47241	Nichols Contracting, Inc. RWR Senior Building Elevator Repair	No	No	No	4/30/2024	N/A	\$ 8,166.72
18	RWR-05-24-C001	Nichols Contracting, Inc. RWR Senior Building Elevator Modernization	No	No	No	5/7/2024	N/A	\$ 424,446.03
19	RWR-05-24-C002	Advanced Roofing	No	No	No	5/8/2024	N/A	\$ 1,546,862.94
<b>TOTAL</b>								<b>\$ 3,314,889.42</b>

M/WBE	\$ 126,316.08	4%
Section 3	\$ -	0%
Small Business Concern	\$ 116,948.37	4%

# **RESOLUTIONS**

## The Housing Authority of the City of Lakeland Request for Board Action

**1. Describe Board Action Requested and why it is necessary:**

**Re: Resolution # 24-1551**  
 The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to establish the Fiscal Year 2025 (2024-2025) Payment Standards for Housing Choice Voucher Program participants effective October 1, 2024.

**2. Who is making request:**

- A. Entity: The Housing Authority of the City of Lakeland
- B. re: 2025 Fair Market Rent Rates/Payment Standards
- C. Originador: Carlos R. Pizarro An

**3. Cost Estimate:**

n/a

**Narrative:**

In order to provide its Section 8 residents with numerous housing choices for a larger number of families, the Housing Authority of the City of Lakeland must maintain an adequate pool of available housing units. This inventory of available housing units is maintained and enhanced by paying current and prospective landlords a fair and reasonable rent based on the local market.

The Department of Housing and Urban Development has published Final Fiscal Year 2025 (Effective 10/01/2024) Fair Market Rent rates for the Lakeland-Winter Haven Metropolitan Statistical Area with the option to increase/decrease the rent rates by up to 10% depending on the need. After market analysis, the Housing Authority of the City of Lakeland staff determined that in order to maintain the current pool of housing to attract other housing opportunities; and to serve as many families as possible, should adopt the Department of Housing and Urban Development’s final rent rates at 110% of the published Fair Market Rent for the jurisdiction its serves.

Therefore, the Housing Authority of the City of Lakeland staff is recommending the following payment standards for its Section 8 program effective October 1,2024 and/or implementing within 90 days of approval for annual certifications.

PAYMENT STANDARDS BY UNIT BEDROOMS					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<b>Prior Year HUD Approved Final Fiscal Year 2024 Fair Market Rent as published at 110%</b>	<b>1106</b>	<b>1113</b>	<b>1375</b>	<b>1846</b>	<b>2333</b>
<b>New Proposed Payment Standard 2025 Effective 10/01/2024 (At 110% of the HUD Published Fair Market Rent)</b>	<b>1193</b>	<b>1201</b>	<b>1470</b>	<b>1976</b>	<b>2469</b>

## **RESOLUTION NO. 24-1551**

### **APPROVING THE PAYMENT STANDARD FOR FISCAL YEAR 2025 (Effective 10/01/2024)**

**WHEREAS**, the Housing Authority of the City of Lakeland desires to provide its Section 8 eligible residents a wide range of housing units; and

**WHEREAS**, to accomplish this availability, the Housing Authority of the City of Lakeland desires to establish a rent structure that is not only attractive to the current Housing Authority landlords but will also attract future landlords; and

**WHEREAS**, the Department of Housing and Urban Development yearly publishes a Fair Market Rent rate structure.

**WHEREAS**, the Department of Housing and Urban Development establishes in 24CFR982.503 that the PHA may adopt payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD).

**WHEREAS**, the Housing Authority of the City of Lakeland staff's evaluation of the published Department of Housing and Urban Development rate structure against local market analysis indicated that it would be in the best interest of the Housing Authority's Section 8 residents to increase the Housing Authority of the City of Lakeland's Payment Standards structure at 110% of the Department of Housing and Urban Development's published rate in order to maintain an adequate number of housing units and to increase the number of families participating in the program (see attached matrix);

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves its Fiscal Year 2025 Payment Standards to be 110% of the rate published by the Department of Housing and Urban Development--effective October 1, 2024, and/or implementing within 90 days of approval for annual certifications.

#### **CERTIFICATE OF COMPLIANCE**

This is to certify that the Board of Commissioners of The Housing Authority of the City of Lakeland has approved and adopted this Resolution 24-1551 dated September 16, 2024.

Attested by:

\_\_\_\_\_  
Benjamin Stevenson, Secretary

\_\_\_\_\_  
Shelly Asbury, Chair



# Lakeland Housing Authority 5-Year and Annual Agency Plans 2025-2029

# 5 YEAR AGENCY PLAN

## *POLICIES AND PLANS*

### Plan (s) Summary by Section or Policy

**Lakeland Housing Authority (LHA) Plans:** The plan outlines LHA’s policies, rules, and requirements for serving low-income families. It is also applicable to Moving to Work (MTW), RAD and other programs.

The document outlines LHA’s plans and activities for fiscal year 2025 to 2029, including public meetings, budget plans, and policies related to housing and urban development.

**Housing Choice Voucher (HCV) Program and Public Housing:** It details the HCV/PHA program’s background, key events, and the roles of HUD, PHA, owners, and families. It emphasizes nondiscrimination, reasonable accommodations, and compliance with civil rights requirements.

**Program Administration:** The document covers policies for managing waiting lists, determining eligibility, rent calculations, inspections, and lease terminations. It includes guidelines for handling domestic violence cases and the use of criminal records.

**Financial and Verification Aspects:** It provides comprehensive guidelines on financial assistance, income calculations, and verification requirements to ensure clarity and consistency in applying rules and benefits for eligible families.

**Goals:** LHA aims to increase self-sufficiency efforts, enhance employee relations, and incorporate green and sustainability practices in future developments.

**Funding:** LHA plans to obtain at least \$10 million in grants and leveraging from all sources by December 31, 2029.

### 2025 to 2029 Lakeland Housing Authority (LHA) 5-Year and Annual Agency Plan:

- **Purpose and Applicability:** The plan outlines LHA’s policies, rules, and requirements for serving low-income families. It is applicable to Moving to Work (MTW) agencies.
- **Financial Resources:** LHA anticipates \$32,134,652 in resources for public housing and Section 8 programs, including federal grants, prior year grants, rental income, and other income.
- **New Activities:** LHA plans to transform its public housing portfolio into mixed-income communities, modernize existing units, and develop new affordable housing projects.
- **Progress and Goals:** LHA aims to increase affordable housing units by 50%, maintain MTW status, improve public image, and enhance self-sufficiency programs for residents.

**The Moving to Work (MTW) Supplement:** collects information about policies implemented by MTW expansion agencies. It helps HUD monitor and evaluate the MTW demonstration program and informs the public about the agency’s plans.

## 5 YEAR AGENCY PLAN

### POLICIES AND PLANS

**Sections:** The MTW Supplement includes sections on PHA Information, Narrative, MTW Waivers and Activities, Safe Harbor Waivers, Agency-Specific Waivers, Public Housing Operating Subsidy Grant Reporting, MTW Statutory Requirements, Public Comments, Evaluations, and Certifications of Compliance. LHA is under COHORT 4-Rent credit scores

**Information Collection:** MTW agencies will provide data on MTW activities, including core questions, custom questions, safe harbor waivers, hardship policies, and impact analyses.

#### **The Housing Choice Voucher Program Administrative Plan for the Housing Authority of the City of Lakeland, Florida 2025:**

**Program Implementation:** Details the program's background, key events, and the relationship between HUD, the PHA, owners, and families. It includes nondiscrimination policies, outreach efforts, waiting list management, tenant selection, and VAWA protections.

**Eligibility and Income Determination:** Outlines guidelines for determining annual income, including earned and unearned income, inclusions and exclusions, and the treatment of student financial assistance. It also covers net family assets and the imputation of income from assets.

**Denial of Admission:** Specifies circumstances under which the PHA may deny admission based on actions or ineligibility due to income limits, citizenship status, criminal activity, and other factors. It also considers mitigating circumstances before denying admission.

**Special Housing Types and Termination:** Discusses policies for Single Room Occupancy, Congregate Housing, Group Homes, and Shared Housing. It includes termination of assistance, informal reviews, hearings, and program integrity, including fraud investigation and repayment agreements.

#### **The Public Housing Program of the Housing Authority of the City of Lakeland's Admissions and Continued Occupancy Policy (ACOP) for 2025:**

**Eligibility Requirements:** Details criteria for admission, including income limits, family composition, and screening for criminal activity or substance abuse.

**Income Determination:** Explains how annual income is calculated, including earned and unearned income, inclusions and exclusions, and treatment of assets.

**Deductions and Allowances:** Covers mandatory deductions for dependents, elderly/disabled members, and childcare expenses, as well as hardship exemptions.

**Verification Procedures:** Outlines the verification hierarchy and techniques for confirming income, assets, expenses, and other eligibility factors.

## 5 YEAR AGENCY PLAN

### POLICIES AND PLANS

#### **The “Public Housing Dwelling Lease” for the Housing Authority of the City of Lakeland:**

**Lease Agreement:** The lease is between the Housing Authority (PHA) and the tenant, covering terms for occupancy, rent, and obligations.

**Rent and Payments:** Rent is determined based on HUD regulations and is due on the 5th of each month. Late payments incur additional charges.

**Tenant Obligations:** Tenants must maintain the unit, report changes in household composition, and comply with community service requirements.

**PHA Obligations:** The PHA must maintain the property, make necessary repairs, and ensure compliance with health and safety standards.

**Termination and Eviction:** The lease outlines grounds for termination, including non-payment of rent, criminal activity, and failure to comply with lease terms.

#### **The Lakeland Housing Authority Family Self-Sufficiency Action Plan 2025:**

**Program Overview:** The Family Self-Sufficiency (FSS) program aims to help families achieve economic independence by providing educational, employment, and supportive services. It includes components like FSS enrollment, outreach, escrow accruals, and case coordination.

**Goals and Objectives:** The primary goal is to assist families in obtaining employment and reducing dependency on public assistance. The program focuses on developing local strategies and partnerships to support participants.

**Participant Selection and Services:** Participants are selected based on criteria such as income, family size, and disability. Services include job training, financial education, childcare, and transportation.

**Program Management:** The plan outlines procedures for contract participation, interim disbursement of funds, and program termination. It also includes coordination with community partners and a Program Coordinating Committee.

#### **The Lakeland Housing Authority 2025 Procurement Policy:**

**General Purpose:** Ensure goods, services, and construction are procured at the most favorable prices while complying with HUD regulations and state laws.

**Procurement Authority:** The Executive Director oversees procurement, ensuring compliance, planning, and proper documentation.

**Procurement Methods:** Includes small purchases, sealed bidding, competitive proposals, and non-competitive proposals, each with specific conditions and procedures.

## 5 YEAR AGENCY PLAN

### POLICIES AND PLANS

**Special Considerations:** Emphasis on using small, minority-owned, and women-owned businesses, and ensuring contractor responsibility and compliance with bonding and insurance requirements.

#### **The Standard Operating Procedures for Cash Handling:**

**Policy Statement:** Defines responsibilities for handling Housing Authority cash, emphasizing internal controls to prevent financial loss and ensure accurate reporting.

**Affected Individuals:** Anyone handling Housing Authority cash, checks, or equivalents, with the Director of Finance responsible for enforcement.

**Key Definitions:** Includes terms like ACH Payment, Cash Box, Cash Equivalent, EFT, and Segregation of Duties.

**Responsibilities and Procedures:** Departments must establish documented cash handling procedures, ensure prompt deposits, and maintain internal controls like segregation of duties and securing cash.

**Compliance:** Non-compliance may result in disciplinary action or termination.

#### **The Lakeland Housing Authority Limited English Proficiency (LEP) Plan 2025:**

**Policy and Purpose:** The plan ensures that persons with Limited English Proficiency (LEP) have meaningful access to Housing Authority programs and services without discrimination.

**LEP Coordinator:** Carlos Pizarro is designated as the LEP Coordinator to oversee implementation, training, and monitoring of the LEP Plan.

**Language Services:** The plan includes translation of vital documents, interpretation services, and various methods to provide language assistance based on the needs and resources.

**Monitoring and Training:** The plan involves ongoing monitoring, periodic assessment, and staff training to ensure effective implementation and compliance with federal regulations.

#### **The Lakeland Housing Authority ADA & Section 504 Policy and Regulations 2025 document:**

**Communication Access:** The document outlines the use of relay centers for communication with hearing-impaired individuals, detailing the process and importance of these centers.

**Accessibility Requirements:** It specifies the need for curb cuts, designated parking, and effective communication systems in subsidized properties to ensure accessibility for individuals with disabilities.

**Reasonable Accommodations:** The policy includes procedures for requesting reasonable accommodations, such as lighted smoke detectors, adjusted peepholes, and auxiliary aids for individuals with impaired vision or hearing.

## 5 YEAR AGENCY PLAN

### POLICIES AND PLANS

**Assist Animals:** Guidelines for assist animals are provided, including the request procedure, responsibilities of the resident, and conditions under which an assist animal may be denied.

**Pet Ownership Rules:** The document also includes rules for pet ownership, specifying conditions under which pets are allowed and the responsibilities of pet owners.

#### **The Mold Policy and Procedures 2025 document from the Lakeland Housing Authority:**

**General Information:** Objective: Repair moisture conditions and remove mold growth promptly.

**Resident Partnership:** Residents are informed about their role in preventing mold and reporting issues.

**Training:** Staff Training: No specific state or federal training requirements, but staff should be trained in safe work practices and mold remediation techniques.

**Routine Maintenance:** Inspections: Regular inspections for moisture and mold during maintenance activities.

**Checklist:** A sample checklist for monitoring mold is provided.

**Maintenance Service Requests:** Processing: Detailed steps for handling service requests related to mold, including immediate action and follow-up.

**Mold Remediation Procedures:** Remediation Levels: Guidelines based on the extent of mold growth, including the use of Personal Protective Equipment (PPE) and containment systems.

**Resident Follow-Up:** Communication: Follow-up letters to residents after inspections and remediation, with tips for preventing mold growth.

#### **The Maintenance Plan and Policy 2025:**

**Overview:** Covers requirements and expectations for maintaining LHA and WL MGMT properties.

Emphasizes planning and organization for property upkeep.

**Personnel and Staffing Plan:** Staffing levels based on annual budget and property needs.

Housing Manager responsible for ensuring adequate staffing and training.

Temporary staff or contractors may be hired for seasonal or unplanned work.

**Customer Relations and Appearance:** Importance of public relations and professional appearance for maintenance staff.

Maintenance staff should be courteous and responsive to residents' service requests.

**Work Order Procedures:** Detailed process for handling maintenance work orders.

## 5 YEAR AGENCY PLAN

### POLICIES AND PLANS

Prioritization of work orders based on urgency (emergency, urgent, routine, etc.).

**Unit Turnover and Inspections:** Procedures for pre-move-out, move-out, and make-ready inspections.

Emphasis on timely completion of unit turnovers and preventive maintenance.

**Preventive Maintenance:** Annual PM schedule to ensure the longevity of facilities and equipment.

Regular inspections and maintenance of unit interiors, common areas, and building systems.

**Inventory and Materials Management:** Maintaining a balanced inventory of supplies and tools.

Secure storage and proper organization of maintenance shops.

**After-Hours Procedures:** Protocols for handling maintenance emergencies outside regular hours.

On-call staff responsibilities and reporting requirements.

**Service Contracts and Vendor Management:** Guidelines for ongoing maintenance contracts, standard vendor services, and capital projects.

Importance of vendor registration and competitive bidding.

**Inspections and Reporting:** Regular property inspections to identify and address maintenance issues.

Reporting procedures for property damage, vandalism, and other incidents.

### **The 2025 Preventative Maintenance Book for the Lakeland Housing Authority:**

#### **Purpose**

**Guidance:** Provides a guide for maintenance staff to ensure high-quality housing services.

**Policies:** Outlines policies for all communities managed by LHA.

#### **Key Sections**

**Monthly Maintenance Tasks:** Detailed tasks for each month, including inspections, repairs, and maintenance of various property areas.

**Spring/Summer Cleaning:** Specific tasks to be completed in April, May, August, and September.

**Employment Policies:** Reaffirms the “at-will” employment policy and the non-contractual nature of the handbook.

# 5 YEAR AGENCY PLAN

## POLICIES AND PLANS

### Monthly Highlights

**January:** Inspect storage rooms, change A.C. filters, clean storm drains.

**April:** Inspect gutters, power wash property, service power washers.

**July:** Clean A.C. units, inspect roofs, update inventory.

This document serves as a comprehensive guide to maintaining the properties efficiently throughout the year.

### **Board Resolution #24-1552 Overview:**

The Board of Commissioners of the Housing Authority of the City of Lakeland is requested to approve Resolution #24-1552 to comply with a U.S. Department of Housing and Urban Development (HUD) regulation.

### **Key Components:**

**Approval Request:** The resolution seeks approval for the 2025 Moving to Work (MTW) Amendment, the combined 2025-2029 5-Year Agency Plan, and the 2025 Annual Plan.

**Plans and Policies:** Includes Capital Funds Plans and Budgets, Public Housing Budgets, Administrative Plan for Housing Choice Voucher, Public Housing Dwelling Lease, Limited English Proficiency Plan, Family Self Sufficiency Plan, and various other policies.

**Public Participation:** The plan development involved public meetings, community input, and collaboration with various stakeholders.

### **Resolution Authorization:**

The resolution authorizes the Board Chairman to sign necessary HUD forms and directs the Executive Director to submit these forms to HUD.

### **Public Housing 2025 Budget:**

### **PHA Board Resolution Approving Operating Budget:**

**Purpose:** This document is a resolution by the Board of Commissioners of the Housing Authority of the City of Lakeland, approving the operating budget for the fiscal year beginning January 1, 2025.

### **Key Dates:**

- Budget approved by Board resolution on September 16, 2024.
- Budget submitted to HUD on September 30, 2024.

**Certifications:** The document certifies that all statutory and regulatory requirements have been met, the PHA has sufficient operating reserves, proposed expenditures are necessary and economical, and the budget covers all proposed expenditures.

## 5 YEAR AGENCY PLAN

### *POLICIES AND PLANS*

**Compliance:** The PHA will comply with wage rate requirements and access to records and audits as per HUD regulations.

#### **Forms required by HUD:**

- HUD 50077 ST
- HUD 50077 SL
- HUD 50077 CR
- HUD SFIII
- HUD 50075 MTW
- HUD 50075 ST
- HUD 50075 MTW CERTIFICATION
- HUD FL50071
- Resolution 24-1552

Prepared by: Carlos R. Pizarro An, Senior VP

## NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARING

### Lakeland Housing Authority

#### **FY 2025 5 (Five) Year Plan, the Annual Agency Plan, 2025 Budgets and the Moving to Work (MTW) Amendment to the Agency Plan**

The Lakeland Housing Authority (LHA) has scheduled two public meetings on its FY 2025, **5 (Five) Year Plan, the Annual Agency Plan and the Moving to Work (MTW) Amendment to the Agency Plan** with the Resident Advisory Board and the general public at 9:00 a.m. on July 31, 2024, and August 16, 2024, at 8:30 am, the meeting (s) will be conducted inside the Lakeland Housing Authority Conference Room. The plan will be posted at [www.lakelandhousing.org](http://www.lakelandhousing.org) for forty-five (45) days starting June 17, 2024. You can also send your comments in writing to 430 Hartsell Avenue, Lakeland Florida 33815, attention "Agency Plan 2025".

**The Public Hearing is scheduled for August 23, at 8:30 a.m.**

LHA has developed its Agency Plan in accordance with the Quality Housing and Work Responsibility Act of 1998 including, but not limited to, additional updates received from the Department of Housing and Urban Development.

The 5 Year Plan, Annual Agency Plan, MTW Amendment, Capital Funds budgets, policies and addendums are available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on June 17, 2024, and ending on August 23, 2024. The plan will be posted for 45 days. Inquiries and comments may be directed to Carlos Pizarro, Senior-Vice-president of Housing, at [cpizarro@lakelandhousing.org](mailto:cpizarro@lakelandhousing.org) and/or Valerie Brown, Vice-president of Administration, at [vbrown@lakelandhousing.org](mailto:vbrown@lakelandhousing.org) and/or Florida Relay services at 711 and/or by visiting: [www.LakelandHousing.org](http://www.LakelandHousing.org).

Copies of the Plans, Policies and Amendments will be also available for review at the following locations:

- [www.lakelandhousing.org](http://www.lakelandhousing.org)
- City of Lakeland Community Redevelopment Agency--228 South Massachusetts Avenue, Lakeland, FL 33801
- All the properties and locations within the Lakeland Housing Authority portfolio.

The Housing Authority of the City of Lakeland dated June 17, 2024.

L2025 06/17; 2024-Public and Legal Notice



**The Housing Authority of the City of Lakeland  
Request for Board Action**

**1. Describe Board Action Requested and why it is necessary:**

**Re: Resolution # (24-1552)**

The Board of Commissioners is requested to approve the above-referenced resolution in order to satisfy a United States Department of Housing and Urban Development regulation.

**2. Who is making request:**

A. Entity: LHA

B. Project: Approval of the LHA 2025 Moving to Work Amendment to the Agency Plan and the combined 2025 to 2029 5-YEAR Agency Plan and 2025 Annual Plan including but not limited to the Capital Funds Plans and Budgets, 2025 Public Housing Budgets, Administrative Plan for the Housing Choice Voucher, the ACOP for the Public Housing Program, Public Housing Dwelling Lease, Limited English Proficiency Plan (LEP/LAP), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, Maintenance Policy, Preventative Maintenance policy, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and signing the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-ST and 50075-MTW (MTW Agency), HUD forms 50077's, HUD form SFIII, MTW FL50071, 52574 and 2991.

C. Originator: Carlos Pizarro

**3. Cost Estimate:**

Nominal cost of submittal to the Department of Housing and Urban Development

**Narrative:**

Annually, the Board of Commissioners of a Public Housing Agency is required to have its Chair (or other authorized official sign) the U.S. Department of Housing and Urban Development's *PHA Certification of Compliance with the PHA Plans (5YEAR Plan and Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV*

*Program, the ACOP for the Public Housing Program, Public Housing Dwelling Lease, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, Maintenance Policy, Preventative Maintenance policy, Voluntary Conversion, demolition and development activities, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, 2025 Public Housing Budgets, forms 50075-ST, 50075-MTW, 50077's, 50071, 52574, 2991, SFIII, and have staff submit the form to the U.S. Department of Housing and Urban Development.*

This resolution seeks permission to authorize the Chair of the Board of Commissioners of the Housing Authority of the City of Lakeland to sign forms 50075-ST, 50075-MTW, 50077's, 50071 and 2991/SFIII and to direct the Executive Director of the Housing Authority of the City of Lakeland to submit the signed forms to the U.S. Department of Housing and Urban Development.

**Attachment:**

- *2025 to 2029 5-YEAR Agency Plan combined with the 2025 Annual Plan, PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Public Housing Dwelling Lease, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, Maintenance Policy, Preventative Maintenance policy, Voluntary Conversion, demolition and development activities, Procurement policy, 2025 Public Housing Budgets, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, forms 50075-ST, 50075-MTW, 52574 and 50077, 50071, SFIII, 2991, etc...*

***2025 to 2029 5-YEAR Agency Plan combined with 2025 Annual Plan  
and the 2025 MTW Amendment***

A 5-YEAR and Annual PHA Plan and MTW Amendment are a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA 5-YEAR and Annual Plan: The 5-YEAR and Annual Plan--which each PHA submits to the U.S. Department of Housing and Urban Development (HUD) once every 5-Years or once a year for the annual plan are based on the PHA fiscal year, which is submitted to the HUD every year or every 5 years depending on the plan. It is through the Annual Plan that a PHA receives capital funding.

The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public, about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan(s). MTW agencies must continue to submit the applicable PHA Plan(s). MTW agencies that are not required to submit annual PHA Plans under the Housing and Economic Recovery Act of 2008 (HERA) must submit the MTW Supplement annually.

A PHA Plan(s) also serves as the annual application for grants to support improvements to public housing buildings (Capital Fund Program) as well as safety in public housing.

Any local, regional, or State agency that receives funds to operate Federal public housing or Section 8 tenant-based assistance (vouchers) programs must submit a PHA Plan(s).

To ensure public participation in the process, LHA staff provided a copy of the plan to the LHA Board of Commissioners and the Residents (Per request). Copies were also made available at various LHA sites as well as the City of Lakeland Community Redevelopment Agency.

LHA's senior staff scheduled a series of meetings with the Public to involve the residents in the PHA Plan process.

One of the requirements of the Agency Plan is to schedule public meetings for community review and a *question and answer* period. The Public Forum and meetings for this year's Plan were held at the LHA Administration building.

The process to develop LHA's 5-YEAR PHA plan and Annual Plan spanned nearly three months and involved the collaboration of LHA staff, Public Housing residents, participants in the Housing Choice Voucher Program, stakeholders in the community, the City of Lakeland and, of course, LHA Board of Commissioners.

## RESOLUTION NO. 24-1552

**APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND SUBMIT THE 2025 to 2029 5-YEAR AGENCY PLAN COMBINED WITH THE 2025 ANNUAL AGENCY PLAN, 2025 MOVE TO WORK (MTW) AMENDMENT TO THE AGENCY PLAN, THE 2025 UPDATED PROGRAM'S ANNUAL PLAN WHICH INCLUDES THE CAPITAL FUNDS PLANS AND BUDGETS, ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHERS PROGRAM, THE CONTINUED OCCUPANCY PLAN (ACOP) FOR THE PUBLIC HOUSING PROGRAM, AND OTHER RELATED DOCUMENTS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR APPROVAL.**

**WHEREAS**, Public Housing Agencies are under the regulations set forth in Public and Indian Housing Section 239 of the Fiscal Year 2016 Appropriations Act, P.L. 114-113 Notice, 99-51 and 2001-26 requiring the submittal of Public Housing Agency Plans and related certifications; and

**WHEREAS**, the United States Department of Housing and Urban Development requires that all Public Housing Agencies submit the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, form 50075-ST, 50075-MTW; and

**WHEREAS**, the Housing Authority of the City of Lakeland made modifications to its 5-YEAR (2025 to 2029) *Agency Plan combined with the 2025 Annual Plan, PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Public Housing Dwelling Lease, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, Maintenance Policy, Preventative Maintenance policy, Voluntary Conversion, demolition and development activities, Procurement policy, 2025 Public Housing Budgets, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, forms 50075-ST, 50075-MTW and 50077, 50071, 52574, 2991, SFIII, etc.* collectively referred to as the *Agency Plan and policies*; and

**WHEREAS**, the Housing Authority of the City of Lakeland circulated the 2025 to 2029 5-YEAR *Agency Plan combined with the 2025 Annual Plan* to its public housing residents, its Housing Choice Voucher participants, the staff of the Housing Authority of the City of Lakeland, and other interested parties; and

**WHEREAS**, the Housing Authority of the City of Lakeland conducted public meetings to obtain the public's input and comments on its one-year 2025 MTW Amendment to the Agency Plan.

**NOW THEREFORE**, be it resolved by the Board of Commissioners of the Housing Authority of the City of Lakeland that the Board Chairman is authorized to sign the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-ST, 50075-MTW, 50077, 50071, 52574, 2991, SFIII, etc... (attached hereto), which the Executive Director will afterwards submit to the Department of Housing and Urban Development.

**CERTIFICATE OF COMPLIANCE**

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted Resolution No. 24-1552, dated September 16, 2024.

Attested by:

\_\_\_\_\_  
**Benjamin Stevenson, Secretary**

\_\_\_\_\_  
**Shelly Asbury, Chairman**

<b>5-Year Agency Plan (2025 to 2029) and 2025 Annual PHA Plan (MTW Agency)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																				
A.1	<p> <b>PHA Name:</b> <u>The Housing Authority of the City of Lakeland</u> <b>PHA Code:</b> <u>FL011</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Moving to Work PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> 01/01/2025 to 12/31/2029  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>255</u> <b>Number of Housing Choice Vouchers (HCVs) Total Combined Units/Vouchers</b> <u>1626</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> 5-Year Plan Submission 2025-2029 </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p>The 5-Year Agency Plan and Annual PHA Plan will be available at the following locations:</p> <p>Housing Authority of the City of Lakeland 430 Hartsell Avenue Lakeland, FL 33815</p> <p>All the properties and locations within the Housing Authority of the City of Lakeland portfolio.</p> <p>Housing Authority of the City of Lakeland's website: <a href="https://lakelandhousing.org/">https://lakelandhousing.org/</a></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) <b>Not applicable.</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program													
		PH	HCV																		
Lead PHA:																					

<b>B.</b>	<b>Plan Elements</b>					
<b>B.0 Financial Resources: Planned Sources and uses</b>						
This section lists the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Revision: Updated table of financial sources and uses below.						
<b>Sources</b>	<b>Planned \$</b>		<b>Planned Uses</b>			
<b>1. Federal Grants (FY2023 grants)</b>						
a) Public Housing Operating Fund	\$1,208,001.00		PH Development/Modernization/ Job Readiness			
b) Available Public Housing Capital Fund	\$4,434,365.95 minus any obligated funds		Modernization and Development			
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$15,443,459		Voucher, VASH, M5, TP, FY, etc....			
d) Resident Opportunity and Self-Sufficiency Grants	\$198,000		3 Year grant			
<b>Other Federal Grants (list below)</b>						
Low Income Housing Tax Credits (SAIL)	\$0.00					
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>						
<b>CFP 2025 (Estimated)</b>	\$450,000		Modernization and PH Development			
<b>CFP 2024</b>	\$967,926		Modernization and PH Development			
CFP 2023	\$932,646		Modernization and PH Development			
CFP 2022	\$892,964		Modernization and PH Development			
CFP 2021	\$1,085,963		Modernization and PH Development			
CFP 2020	\$1,115,701		Modernization and PH Development			
CFP 2019	\$971,182		Modernization and PH Development			
DOL Youth Build	\$1,500,000		Youth Build Program			
FSS Grant (Sec.8 HCV and Public Housing combined)	\$135,000		Resident Services			
<b>3. Public Housing Dwelling Rental Income</b>	\$699,444		PH			
<b>4. Other income (list below)</b>						
Investment Income	\$2,100,000 Unaudited		PH			
<b>Total resources</b>	\$32,134,652					

**B.1** See the MTW Supplement for more information.

**B.2** **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods (**Closing HOPE VI in progress**)
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Section B.2 - HUD-50075: New Activities**  
 LHA became a Moving to work agency in 2022, please see the MTW Agency Plan amendment attached.

LHA goal is to transform its entire public housing portfolio into mixed-income communities over the next 2 to 5 years, in an effort to reposition the agencies’ public housing assets into better performing developments that are competitive in the marketplace as well as improve their physical and social conditions.

Another goal is to adopt the City of Lakeland’s comprehensive plan goal on meeting the city’s housing needs revolve around the high cost of housing and the need for additional affordable housing. While housing quality and housing status (renter vs owner) play a role in the City ‘housing needs, housing cost burden is the leading challenge for the market. The limited supply and rising cost of housing makes challenges like homelessness and housing status more difficult to solve. The Lakeland Housing Authority is helping with minimizing the impact of the housing needs through the development of new communities and programs.

For over twenty-six years LHA's Development Department has been responsible for creating economic development opportunities in the City of Lakeland as well as redeveloping challenged neighborhoods that have not been invested in and neglected for some time. LHA and/or its subsidiary entity(s) plans to either partner with other developers or self-develop its properties using HUD's mixed- finance approach.

LHA envisions a range of options that will be employed to achieve its goal to transform its portfolio which may include but not be limited to: modernization of existing public housing units; demolition of selected units and construction of new units; introduction of market rate and for-sale units; Rental Assistance Demonstration (RAD) Program: acquisition and development of new units in, around and outside of LHA properties; and wholesale redevelopment of its public housing communities. LHA plans to convert all Public Housing ACC Faircloth units to RAD Project Based Vouchers.

LHA was granted Low Income Housing Tax Credits to developed and built a 100-unit’s community (Phase 1) the community is currently fully operational and occupied; this community has replaced approximately 25 units of existing Public Housing units located within the West Lake Apartments community (AMP-1). Additionally, LHA was granted additional Low-Income Housing Tax Credits (LIHTC) for Phase 2 to develop 132 units, the community is currently fully operational and occupied, 64 existing Public Housing units were disposed and demolished. The Agency is currently working on Phase 3 to replace the remaining 34 Public Housing units located within the West Lake Apartments community, all 34 units will be disposed and demolished. More specifically LHA plans to submit applications for the next rounds of the Florida Housing Finance Corporation LIHTC application season, for our Public Housing Developments in the coming year(s).

To expedite the closure of its 10 plus year old HOPE VI Grant, LHA requested HUD to amend the Revitalization Plan and associated budget revisions as required. LHA is working with its auditing and finance firms on the following options for closeout of the grant:

- Micro-Cottages: The authority has developed and built a 48 affordable housing units’ community and a community building with a combination of RHF funds from FY 2009 – 2014 and/or HOPE VI funds. The community is fully operational and 100% occupied.
- John Wrigh Homes, Cecil Gober Villas, the Renaissance at Washington Ridge and Carrington Place Modernization: These three communities must go through a modernization process. The GPNA and PNA that was performed for the sites supports modernization of the sites. As part of the modernization, LHA is seeking to correct deficiencies outlined by the GPNA and a most recent PNA as well as reconfigure the units. The agency has secured a HUD approved loan to start the remedial modernization process for Renaissance.
- Renaissance 15 lots: LHA is working to build additional Low-Income Housing to help with the demand for affordable housing, we are estimating to convert these 15 lots into 30 to 45 units.

	<ul style="list-style-type: none"> <li>West Lake Apartments (Third Phase): LHA will be submitting a mixed-finance application/proposal to HUD and will pursue the construction of new Public Housing/Mixed Financed units using Low Income Housing Tax Credits and Public Housing funds earmarked for the development of Affordable Housing. The First and Second Phases are fully operational and occupied.</li> </ul> <p>Any balance of remaining CFP funds received to date, along with future CFP grant funding, will be accumulated and used for the potential redevelopment of LHA's other public housing communities and/or for other projects under the mixed- finance development approach. Additional acquisitions of vacant land or other existing rental properties, adjacent to current public housing sites may also be initiated, subject to submission and approval by HUD of the appropriate development proposals. Note that "Forced Labor" will be our first choice when performing any construction, repairs and/or replacement of systems.</p> <p>Other mixed-finance transactions (via acquisition or new construction or both) may be proposed later in the Plan commensurate with the LHA Strategic Plan. Financing may include use of regular Capital Funds and/or HUD's Capital Fund Financing Program (CFFP) and/or private financing and/or any other available financing or loan program. CFFP/RAD involves borrowing against future flow of annual Capital Funds.</p> <p>LHA plans to pursue public housing/mixed financed/market development activities and will utilize its Development Department and/or other subsidiary entities for development, financing, and the formation of a variety of ownership structures as well as utilize its management entity for the operation of public and non-public housing programs.</p> <p>The Authority intends to use Capital Funds and other public and private funds to redevelop existing family and elderly developments. LHA will either self-develop or partner with a master developer for Westlake Apartments or other (s) site (s) and conduct a community engagement process to arrive at a master plan for redevelopment.</p> <p>LHA will also start self-developing and operating affordable housing. Some of the proposed self –developing project will either be located on the 10.56-acre site located on W. 10th Street (120 affordable condos or townhomes will be built for sale or for rent depending on the type of financing), the 4 acres site within the downtown area of the city of Lakeland, and other sites that are currently under review for future development. The Housing authority and its partners are also developing properties inside the Highland County jurisdiction. The Housing Authority obtained SAC HUD Approval to sell the 17.06-acre site at Hunter field PUD (Arbor Manor), sale closed on June 17, 2022. The HA is researching building additional affordable housing for sale or rent at the John Wright Homes or Washington Ridge 15 vacant lots or any other available site. LHA also intends to use Capital Funds and other funds to acquire and redevelop properties in and around its public housing communities. LHA may also use Capital Funds to purchase affordable housing within the Polk and Highland County Area.</p>
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**Demolition and/or Disposition and/or Development/Projects (New and existing)**

This section describes whether HUD-approved applications by LHA to demolish or dispose (sell) public housing projects owned by LHA and subject to Annual Contributions Contracts (ACCs), or pending applications for demolition or disposition, have changed during the current plan year.

In such cases, LHA would be required to describe the housing and the number of affected units for which it will apply or has pending for demolition or disposition; and provide a projected timetable for the demolition or disposition. Information on planned and pending demolition and/or disposition efforts is provided in the following tables.

LHA has been working with residents and the City of Lakeland to define a strategy for the Cecil Gober rehabilitation project, Arbor Manor sale (Done), the West Lake Apartments disposition, the Section 8 Homeownership program, the 10<sup>th</sup> Street project, the Renaissance at Washington Ridge rehabilitation project, the Dakota rehabilitation project, Highland County Projects, John Wright Homes rehabilitation (other future projects) and the Section 32 Public Housing Homeownership program. The Section 32 disposition plan for the 12 houses at Hampton Hills was approved by the Special Application Center in November 2013. The implementing agreement was executed in March 2014. LHA will amend the agreement as needed to implement the strategy. Individual houses within the Hampton Hills community may be sold to qualified residents, retained as public housing, or sold to third parties in accordance with the strategy and HUD regulations. Note: All the houses within the Hampton Hills community were sold, the project is considered closed.

LHA will include the vacant lots in this process as well. Specifically, LHA sold the 17.3-acre tract within the Hunter field and plans to develop the land located on the 10.56-acre site on W. 10th Street in house. The sales or cash proceeds from both properties will be used to develop, acquire, or modernize affordable housing units at other properties owned and/or controlled by LHA or its affiliates.

Table #1 Demolition/Disposition/Modernization Activity Description

- 1a. Development name: Highland County
- 1b. Development (project) number: FL01100001
- 2. Activity type: Disposition N/A
- 3. Application status (select one)  
Approved N/A  
Submitted, under development  
Planned application
- 4. Date application approved, submitted, or planned for submission: 12/2025
- 5. Number of units affected: 100
- 6. Coverage of action (select one)  
Part of the development  
Total development: X
- 7. Timeline for activity: 48 months  
a. Actual or projected start date of activity: under development

Table #2 Demolition/Disposition/Modernization Activity Description

- 1a. Development name: West Lake Apartments (Phase 1 completed) (Phase 2 completed) (Phase 3 relocation completed)
- 1b. Development (project) number: FL01100001
- 2. Activity type: Demolition  
Disposition: X
- 3. Application status (select one) Approved  
Submitted, (pending approval for Phase 3)  
Planned application X
- 4. Date application approved, submitted, or planned for submission: Phase one- 4/2017, Phase two- 04/2018, Phase three- 2019

5. Number of units affected: 120  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 1/01/2011  
b. Projected end date of activity: 12/31/2025  
Note\*: SAIL LIHTC Approved Phase 1 and 2/RAD

Table #3 Modernization Activity Description

1a. Development name: Cecil Gober Villas  
1b. Development (project) number: FL01100001  
2. Activity type: Modernization: X  
3. Application status (select one) Approved  
Submitted, pending approval.  
Planned application: X  
4. Date application approved, submitted, or planned for submission: 12/1/2015  
5. Number of units affected: 37  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 12/01/2015  
b. Projected end date of activity: 12/31/2025  
Note\*: Capital Funds will be used to add at least 12 or more units in place of the 4 burned units/RAD

Table #4 Demolition/Disposition/Modernization Activity Description

1a. Development name: Arbor Manor (Hunter field PUD)  
1b. Development (project) number: FL01100001  
2. Activity type: Disposition: X  
3. Application status (select one) Approved Submitted, pending approval: X Planned application  
4. Date application approved, submitted, or **planned for submission**: 2020-2023  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2020  
b. Projected end date of activity: 06/17/2022  
Note\*: **Land sold.**

Table #5 Demolition/Disposition/Modernization Activity Description

1a. Development name: 10th Street in front of Colton Meadow Apartments, Lakeland, Polk County, Florida  
1b. Development (project) number: FL01100001  
2. Activity type: Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval.  
Planned application: X.  
4. Date application approved, submitted, or **planned for submission**: 2020-2025  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2021  
b. Projected end date of activity: 12/31/2022-25  
Note\*: Planning to build up to 120+ Affordable Condos/Townhomes for sale or rent depending on the funding or loan conditions.

Table #6 Demolition/Disposition/Modernization Activity Description

1a. Development name: 15 Vacant Parcels at Washington Park, FL29P011003, HOPE VI Site  
1b. Development (project) number: FL01100003  
2. Activity type: Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: X Planned application:  
4. Date application approved, submitted, or planned for submission: 11/12/2014  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2022  
b. Projected end date of activity: 12/31/2022-25  
Note\*: Funding pending/RAD

Table #7 Demolition/Disposition/Modernization Activity Description

1a. Development name: John Wright Homes  
1b. Development (project) number: FL01100001  
2. Activity type: Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2025  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2024  
b. Projected end date of activity: 12/31/2025  
Note\*: RAD Conversion

Table #8 Demolition/Disposition/Modernization Activity Description

1a. Development name: Dakota Park Apartments  
1b. Development (project) number: FL01100002  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2024  
5. Number of units affected: 20 or 40 depending on funding or financing type.  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2022  
b. Projected end date of activity: 12/31/2024  
Note\*: Funding pending, considering RAD conversion.

Table #9 Demolition/Disposition/Modernization Activity Description

1a. Development name: Renaissance at Washington Ridge  
1b. Development (project) number: FL01100003  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2021  
5. Number of units affected: 108 or 196 depending on funding or financing type.  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2021  
b. Projected end date of activity: 12/31/2025  
Note\*: Funding pending, RAD conversion

Table #10 Demolition/Disposition/Modernization Activity Description

1a. Development name: 4 Acres Polk County/Lakeland  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2025  
5. Number of units affected: 100 to 120 depending on funding or financing type.  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2024  
b. Projected end date of activity: 12/31/2025  
Note\*: Funding pending

Table #11 Demolition/Disposition/Modernization Activity Description

1a. Development name: City of Mulberry Project-Eddie Woodard  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2022  
5. Number of units affected: 92 to 96 with up to 20 Project Based Vouchers and LIHTC.  
6. Coverage of action (select one)  
Part of the development

Total development: X

7. Timeline for activity:

a. Actual or projected start date of activity: 2022

b. Projected end date of activity: 12/31/2023

Note\*: Done

Table #11 Demolition/Disposition/Modernization Activity Description

1a. Development name: Land Bank Polk or Highland County

1b. Development (project) number: FL01100001

2. Activity type: Demolition-Disposition: X

3. Application status (select one) Approved

Submitted, pending approval: **X Planned application:**

4. Date application approved, submitted, or planned for submission: 2024

5. Number of units affected: 250 Units with up to 20% Project Based Vouchers and LIHTC.

6. Coverage of action (select one)

Part of the development

Total development: X

7. Timeline for activity:

a. Actual or projected start date of activity: 2024

b. Projected end date of activity: 12/31/2025

Note\*: Done

### Project-Based Vouchers

This section describes the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

A PHA can use up to 50% due to the MTW designation percent (20 percent of the total number of vouchers, note that any project based vouchers used within a 62 and over senior community are excluded from the mandatory 20 percent pursuant HUD rules and regulations) of its authorized voucher units to project-base units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. In certain cases, the PHA may use an additional 10 percent of its authorized voucher units for PBV assistance if units serving homeless; veterans; providing supportive housing for elderly or disabled; or located in areas where vouchers are difficult to use.

When funding becomes available, the Authority plans to use some of its vouchers under the Project Based Vouchers (PBV) option, as described at 24 CFR Part 983. This may be done in one of two ways.

First, LHA may issue a Request for Proposals from owners wishing to participate in the program. The criteria and procedures for such selections will be described in the RFP and in the LHA's Section 8 Administrative Plan.

Second, LHA may make non-competitive selections of owners whose projects included a competitive selection of proposals, such as housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program.

The Authority may also submit a proposal under an RFP for units in its public housing portfolio or a property it may acquire under its —redevelopment authority for this purpose. The use of PBV is consistent with the overall PHA Plan, which is encouraging the development of affordable mixed-use, mixed-income housing particularly in consort with broader neighborhood revitalization efforts such as the Westlake project and other sites.

LHA's PBV criteria and procedures will propose the use of these resources in ways that facilitate achievement of its overall housing goals in general and the mobilization of potential relocation resources, to address the housing needs of LHA families at developments slated to be redeveloped, including, but not limited to, the Cecil Gober Villas, Dakota Park (Carrington Place) and Westlake Apartments projects and/or other similar communities and situations.

Under the HUD Asset Management Model, some of LHA's developments are not financially sustainable because insufficient Annual Contract Contribution (ACC) subsidy is received from HUD to support their operations. LHA is currently evaluating options for restructuring the properties; possibly seeking to convert these properties to Project- based Section 8 communities through RAD.

LHA may project-base units or convert all of LHA's communities to RAD including but not limited to Carrington Place, John Wright, Cecil Gober, Twin Lakes Estates, any new development and Renaissance at Washington Ridge Development project (s).

LHA utilized 80 project-based vouchers within the final phase of the West Lake Apartments Low Income Housing Tax Credit project and 99 for the Manor at West Bartow this 179 PBV units are exempted from the total number of units calculated using the maximum 20% of the PHA Consolidated Annual Contract pursuant HUD rules and regulations as these units are set aside for Elderly and Disabled families. 18 PBV are being utilized at Villas of Lake Bonnet for families. The PHA Consolidated Annual Contract counts with 1656 Section 8 units, the PHA can convert up to 20% (330 Vouchers) of these units into PBV. Additionally, another 10% (165) can be converted following the below requirements. Based on the before mentioned Project Based Vouchers numbers the PHA vouchers conversion availability is 298.

Project-Based Units [FR Notice 1/18/17; Notice PIH 2017-21] The PHA may project-base an additional 10 percent of its units above the 20 percent program limit. The units may be distributed among one, all, or a combination of the categories if the total number of units does not exceed the 10 percent cap.

Units qualify under this exception if the units:

- Are specifically made available to house individuals and families that meet the definition of homeless.
- Are specifically made available to house families that are comprised of or include a veteran. - Veteran means an individual who has served in the United States Armed Forces.
- Provide supportive housing to persons with disabilities or elderly persons as defined in 24CFR 5.403.
- Are located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent Census.

Notice PIH 2015–05 (Project-Based Voucher (PBV) Guidance):

- a. “Section I – Timely Reporting of the Family Report (form HUD-50058 and form HUD 50058 MTW) into the Inventory Management System/Public Indian Housing Information Center (IMS/PIC) and Timely Submission into the Voucher Management System (VMS) for Project Based Vouchers” is adopted with updates to VMS reporting per page 6 of 67 VMS User’s Manual release 8.9.0.0 (April 2016). (Appendix III)
- b. “Section II – Maximum Amount of PBV Assistance (20 Percent Limit) in the PBV Program and PHA Submission requirements under 24 CFR 983.6(d)” is superseded by HOTMA, under which a PHA may project base up to 20 percent of its Consolidated Annual Contributions Contract authorized units, instead of 20 percent of its voucher budget authority. This notice revises the requirements for PHA notification to HUD of the intent to project-base.

Notice PIH 2015–10 (Project-Basing HUD-Veterans Affairs Supportive Housing (VASH) Vouchers. HOTMA authorizes PHAs to project-base Family Unification Program (FUP) and HUD-Veterans Affairs Supportive Housing (VASH) vouchers without requiring additional HUD approval. Prior to HOTMA, PHAs were prohibited from project-basing vouchers awarded for FUP. HUD-VASH vouchers could be project-based but required HUD review and approval in accordance with Notice PIH 2015–10 (this applied to HUDVASH vouchers the PHA chose to project-base and not to HUD-VASH units awarded under a HUD-VASH PBV allocation as described in Attachment F of this notice). HOTMA authorizes a PHA to attach PBV assistance to not more than 20 percent of its ACC authorized units instead of 20 percent of its voucher budget authority. For purposes of this provision, the term “authorized units” means the number of units under the PHA’s current ACC.

B.3

**Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan and Annual Plan.

The Housing Authority of the City of Lakeland is meeting its Mission to provide quality, affordable housing, and self-sufficiency opportunities in an effective and professional manner by passing every HUD inspection/audit and staying in compliance with HUD, State and Local rules and regulations. Additionally, we are actively working on meeting our goals as follow:

MTW Goal is to assist every family participating in all housing programs achieved self-sufficiency.

Goal #1: Increase the number of affordable housing units by at least 50%. We were able to build 100 Senior units for PHASE 1 of the Twin Lakes Development and PHASE 2 with 132 units of affordable housing. PHASE 3 is seeking funding to add another 78 to 82 units. The Williamstown Community added 48 Public Housing) was approved, built, and is now fully occupied. The agency is planning to develop 120 condos or townhomes for sale or rent on the 10<sup>th</sup> Street site and is selling the mixed-use land at the Arbor Manor site, the proceeds will be used to continue developing more affordable housing. We are in the planning stages of developing other communities that will be named soon.

Goal #2: Maintain and/or obtain the "MTW" Moving to Work status in Public Housing and Section 8.

Maintain a public housing vacancy rate of 5% or less. LHA has been able to maintain the vacancy at or below 3%. Maintain an average work order response time of less than three days. Collect at least 95% of the rent and other charges excluding fraud recovery and major tenant abuse due to LHA. Reduce utility usage (including water) by 25% by December 31, 2029.

Maintain a Section 8 lease-up rate of at least 98% while not exceeding HUD limitations. Continue and improve task tracking / management by objectives. Enhance internal operations to reduce costs, improve efficiencies, and become even more effective and professional.

Goal #3: Maintain and improve our public image through enhanced communication, coordination, and accountability with outside entities, among the staff and with residents.

Goal #4: Be the premier innovative and effective affordable housing provider in Florida.

Goal #4b: Continue to develop new business programs to employee as many local residents as possible.

Apply for additional housing choice vouchers as they become available.

Seek out new funding opportunities as they become available including but not limited to LIHTC. Develop, rehab and/or build new communities in all LHA owned land or parcels and re-develop the West Lake Apartments community, John Wright Homes, Carrington Place, Renaissance at Washington Ridge and other future projects to be named in the near future.

Implement and run a successful Section 8 Homeownership program.

Incorporate non-traditional entrepreneurial methods and practices that positively impact affordable housing in LHA's jurisdiction. Incorporate financially feasible Green and Sustainability Best Practices in all future developments. Obtain at least \$10 million in grants and/or leveraging from all sources by December 31, 2029.

Goal #5: Increase and encourage the self-sufficiency efforts of all residents. (On-going)

Increase the usage of LHA educational and computer literacy programs by 25% by December 31, 2029.  
Substantially increase the number of LHA seniors and people with disabilities using LHA sponsored programs by December 31, 2029.

Goal #6: Maintain a high level of employee relations and morale. (On-going)

Enhance lines of communication through staff meetings and other necessary internal communications to provide updates and progress reports about agency activities.

Continue to reward performance through the timely implementation of a performance management system and the *incentive pay program*.

Encourage and support staff partaking in training and continuing education opportunities to the greatest degree possible within funding constraints.

Conduct an annual employee satisfaction survey and update the salary charts.

The Housing Authority of the City of Lakeland continues to comply with the Violence Against Women Act ("VAWA") which protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation. The Housing Authority of the City of Lakeland applies the VAWA policy to all programs funded by the U.S. Department of Housing and Urban Development.

B.4	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 5-year action plan for 2019 to 2024 was approved by HUD on 2024. The new 5-year 2024 to 2029 plan was entered into EPIC for HUD approval. Forced account will be used as a way of saving funds while servicing the communities and making the necessary maintenance repairs and/or modernization work including but not limited to capital items, replacement of systems, etc....</p>
B.5	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>		
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 459 1451 997"> <tr> <td data-bbox="180 459 1451 499"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="180 499 1451 997"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The HACL is committed to affirmatively furthering fair housing by:</p> <ul style="list-style-type: none"> <li>• Conducting an analysis to identify impediments to fair housing choice;</li> <li>• Taking appropriate actions to overcome the effects of any impediments identified through this analysis; and</li> <li>• Maintaining records reflecting the analysis and actions taken. The objectives of this process are broad, including</li> <li>• Analyzing and eliminating housing discrimination in the jurisdiction;</li> <li>• Promoting fair housing choice for all persons;</li> <li>• Providing opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability or national origin;</li> <li>• Promoting housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities; and</li> <li>• Fostering compliance with the nondiscrimination provisions of the federal Fair Housing Act.</li> </ul> </td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The HACL is committed to affirmatively furthering fair housing by:</p> <ul style="list-style-type: none"> <li>• Conducting an analysis to identify impediments to fair housing choice;</li> <li>• Taking appropriate actions to overcome the effects of any impediments identified through this analysis; and</li> <li>• Maintaining records reflecting the analysis and actions taken. The objectives of this process are broad, including</li> <li>• Analyzing and eliminating housing discrimination in the jurisdiction;</li> <li>• Promoting fair housing choice for all persons;</li> <li>• Providing opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability or national origin;</li> <li>• Promoting housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities; and</li> <li>• Fostering compliance with the nondiscrimination provisions of the federal Fair Housing Act.</li> </ul>
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## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

**A. PHA Information.** All PHAs must complete this section. (24 CFR §903.4)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

**B. Plan Elements.** All PHAs must complete this section.

**B.1 Revision of Existing PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups

residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

**Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

**Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

**Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

**Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**HOPE VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for

Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.503) (24 CFR 903.7(b))

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.505) (24 CFR 903.7(b))

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03.](#) (24 CFR §903.7(e))

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved.

PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## Explanatory Note to Public Reviewers of the Proposed Moving to Work Supplement Fillable Form

The Moving to Work (MTW) Supplement collects information about policies implemented by MTW expansion agencies. MTW agencies use it to communicate their plans with residents and community stakeholders through required public comment processes, and HUD uses the information collected to monitor and evaluate the MTW demonstration program. MTW agencies will submit the MTW Supplement to HUD annually, and amend as needed. HUD plans to make the MTW Supplement into a fillable form so as to reduce respondent burden and make the information collected more useful to HUD. When the MTW Supplement is available through the fillable form, it will include skip patterns<sup>1</sup> that prompt the user to populate only the sections relevant to what they are currently implementing. It will also include screening questions that will ask which waivers and associated activities they are currently implementing, plan to implement in the upcoming year, or will be discontinued in the submission year. The MTW Agency will be able to print the information from the MTW Supplement in a reader-friendly format in order to inform the public of its plans for the upcoming year. The purposes of the MTW Supplement are two-fold: it reports to HUD what is happening at the local level in a way that the Department can monitor and evaluate; and, more importantly, it informs the public about what the agency is planning and gives the public the ability to provide comment.

The MTW Supplement asks for information about each of the MTW Waivers and associated activities that are made possible by the MTW Operations Notice, Safe Harbor Waivers and Agency-Specific Waivers, and a few other types of information. MTW agencies will fill in information/data through a fillable form and the information collected will be stored in a database so that it can be analyzed by HUD. The approved forms will be posted to the MTW website for viewing by the public. For instance, it will be simple to find out how many MTW agencies and which MTW agencies are implementing each type of activity. It will also simplify reporting for the MTW agency since information will carry over year-to-year in the fillable form so that information that does not change from year to year will be pre-populated, thereby reducing respondent burden.

This document lists the sections of the MTW Supplement and then presents the proposed questions to be included in the MTW Supplement for MTW agencies to answer annually. Throughout the online version, there will be a dropdown menu option that makes it clear as to which activities an agency is permitted to do within the safe harbors of the MTW Operations Notice, Appendix I, MTW Waivers.

### Sections of the MTW Supplement:

- A. PHA Information
- B. Narrative
- C. MTW Waivers and Associated MTW Activities
- D. Safe Harbor Waivers
- E. Agency-Specific Waivers
- F. Public Housing Operating Subsidy Grant Reporting
- G. MTW Statutory Requirements
- H. Public Comments
- I. Evaluations
- J. MTW Certifications of Compliance

### Information to be Collected for MTW Activities

There are many MTW activities, subject to limitations as outlined in the MTW Operations Notice, that an MTW agency may implement. Each MTW agency will likely only engage in a subset of these MTW activities. The MTW Supplement will first ask MTW agencies to identify which MTW activities they are proposing to implement and which of those MTW activities they are already implementing. MTW agencies will subsequently be asked to provide information only about the MTW activities they are proposing to implement or are already implementing. This feature will reduce respondent burden. MTW waivers have associated MTW activities. MTW agencies are also able to combine MTW activities into their own initiatives.

MTW agencies will be asked for specific information about each MTW activity they are proposing to implement or are already implementing. There are six types of questions that could be asked about each MTW activity. The exact mix of questions will depend partly upon the MTW activity and partly upon the requirements for that MTW activity listed in the MTW Operations Notice. The six types of questions are:

- (1) Core—questions applicable to most MTW activities
- (2) Custom—questions specific to an individual MTW activity
- (3) Safe Harbor Waiver—questions asked when the MTW activity requires a Safe Harbor Waiver
- (4) Hardship Policy—questions asked when the MTW Operations Notice requires a hardship policy for the MTW activity
- (5) Impact Analysis—questions asked when the MTW Operations Notice requires an impact analysis for the MTW activity
- (6) Agency-Specific Waiver—questions asked when the MTW activity requires an Agency-Specific Waiver

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<sup>1</sup> A skip pattern is a question or series of questions associated with a conditional response.

## Questions

The questions are presented below by type, beginning with the core questions. In the final online version of the MTW Supplement, the relevant questions from each type will be asked together in relation to each MTW activity the MTW agency is proposing to implement or is already implementing. The final online version of the MTW Supplement will be set up to allow for different versions of the same MTW activity—for instance, a different minimum rent for the non-elderly/non-disabled than for the elderly/disabled. The final online version of the MTW Supplement will also be able to autofill items with information from previous years. This feature will reduce respondent burden.

Table 1, at the end of this document, lists the MTW activities and indicates which types of questions need to be asked about each one.

<b>MTW Supplement to the Annual PHA Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public, about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan. MTW agencies must continue to submit the applicable PHA Plan. MTW agencies that are not required to submit annual PHA Plans under the Housing and Economic Recovery Act of 2008 (HERA) must submit the MTW Supplement annually, in addition to holding public hearings, obtaining board approval, and consulting with Resident Advisory Boards (RABs) and tenant associations, as applicable, on planned MTW activities.

**Applicability.** Form HUD-50075-MTW is to be completed annually by all MTW agencies brought onto the MTW Demonstration Program pursuant to Section 239 of the Fiscal Year 2016 Appropriations Act, P.L. 114-113 (2016 MTW Expansion Statute) or legacy MTW agencies<sup>2</sup> that chose to follow the requirements of the MTW Operations Notice.

**Definitions.** All terms used in this MTW Supplement are consistent with the definitions stated in the MTW Operations Notice, including:

- (1) **Local, Non-Traditional Activities (LNT)** – Those MTW activities that use MTW funding flexibility outside of the Housing Choice Voucher (HCV) and public housing programs established in Sections 8 and 9 of the U.S. Housing Act of 1937.
- (2) **Safe Harbors** – The additional parameters or requirements, beyond those specified in the MTW activity description itself found in the MTW Operations Notice, following each activity description, that the MTW agency must follow in implementing MTW activities.
- (3) **Substantially the Same Requirement** – A statutory MTW requirement that MTW agencies must continue to assist substantially the same total number of eligible low-income families as would have been served absent the MTW demonstration.

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> <u>The Housing Authority of the City of Lakeland</u></p> <p><b>PHA Code:</b> <u>FL011</u></p> <p><b>MTW Supplement for PHA Fiscal Year Beginning:</b> (MM/DD/YYYY): <u>01/01/2025</u></p> <p><b>PHA Program Type:</b> <input type="checkbox"/> Public Housing (PH) only <input type="checkbox"/> Housing Choice Voucher (HCV) only <input checked="" type="checkbox"/> Combined</p> <p><b>MTW Cohort Number:</b> <u>4</u></p> <p><b>MTW Supplement Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Amended Annual Submission</p>
<b>B.</b>	<b>Narrative.</b>
<b>B.1</b>	<p><b>MTW Supplement Narrative.</b></p> <p>The narrative provides the MTW agency with an opportunity to explain to the public, including the families that it serves, its MTW plans for the fiscal year and its short and long-term goals.</p> <p>The MTW agency should provide a description of how it seeks to further the three MTW statutory objectives during the coming Fiscal Year. Those three MTW statutory objectives are: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and (3) to increase housing choices for low-income families.</p>

<sup>2</sup> Legacy MTW Agencies are agencies that were designated as MTW as of December 15, 2015

<b>C.</b>	<b>MTW Waivers and Associated Activities.</b>
	<b>NOTE: MTW agencies are reminded that all MTW Waivers and associated activities must be implemented in accordance with the MTW Operations Notice and within its safe harbors unless a Safe Harbor or Agency-Specific Waiver approval is provided by HUD, in which case, the activity utilizing the Safe Harbor or Agency-Specific Waiver must be implemented in accordance with the terms of the approval.</b>
<b>Screener</b>	<p>For all MTW Waivers and Activities in Section C, the screening question listed below will be presented in the fillable form. This will allow the form to only display those waivers that input where is required.</p> <p>Each waiver and activity will be listed with the following choices. If “Not Currently Implemented” is selected, the agency will not be shown any further questions for the activity.</p> <ul style="list-style-type: none"> <li>• Currently Implementing</li> <li>• Plan to Implement in the Submission Year</li> <li>• Will be Discontinued in the Submission Year</li> <li>• Was Discontinued in a previous Submission Year</li> <li>• Not Currently Implemented</li> </ul>
<b>Core Questions</b>	The following core questions apply to all of the MTW Waivers and associated activities listed in the MTW Operations Notice. The core questions collect basic information about any MTW activity proposed or implemented by MTW agencies.

Text	Input options and instructions
<b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	Text box [Note: If an MTW agency has the same MTW activity in both its public housing and HCV programs, it receives instructions to <u>just write one</u> narrative explaining that it covers both programs.]
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	(Check at least one) <input checked="" type="checkbox"/> Cost effectiveness <input checked="" type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	(Check at least one) <input type="checkbox"/> Neutral (no cost implications) <input checked="" type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households  <i>If the agency selects “The MTW activity applies only to a subset or subsets of assisted households” then the agency will receive the following three questions:</i>
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	(Check one) <input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households

Text	Input options and instructions
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input type="checkbox"/> The MTW activity applies to all family types  <input checked="" type="checkbox"/> The MTW activity applies only to selected family types  <i>If the agency selects "The MTW activity applies to all family types" it does not get any further questions about family types. If the agency selects "The MTW activity applies only to selected family types" it is presented the following question and options:</i></p> <p>Please select the family types subject to this MTW activity:  <input checked="" type="checkbox"/> Non-elderly, non-disabled families  <input type="checkbox"/> Elderly families  <input type="checkbox"/> Disabled families (to the extent those families are not exempt via a reasonable accommodation)  <input type="checkbox"/> Other – another specifically defined target population or populations. Please describe this target population in the text box. [Text box]</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For PH activities:</b> Does the MTW activity apply to all public housing developments?</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For PH activities:</b>  <input checked="" type="checkbox"/> The MTW activity applies to all developments  <input type="checkbox"/> The MTW activity applies to specific developments  <i>If the agency selects "The MTW activity applies to specific developments" then it is presented the follow up question:</i></p> <p>Which developments participate in the MTW activity? [agencies choose the applicable development number(s) from a list of their public housing developments]</p> <p><b>For HCV activities:</b>  <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units  <input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers  <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers  <i>If the agency selects "The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers" then it is presented the follow up question:</i></p> <p>Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity. [Text box]</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p>Yes/No [If Yes]: NO            What is the status of the Safe Harbor Waiver request?  <input type="checkbox"/> The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).  <input type="checkbox"/> The waiver was previously approved. [If checked]: Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity. [Text box]</p>
<p>Does this MTW activity require a hardship policy?</p>	<p>Yes/No/Already provided: Yes            [If Yes]: Upload Hardship Policy - The policy is attached.</p>
<p>Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)</p>	<p>Yes/No: N/A            [If yes, a list will be presented to select the applicable MTW activities]</p>

Text	Input options and instructions
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?	<b>This is the initial MTW plan.</b>
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?	_0_ [Numerical entry only] [if number > 0, further questions pop up]: _0_ How many hardship requests were approved? [Numerical entry only] _0_ How many hardship requests were denied? [Numerical entry only] _0_ How many are pending? [numerical entry only]
Does the MTW activity require an impact analysis?	<b>NO</b>
Does the impact analysis apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)	NO
Based on the Fiscal Year goals listed in the activity’s previous Fiscal Year’s narrative, provide a description about what has been accomplished or changed during the implementation.	N/A
Please provide an explanation as to why the activity was discontinued or will be discontinued.	N/A

<b>Custom Questions</b>	Custom questions are tailored to each MTW activity. In what follows, the MTW activities are listed with their custom questions. The final online version of the MTW Supplement will be set up so that if an MTW activity is the same in the HCV and/or public housing programs, the MTW agency fills in the information for public housing, then the information is auto populated for the HCV program. MTW agencies are asked to fill in answers only to questions that are relevant to the MTW activities they propose to implement or are already implementing.
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<b>C.1</b>	<b>Tenant Rent Policies</b>
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1.a., 1.b. - Tiered Rent (PH & HCV)	Input options and instructions
Please describe how the income bands are structured.	N/A
Please upload the tiered rent policy table that shows the income bands.	N/A
What is the income basis for assigning households to income bands?	_____ This activity uses adjusted annual income as defined in 24 CFR 5.611 (as required for non-MTW PHAs) _____ his activity uses a different definition of income because we are using the following MTW waivers (check all that apply) <ul style="list-style-type: none"> <li>_____ 1.r. and/or 1.s. “elimination of deductions”</li> <li>_____ 1.t. and/or 1.u. “standard deductions”</li> <li>_____ 1.v. and/or 1.w “alternative inclusions and exclusions”</li> </ul>

1.c., 1.d. - Stepped Rent (PH & HCV)	Input options and instructions
Describe how the stepped rent is structured, including the following: how each household’s rent will be set in the first year; how frequently rents will change and by what amount; and how the stepped rent will end (i.e., what is the maximum rent). Please	N/A

<b>1.c., 1.d. - Stepped Rent (PH &amp; HCV)</b>		<b>Input options and instructions</b>
upload a document that presents the stepped rent schedule in the form of a table.		
If a household progresses all the way through the stepped rent schedule, what will their status be?		<input checked="" type="checkbox"/> They will no longer receive a subsidy <input type="checkbox"/> They will continue to receive a shallow subsidy <input type="checkbox"/> Other\Not Applicable. [If checked]: Please explain [Text box]
<b>1.e., 1.f. - Minimum Rent (PH &amp; HCV)</b>		<b>Input options and instructions</b>
How much is the minimum rent or minimum Total Tenant Payment (TTP)?		\$ 130.00
<b>1.g., 1.h. - Tenant Payment as a Modified Percentage of Income (PH &amp; HCV)</b>		<b>Input options and instructions</b>
What percentage of income will equal the Total Tenant Payment (TTP)?		30%
What is the income basis for calculating Total Tenant Payment?		<input type="checkbox"/> This activity uses adjusted annual income as defined in 24 CFR 5.611 (as required for non-MTW PHAs) <input checked="" type="checkbox"/> This activity uses a different definition of income because we are using the following MTW waivers (check all that apply) <input checked="" type="checkbox"/> 1.r. and/or 1.s. "elimination of deductions" <input type="checkbox"/> 1.t. and/or 1.u. "standard deductions" <input type="checkbox"/> 1.v. and/or 1.w "alternative inclusions and exclusions"
<b>1.i., 1.j. - Alternative Utility Allowance (PH &amp; HCV)</b>		<b>Input options and instructions</b>
Please describe the alternative method of calculating the utility allowances. Please explain how the method of calculating utility allowances is different from the standard method and what objective the MTW agency aims to achieve by using this alternative method.		No alternative utility allowance will be selected.
<b>1.k., 1.l. - Fixed Rents/Subsidy (PH &amp; HCV)</b>		<b>Input options and instructions</b>
Describe the method used to establish the fixed rents.		No fixed rent
How many households are currently subject to this policy?		N/A

**Table 1.k.1, 1.l.1 - What is the fixed rent/subsidy for each of the following unit sizes?**

Unit Size	Rent Amount – PH	Subsidy Amount – HCV
Studio/Efficiency	\$	\$
One-bedroom	\$	\$
Two-bedroom	\$	\$
Three-bedroom	\$	\$
Four or more bedrooms	\$	\$

<b>1.m., 1.n. - Utility Reimbursements (PH &amp; HCV)</b>		[No custom questions for this activity.]
<b>1.o. - Initial Rent Burden (HCV)</b>		<b>Input options and instructions</b>
If the MTW agency plans to implement a new maximum income-based rent percentage (higher than 40% of adjusted monthly income), what is that maximum?		50 %
<b>1.p., 1.q. - Imputed Income (PH &amp; HCV)</b>		<b>Input options and instructions</b>
Does the imputed income policy assume a set number of hours worked per individual or per household?		(Check one) <input checked="" type="checkbox"/> Per individual <input type="checkbox"/> Per household
How many hours per week are assumed?		30 Hours
What is the assumed wage rate?		The lesser of the State or Federal minimum

<b>1.p., 1.q. - Imputed Income (PH &amp; HCV)</b>	<b>Input options and instructions</b>
How many households are currently subject to this policy?	1487 [number]
<b>1.r., 1.s. - Elimination of Deduction(s) (PH &amp; HCV)</b>	<b>Input options and instructions</b>
Which deduction(s) will be eliminated, modified, or added?	(Check all that apply) <input checked="" type="checkbox"/> Dependent allowance <input checked="" type="checkbox"/> Unreimbursed childcare costs Other (please explain)
<b>1.t., 1.u. - Standard Deductions (PH &amp; HCV)</b>	<b>Input options and instructions</b>
How much will the single standard deduction be in the Fiscal Year?	\$ 0.00
<b>1.v., 1.w. - Alternative Income Inclusions/Exclusions (PH &amp; HCV)</b>	<b>Input options and instructions</b>
What inclusions or exclusions will be eliminated, modified, or added?	No changes

<b>C.2</b>	<b>Payment Standards and Rent Reasonableness</b>
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<b>2.a. - Payment Standards – Small Area Fair Market Rents (FMR) (HCV)</b>	<b>Input options and instructions</b>
Please explain the payment standards by ZIP code or “grouped” ZIP codes.	N/A
<b>2.b. - Payment Standards – Fair Market Rents (HCV)</b>	<b>Input options and instructions</b>
Please explain the payment standards by FMR.	Payment standards will be calculated using HUD's FMRs at 120%
<b>2.c. - Rent Reasonableness – Process (HCV)</b>	
Describe the method used to determine rent reasonableness and the motivations for using a method different from the standard method.	LHA will follow the process pursuant HUD rules and Regulations.
<b>2.d. - Rent Reasonableness – Third-Party Requirement (HCV)</b>	<b>Input options and instructions</b>
Please explain or upload a description of the quality assurance method.	The HCV program uses a private software dedicated to doing RR's.
Please explain or upload a description of the rent reasonableness determination method.	See attached.

<b>C.3</b>	<b>Reexaminations</b>
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<b>3.a., 3.b. - Alternative Reexamination Schedule for Households (PH &amp; HCV)</b>	<b>Input options and instructions</b>
What is the recertification schedule?	(Check one) <input type="checkbox"/> Once every two years <input checked="" type="checkbox"/> Once every three years <input type="checkbox"/> Other [If checked]: Please describe. [Text box]
How many interim recertifications per year may a household request?	0 <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 or more
Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.	Families will have the opportunity to recertify their annual income, assets and family composition every three years, unless a reasonable accomodation request is approved.
<b>3.c., 3.d. - Self-Certification of Assets (PH &amp; HCV)</b>	<b>Input options and instructions</b>
Please state the dollar threshold for the self-certification of assets.	\$ <input checked="" type="checkbox"/> \$50,000.

<b>C.4</b>	<b>Landlord Leasing Incentives</b>
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<b>4.a., 4.b., 4.c. - Vacancy Loss, Damage Claims, and Other Landlord Incentives (HCV)</b>	<b>Input options and instructions</b> (The same custom questions are asked for each of these activities.)
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program)?	<input type="checkbox"/> To all units [No follow-up questions] <input type="checkbox"/> Certain types of units only [if checked, there are follow up questions]: What types of units does this policy apply to? <input type="checkbox"/> Accessible units <input type="checkbox"/> Units in particular types of areas or neighborhoods [if checked]: Please describe these areas briefly: [Text box] <input type="checkbox"/> Units/landlords new to the HCV program <input checked="" type="checkbox"/> Other [if checked]: Please describe briefly [Text box]
What is the maximum payment that can be made to a landlord under this policy?	Only for Emergency Housing Voucher when funding is available.]
How many payments were issued under this policy in the most recently completed PHA fiscal year?	__0__ [number of payments]
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	\$0.00 _____

<b>C.5</b>	<b>Housing Quality Standards (HQS)</b>
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<b>5.a. - Pre-Qualifying Unit Inspections (HCV)</b>	<b>Input options and instructions</b>
How long is the pre-inspection valid for?	__90__ [number of days]
<b>5.b. - Reasonable Penalty Payments for Landlords (HCV)</b>	<b>Input options and instructions</b>
What is the maximum penalty payment that can be made to a landlord under this policy?	One month's rent.]
How many penalty payments were charged under this policy in the most recently completed PHA fiscal year?	__0__ [number]
<b>5.c. - Third-Party Requirement (HCV)</b>	<b>Input options and instructions</b>
Please explain or upload a description of the quality assurance method.	The third party requirement will be met by the program inspector and managers.
<b>5.d. - Alternative Inspection Schedule (HCV)</b>	<b>Input options and instructions</b>
	[No custom questions for this activity.]

<b>C.6</b>	<b>Short-Term Assistance</b>
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<b>6.a., 6.b. - Short-Term Assistance (PH &amp; HCV)</b>	<b>Input options and instructions</b>
What is the term of assistance?	N/A __ [number of months]
How is the tenant contribution established for this program?	Not implemented.
How many households do you expect to serve in this program in the Fiscal Year?	__0__ [Numerical entry only allowed]
How do you fulfill the obligation to offer participants in this program the opportunity to transition to the HCV or public housing (as applicable) program subject to availability?	Not implemented.
Please list any partner organizations and briefly note the services that each provides.	Not implemented.

<b>C.7</b>	<b>Term-Limited Assistance</b>
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<b>7.a., 7.b. - Term-Limited Assistance (PH &amp; HCV)</b>	<b>Input options and instructions</b>
Does the term-limited assistance MTW activity exempt any type of household or individual other than the elderly or individuals with disabilities	<b>Not implemented.</b>
Please describe how the MTW agency supports households to prepare for the end of assistance.	N/A
How many households are currently subject to this policy?	<u>  0  </u> [number]

<b>C.8</b>	<b>Increase Elderly Age</b>
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<b>8. - Increase Elderly Age (PH &amp; HCV)</b>	<b>Input options and instructions</b>
What is the new definition of elderly?	<u> 62 </u> years old [Numerical entry allowed between 62 - 65]

<b>C.9</b>	<b>Project-Based Voucher Program Flexibilities (PBV)</b>
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<b>9.a. - Increase PBV Program Cap (HCV)</b>	<b>Input options and instructions</b>
What percentage of total authorized HCV units will be authorized for project-basing?	<u> 50 </u> %
<b>9.b. - Increase PBV Project Cap (HCV)</b>	Yes, to up to 50% based on availability of funds.
<b>9.c. - Elimination of PBV Selection Process for PHA-owned Projects without Improvement, Development, or Replacement (HCV)</b>	If the PBV are to be assigned to PHA owned projects, no selection process is needed nor required.
<b>9.d. - Alternative PBV Selection Process (HCV)</b>	PBV will only be assigned to projects where PHA is a partner.
<b>9.e. - Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)</b>	<b>Input options and instructions</b>
How many shared housing units does the MTW agency anticipate assisting in the Fiscal Year?	<u> 25 </u> Units
How many shared housing units did the MTW agency assist in the most recently completed PHA Fiscal Year?	<u> 0 </u> Units
How many manufactured housing units does the MTW agency anticipate assisting in the Fiscal Year?	<u> 50 </u> Units
How many manufactured housing units did the MTW agency assist in the most recently completed PHA Fiscal Year?	<u> 0 </u> Units
<b>9.f. - Increase PBV Housing Assistance Payment (HAP) Contract Length (HCV)</b>	20 Years
<b>9.g. - Increase PBV Rent to Owner (HCV)</b>	120%
<b>9.h. - Limit Portability for PBV Units (HCV)</b>	No PBV portability allowed.

<b>C.10</b>	<b>Family Self-Sufficiency Program with MTW Flexibility (Traditional)</b>
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<b>10.a. - Waive Operating a Required FSS Program (PH &amp; HCV)</b>	We will continue operating the FSS program as designed.
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<b>10.b. - Alternative Structure for Establishing Program Coordinating Committee (PH &amp; HCV)</b>	<b>Input options and instructions</b>
Please describe the alternative structure and how it is designed to secure local resources to support an MTW Self-Sufficiency program.	No changes, please see FSS plan attached.
<b>10.c. - Alternative Family Selection Procedures (PH &amp; HCV)</b>	<b>Input options and instructions</b>
Please describe the purpose and goals of the alternative contract or locally developed agreement, and/or the MTW agency’s motivation for developing its own contract or agreement.	No changes, please see FSS plan attached.
<b>10.d. - Modify or Eliminate the Contract of Participation (PH &amp; HCV)</b>	No changes, please see FSS plan attached.
<b>10.e. - Policies for Addressing Increases in Family Income (PH &amp; HCV)</b>	<b>Input options and instructions</b>
How will the MTW agency treat increased earnings for families participating in the FSS Program with MTW flexibility?	No changes, please see FSS plan attached.

<b>C.11</b>	<b>MTW Self-Sufficiency Program</b>
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<b>11.a. - Alternative Family Selection Procedures (PH &amp; HCV)</b>	<b>Input options and instructions</b>
Will the MTW agency’s MTW Self-Sufficiency policy make the program mandatory for anyone?	Yes, seniors and disabled families are exempted.
<b>11.b. - Policies for Addressing Increases in Family Income (PH &amp; HCV)</b>	<b>Input options and instructions</b>
What is the policy for the increased earnings for families participating in the MTW Self-Sufficiency program?	Earnings and escrow amounts will be calculated using the standard FSS formulas.

<b>C.12</b>	<b>Work Requirement</b>
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<b>12.a., 12.b. – Work Requirement (PH &amp; HCV)</b>	<b>Input options and instructions</b>
Does the work requirement MTW activity exempt any type of household or individual other than those required to be excluded through the MTW Operations Notice or those excluded as a reasonable accommodation?	Yes, those were there is only one parent present in the household and child care is not available for children under 4 years old.
What counts as “work” under this the work requirement MTW activity?	At least 30 hours per week.
How will the MTW agency monitor compliance with the work requirement MTW activity?	Any non-working family must report their income every 30 days.
What supportive services are offered to support households to comply with the work requirement?	Households will be referred to Polk County Career Source.
How does the agency address noncompliance with the work requirement policy?	Families will be given 90 days to comply, if they fail to comply, the assistance can be terminated.
How many households are currently subject to the policy?	_1487__ [number]
How many households in the most recently completed PHA fiscal year were sanctioned for non-compliance with the work requirement?	_0__ [number]

<b>C.13</b>	<b>Public Housing as an Incentive for Economic Progress</b>
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<b>13. - Public Housing as an Incentive for Economic Progress (PH)</b>	<b>Input options and instructions</b>
How many months will households be able to remain in a unit while over income?	<u>  1  </u> [number]

<b>C.14</b>	<b>Moving On Policy</b>
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<b>14.a. - Waive Initial HQS Inspection Requirement (HCV)</b>	No
<b>14.b. - Allow Income Calculations from Partner Agencies (PH and HCV)</b>	No
<b>14.c. - Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH &amp; HCV)</b>	No

<b>C.15</b>	<b>Acquisition without Prior HUD Approval</b>
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<b>15. - Acquisition without Prior HUD Approval (PH)</b>	See attached.
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<b>C.16</b>	<b>Deconcentration of Poverty in Public Housing Policy</b>
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<b>16. - Deconcentration of Poverty in Public Housing (PH)</b>	Families will required to work or enter into a training program.
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<b>C.17</b>	<b>Local, Non-Traditional (LNT) Activities</b>
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<b>17.a. - Rental Subsidy Programs</b>	<b>Input options and instructions</b>
Does the MTW activity apply to all LNT units/properties?	<input checked="" type="checkbox"/> The MTW activity applies to all units/properties <input type="checkbox"/> The MTW activity applies to specific units/properties <i>If the agency selects "The MTW activity applies to specific LNT units/properties" then it is presented the follow up question:</i>  Describe which LNT units/properties participate in the MTW activity? [Text box]

**Table 17.a.1 - For each third-party partner, please complete the information in the following table.**

Third-party Partner	Type of Services the Partner Provides	# of Units Allocated to that Partner for the Fiscal Year
Homeless Agencies	Homeless Services	100
Polk County Housing Developer INC	Housing	200

<b>17.b. - Service Provision</b>	<b>Input options and instructions</b>
What types of services is the MTW agency providing?	Job hunting, resume assistance, etc...
How many households did the PHA provide services to in the most recently completed PHA Fiscal Year through this activity?	200__ [number]

17.b. - Service Provision	Input options and instructions
Does the MTW activity apply to all LNT units/properties?	<p>✓ The MTW activity applies to all units/properties                      The MTW activity applies to specific units/properties  <i>If the agency selects "The MTW activity applies to specific LNT units/properties" then it is presented the follow up question:</i></p> <p>Describe which LNT units/properties participate in the MTW activity? [Text box]</p>
Are any families receiving services only (i.e., services only and no housing assistance provided by the PHA)?	<p>No                      __0__ # of persons receiving LNT services only in the most recently completed PHA fiscal year.</p>

**17.c. - Housing Development Programs**

For each LNT housing development that the MTW agency will commit funds to or spend funds on in this Fiscal Year, in Table 17.c.1 below please add the name of the development to one column heading and then provide the requested information, including the MTW agency role (Acquisition, Rehabilitation, or New Construction), the type of MTW agency financing (Gap Financing, Tax Credit Partnership, Other), and the total number of affordable units in the development. If possible, please provide a breakdown of the number of affordable units by level of affordability.

**Table 17.c.1 - Housing Development Programs that the MTW Agency plans to commit, committed or spend/spent Funds to in Fiscal Year [2024]**

Question	Twin Lakes 3 West Lake 3 501 Hartsell Ave.	Cecil Gober Villa John Wriugh Hor AMP 1	10th Street Project	Washington Park 15 Lots 1500 New York
MTW Role: Acquisition, Rehabilitation, New Construction?	New Construction	Rehabilitation	New Construction	New Construction
Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Tax Credit Partnership	Capital Funds	Private Partnership	Tax Credit Partnership
Number of Affordable Units	86	57	100	45
Total Number of Units	86	57	100	45
Number of Units by Affordability				
• 80% of AMI		57		45
• 60% of AMI	86			
• 30% of AMI				
• 140% of AMI			100	

Question	Dakota Park AP1 1401 Kettles Ave Lakeland, FL	Renaissance 1500 New York Lakeland, FL	Auburndale PB development 2610 Old Dixie	[add name of development and address]
MTW Role: Acquisition, Rehabilitation, New Construction?	Rehabilitation	Rehabilitation	New Construction	
Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Tax Credit Partnership	Tax Credit Partnership	Partnership	
Number of Affordable Units	78	196	100	
Total Number of Units	78	196	100	
Number of Units by Affordability				
• 80% of AMI			100	
• 60% of AMI	78	196		
• 30% of AMI				
• Other				

Question	[add name of development and address]			
MTW Role: Acquisition, Rehabilitation, New Construction?				
Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other				
Number of Affordable Units				
Total Number of Units				
Number of Units by Affordability				
• 80% of AMI				
• 60% of AMI				
• 30% of AMI				
• Other				

Question	[add name of development and address]			
MTW Role: Acquisition, Rehabilitation, New Construction?				
Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other				
Number of Affordable Units				
Total Number of Units				
Number of Units by Affordability				
<ul style="list-style-type: none"> <li>80% of AMI</li> </ul>				
<ul style="list-style-type: none"> <li>60% of AMI</li> </ul>				
<ul style="list-style-type: none"> <li>30% of AMI</li> </ul>				
<ul style="list-style-type: none"> <li>Other</li> </ul>				

<b>D.</b>	<b>Safe Harbor Waivers.</b>
<b>D.1</b>	<p><b>Safe Harbor Waivers seeking HUD Approval:</b> The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I. For each Safe Harbor Waiver request, a document that includes the following information must be provided: (a) the name and number of the MTW Waiver and associated activity for which the MTW agency is seeking to expand the safe harbor, (b) the specific safe harbor and its implementing regulation, (c) the proposed MTW activity the MTW agency wishes to implement via this Safe Harbor Waiver, (d) a description of the local issue and why such an expansion is needed to implement the MTW activity, (e) an impact analysis, (f) a description of the hardship policy for the MTW activity, if applicable, and (g) a copy of all comments received at the public hearing along with the MTW agency’s description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p><input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes [If yes, upload required information in a-g above for each Safe Harbor Waiver request]</p>
<b>E.</b>	<b>Agency-Specific Waivers.</b>
<b>E.1</b>	<p><b>Agency-Specific Waivers for HUD Approval:</b> The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments</p>

received at the public hearing along with the MTW agency’s description of how the comments were considered, as a required attachment to the MTW Supplement.

Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?

No [If no, skip to E.2]  
 Yes [If yes, please provide a title and upload required information in a-h above for each Agency-Specific Waiver request]

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**E.2 Agency-Specific Waiver(s) for which HUD Approval has been Received:**  
 For each previously approved Agency-Specific Waiver(s), a set of questions will populate.

Does the MTW agency have any approved Agency-Specific Waivers?

Yes [If yes, then the following questions will pop up for each Agency-Specific Waiver approved in Section E.1 in a previous submission; the titles will be prepopulated]  
 [Yes/No/Discontinued] Has there been a change in how the waiver is being implemented from when it was originally approved?  
 [If Yes]: If there has been a change, please provide a description of what has changed.  
 [If Discontinued]: 1) If this waiver has been discontinued, please provide a description of the final outcomes and lessons learned from implementing this Activity at your PHA. 2) If the MTW Agency was previously required to prepare an impact analysis, was a final impact analysis prepared at the time of discontinuation.

No [If no, question set concludes]

**F. Public Housing Operating Subsidy Grant Reporting.**

**F.1** Please provide the public housing Operating Subsidy grant information in the table below for Operating Subsidy grants appropriated in each Federal Fiscal Year the PHA is designated an MTW PHA.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2021	\$ 1,403,329.00	\$ 1,403,329.00	\$ 0	9/30/2029
2022	\$ 1,341,596.00	\$ 1,341,596.00	\$ 0	9/30/2030
2023	\$ 1,057,518.00	\$ 616,885.50	\$ 440,632.50	9/30/2031
2024	\$ 1,208,001.00	\$ 906,000.75	\$ 302,000.25	09/30/2032

**G. MTW Statutory Requirements.**

**G.1 75% Very Low Income – Local, Non-Traditional.**

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA’s most recently completed Fiscal Year for its Local, Non-Traditional program households.

Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	# 0
49%-30% Area Median Income	# 0
Below 30% Area Median Income	# 0
<b>Total Local, Non-Traditional Households</b>	# 0

\*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

<b>G.2</b>	<b>Establishing Reasonable Rent Policy.</b>
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Question	Input options and instructions
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?	Yes, please see attached.

<b>G.3</b>	<b>Substantially the Same (STS) – Local, Non-Traditional.</b>
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Questions	Input options and instructions
Please provide the total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	_ 0 _ # of unit months
Please provide the total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	_ 0 _ # of unit months
How many units, developed under the local, non-traditional housing development activity, were available for occupancy during the prior full calendar year (by bedroom size)?	None

PROPERTY NAME/ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
<b>Totals</b>	#	#	#	#	#	#	#		#	#		

\* User will select one of the following from the “Population Type” dropdown box: General, Elderly, Disabled, Elderly/Disabled, Other

If the “Population Type” of is Other is selected, please state the Property Name/Address and describe the population type. [Text box]

\*\* The federal accessibility standard under HUD’s Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance. HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD’s Notice on “Instructions for use of alternative accessibility standard,” published in the Federal Register on May 23, 2014 (“Deeming Notice”) for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>. This would also include adaptable units as defined by HUD’s Section 504 regulation (See 24 CFR § 8.3 and § 8.22).

<b>G.4</b>	<b>Comparable Mix (by Family Size) – Local, Non-Traditional.</b>
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In order to demonstrate that the MTW statutory requirement of “maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration” is being achieved, the MTW agency will provide information for its most recently completed Fiscal Year in the following table.

Local, non-traditional family size data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
<b>1 Person</b>	#
<b>2 Person</b>	#
<b>3 Person</b>	#
<b>4 Person</b>	#
<b>5 Person</b>	#
<b>6+ Person</b>	#
<b>Totals</b>	#

<b>G.5</b>	<b>Housing Quality Standards.</b>
	Certification is included in MTW Certifications of Compliance for HCV and local, non-traditional program. The public housing program is monitored through physical inspections performed by the Real Estate Assessment Center (REAC).

<b>H.</b>	<b>Public Comments.</b>
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H.1	Input options and instructions
Please provide copy of all comments received by the public, Resident Advisory Board, and tenant associations.	Upload Attachment
Please attach a narrative describing the MTW agency’s analysis of the comments and any decisions made based on these comments.	Upload Attachment
If applicable, was an additional public hearing held for an Agency-Specific Waiver and/or Safe Harbor waiver?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If yes, please attach the comments received along with the MTW agency’s description of how comments were considered.	Upload Attachment

<b>I</b>	<b>Evaluations.</b>
<b>I.1</b>	Please list any ongoing and completed evaluations of the MTW agency’s MTW policies, that the PHA is aware of, including the information requested in the table below. In the box “title and short description,” please write the title of the evaluation and a brief description of the focus of the evaluation.

Question	Input options and instructions
Does the PHA have an agency-sponsored evaluation?	No

**Table I.1 - Evaluations of MTW Policies**

Title and short description	Evaluator name and contact information	Time period	Reports available
Senior Vice President	Carlos Pizarro cpizarro@lakelandhousing.org	45 days	Central Office and at www.lakelandhousing.org

<b>J</b>	<b>MTW Certifications of Compliance.</b>
<b>J.1</b>	The MTW agency must execute the MTW Certifications of Compliance form and submit as part of the MTW Supplement submission to HUD. Certification is provided below.

**TABLE 1. GUIDE**

- Core questions - An “X” in this column means that these are the set of core questions that are relevant for every waiver/activity.
- Custom questions - An “X” in this column means that these are questions that are specific to a particular activity. Not every activity will have custom questions.
- Safe Harbor - An "X" in this column means that the activity as described in Appendix 1 of the MTW Operations Notice includes a set of Safe Harbor provisions.
- Impact Analysis - An "X" in this column means that the activity as described in Appendix 1 of the MTW Operations Notice requires the PHA to conduct an impact analysis. This impact analysis must be submitted to HUD via the MTW Supplement; thus, the Supplement should include some statement regarding the requirement and an opportunity for the PHA to upload the impact analysis. The Operations Notice also states that an updated impact analysis must be attached to the MTW Supplement in each subsequent year.
- Hardship Policy - An "X" in this column means that the activity as described in Appendix 1 of the MTW Operations Notice requires the PHA to establish a hardship policy. The hardship policy must be submitted to HUD via the MTW Supplement; thus, the Supplement should include some statement regarding the requirement and an opportunity for the PHA to upload the hardship policy. PHA must still grant reasonable accommodation requests related to all activities even if the hardship policy is not in place.

**TABLE 1. MTW ACTIVITIES QUESTIONS FOR THE MTW SUPPLEMENT**

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
<b>1. Tenant Rent Policies</b>					
a. Tiered Rent (PH)	X	X	X		
b. Tiered Rent (HCV)	X	X	X		
c. Stepped Rent (PH)	X	X	X	X	X
d. Stepped Rent (HCV)	X	X	X	X	X
e. Minimum Rent (PH)	X	X	X	X	X
f. Minimum Rent (HCV)	X	X	X	X	X
g. Total Tenant Payment as a Percentage of Gross Income (PH)	X	X	X	X	X
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	X	X	X	X	X
i. Alternative Utility Allowance (PH)	X	X	X		
j. Alternative Utility Allowance (HCV)	X	X	X		
k. Fixed Rents (PH)	X	X	X		
l. Fixed Subsidy (HCV)	X	X	X		
m. Utility Reimbursements (PH)	X				
n. Utility Reimbursements (HCV)	X				
o. Initial Rent Burden (HCV)	X	X	X	X	
p. Imputed Income (PH)	X	X	X	X	X
q. Imputed Income (HCV)	X	X	X	X	X
r. Elimination of Deduction(s) (PH)	X	X	X	X	X
s. Elimination of Deduction(s) (HCV)	X	X	X	X	X
t. Standard Deductions (PH)	X	X	X	X	X
u. Standard Deductions (HCV)	X	X	X	X	X
v. Alternative Income Inclusions/Exclusions (PH)	X	X	X		
w. Alternative Income Inclusions/Exclusions (HCV)	X	X	X		
<b>2. Payment Standards and Rent Reasonableness</b>					
a. Payment Standards- Small Area Fair Market Rents (HCV)	X	X	X	X	X
b. Payment Standards- Fair Market Rents (HCV)	X	X	X	X	X

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
c. Rent Reasonableness – Process (HCV)	X	X	X		
d. Rent Reasonableness – Third-Party Requirement (HCV)	X	X	X		
<b>3. Reexaminations</b>					
a. Alternative Reexamination Schedule for Households (PH)	X	X	X	X	X
b. Alternative Reexamination Schedule for Households (HCV)	X	X	X	X	X
c. Self-Certification of Assets (PH)	X	X	X		
d. Self-Certification of Assets (HCV)	X	X	X		
<b>4. Landlord Leasing Incentives</b>					
a. Vacancy Loss (HCV-Tenant-based Assistance)	X	X	X		
b. Damage Claims (HCV-Tenant-based Assistance)	X	X	X		
c. Other Landlord Incentives (HCV-Tenant-based Assistance)	X	X	X		
<b>5. Housing Quality Standards (HQS)</b>					
a. Pre-Qualifying Unit Inspections (HCV)	X	X	X		
b. Reasonable Penalty Payments for Landlords (HCV)	X	X	X		
c. Third-Party Requirement (HCV)	X	X	X		
d. Alternative Inspection Schedule (HCV)	X		X		
<b>6. Short-Term Assistance</b>					
a. Short-Term Assistance (PH)	X	X	X	X	X
b. Short-Term Assistance (HCV)	X	X	X	X	X
<b>7. Term-Limited Assistance</b>					
Term-Limited Assistance (PH)	X	X	X	X	X
Term-Limited Assistance (HCV)	X	X	X	X	X
<b>8. Increase Elderly Age (PH &amp; HCV)</b>					
<b>9. Project-Based Voucher Program Flexibilities</b>					
a. Increase PBV Program Cap (HCV)	X	X	X		
b. Increase PBV Project Cap (HCV)	X		X		
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	X		X		
d. Alternative PBV Selection Process (HCV)	X		X		
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	X	X	X		
f. Increase PBV HAP Contract Length (HCV)	X		X		
g. Increase PBV Rent to Owner (HCV)	X		X		
h. Limit Portability for PBV Units (HCV)	X		X		
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>					
a. Waive Operating a Required FSS Program (PH & HCV)	X		X	X	X

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
b. Alternative Structure for Establishing Program Coordinating Committee (PH & HCV)	X	X	X	X	X
c. Alternative Family Selection Procedures (PH & HCV)	X	X	X	X	X
d. Modify or Eliminate the Contract of Participation (PH & HCV)	X		X	X	X
e. Policies for Addressing Increases in Family Income (PH & HCV)	X	X	X	X	X
<b>11. MTW Self-Sufficiency Program</b>					
a. Alternative Family Selection Procedures (PH & HCV)	X	X	X	X	X
b. Policies for Addressing Increases in Family Income (PH & HCV)	X	X	X	X	X
<b>12. Work Requirement</b>					
a. Work Requirement (PH)	X	X	X	X	X
b. Work Requirement (HCV)	X	X	X	X	X
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>					
	X	X	X		
<b>14. Moving on Policy</b>					
a. Waive Initial HQS Inspection Requirement (HCV)	X		X		
b. Allow Income Calculations from Partner Agencies (PH & HCV)	X		X		
c. Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH & HCV)	X		X		
<b>15. Acquisition without Prior HUD Approval (PH)</b>					
	X		X		
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>					
	X		X		
<b>17. Local, Non-Traditional Activities</b>					
a. Rental Subsidy Programs	X	X	X		
b. Service Provision	X	X	X		
c. Housing Development Programs	X	X	X		

## Instructions for Preparation of Form HUD-50075-MTW, MTW Supplement to the Annual PHA Plan

The instructions below detail how to complete the MTW Supplement. These instructions will not appear in the fillable form.

**Note about file uploads:** PHAs can upload PDF or Word documents. Files should be named with the following naming convention: PHA code, Fiscal Year (FY), and short name for the policy/item. Some examples would be CA789FY21RentHardship for a rent hardship policy, CA789FY21ImpactAnalysis for an impact analysis that is applicable to multiple MTW activities, and CA789FY21MTWCertofCompliance for the MTW Certifications of Compliance.

**A. PHA Information.** All PHAs must complete this section.

**A.1** Include the full **PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/DD/YYYY), MTW Cohort Number, and MTW Supplement Submission Type.**

**B. Narrative.** All MTW agencies must complete this section.

**B.1 MTW Supplement Narrative.**

Provide a written description of how the MTW agency seeks to address the three statutory objectives during the coming year. Those three statutory objectives are: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; (3) and to increase housing choices for low-income families.

The narrative provides the PHA an opportunity to explain to the public, and the families that it serves, its MTW plans and goals for the coming Fiscal Year.

**C. MTW Waivers.**

**Core Questions.** All MTW activities found in Section C require responses to the same common questions.

*Narrative.* Describe the activity, the agency's goals for this activity, and, if applicable, how this activity contributes to a larger initiative.

*Statutory Objective.* Indicate which of the MTW statutory objectives this activity serves; each activity may serve one or more objectives. The three statutory objectives are housing choice, self-sufficiency, and cost effectiveness. Check all that apply.

*Cost Implications.* State the cost implications of each activity. Choose the best description of the cost implications based on what is known at the time of completing the MTW Supplement. Indicate which categories best describe the cost implications of the activity from among the following choices: neutral (no cost implications), increased revenue, decreased revenue, increased costs, decreased costs. Check all that apply. For instance, an activity may increase revenue, increase costs, and therefore be cost neutral. Alternatively, an activity may simply increase costs.

*Different versions.* Indicate whether there will be different policies for different household statuses, family types, or locations (public housing developments or HCV properties). If [Yes] is checked, questions will pop up which allow the MTW agency to explain which household statuses, family types, and/or locations will be affected. If [No] is checked, the respondent will move on to the next question. The agency will be able to indicate if a policy is different for one or more of these areas.

For example, if an MTW agency chooses to apply a Tenant Rent Policy to only non-elderly, non-disabled families, and not to the elderly or disabled, then it would check [Yes] and then receive the subsequent items that allow the agency to indicate what types of households and family types are affected by the activity.

*Household status.* MTW Agency's must indicate what type of household to which the activity applies. Household types means the following types: new admissions only, currently assisted households only, or new admissions and currently assisted households.

*Family Types:* Family types mean the following: non-elderly, non-disabled families; elderly families; disabled families; or other specifically defined target populations.

*Location.* The MTW agency indicates if the activity is or will be implemented at all or only at certain locations. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. For PH, the questions will be about developments and for HCV the questions will be about tenant-based units and properties with project-based vouchers. The agency must check the applicable response for all or specific. If the response is for specific locations, then the agency will be asked to provide the details.

PHAs may develop one comprehensive hardship policy to cover all MTW activities requiring a hardship policy, which would only need to be uploaded once.

*Safe Harbor Waiver.* PHAs must indicate if a Safe Harbor Waiver is needed to implement this policy as described. If yes, then the MTW Agency is asked the following: what is the status of the Safe Harbor Waiver Request? PHAs must indicate if the waiver request is being submitted for review with this submission of the MTW Supplement (see Section D), or if the waiver was previously approved. If the latter is checked (the waiver was previously approved), then the PHA must describe the extent to which the Safe Harbor Waiver is supporting the PHA's goal in implementing this activity.

*Hardship policy.* The MTW Operations Notice requires agencies to adopt written policies for determining when a requirement or provision of the MTW activity constitutes a financial or other hardship for the family. If applicable for the activity, please upload the hardship policy associated with this activity. Hardship policies may be applicable to multiple MTW Activities. Only upload Hardship Policy once if said Hardship Policy applies to multiple Activities. Reference Table 1 for specificity on when a hardship policy is required.

*Modification of hardship policy.* PHAs must indicate if the hardship policy has been modified since the last submission of the MTW Supplement. PHAs must check yes or no. If yes, then the respondent is asked: why has the MTW agency modified the hardship policy? The PHA will use the provided text box to describe the modifications.

Number of hardship requests. PHAs must indicate the number of hardship requests that have been received for each applicable activity in the most recently completed PHA fiscal year.

PHAs are legally required to provide reasonable accommodations to their MTW requirements, provisions, or policies, or any component of those requirements, provisions, and policies, following the same standards and processes that generally apply to reasonable accommodations.

*Impact analysis.* The MTW Operations Notice requires agencies to analyze and put into writing the various impacts of the MTW activity if it is required for the MTW activity. Please upload the impact analysis that has been prepared related to this activity, if applicable. An impact analysis may be applicable to multiple MTW Activities. Only upload Impact Analysis once if said Impact Analysis applies to multiple Activities. Reference Table 1 for specificity on when an impact analysis is required.

*Description of accomplishments or changes in implementation.* Provide a description, based on the Fiscal Year goals as listed in the activity's previous Fiscal Year's narrative, about what has been accomplished or changed during the implementation.

*Discontinuation of activity.* If the PHA selects "Will be Discontinued in the Submission Year" or "Was Discontinued in a previous Submission Year" in the screener, a question will be displayed that asks for an explanation as to why the activity was discontinued or will be discontinued. The PHA should explain why the activity was or will be discontinued. If the activity has already been discontinued, the PHA should include the final outcomes and lessons learned. If the activity was discontinued in a previous submission year, the PHA should state which year the activity was discontinued in.

**Custom Questions.** Some MTW activities require responses to custom questions that are specific only to that activity. Some MTW activities contain no custom questions. Respondents must answer each of the custom questions, which will only appear if the PHA is opting to implement the MTW activity in the coming Fiscal Year.

Information for how to answer each custom question is included in the 'input options and instructions' column for each MTW activity.

## D. Safe Harbor Waivers.

**D.1: Safe Harbor Waivers seeking HUD Approval.** The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I For each Safe Harbor Waiver request, a document that includes the following must be provided: a) the name and activity number of the MTW Waiver for which the PHA is seeking to expand the safe harbor, b) the specific safe harbor and its implementing regulation, c) the proposed policy the PHA wishes to implement via this waiver, d) a description of the local issue and why such an expansion is needed to implement the activity, e) an impact analysis, f) a description of the hardship policy for the initiative, and g) a copy of all comments received at the public hearing a copy of all comments received at the public hearing along with the MTW agency’s description of how the comments were considered, as a required attachment to the MTW Supplement.

## E. Agency-Specific Waivers.

**E.1: Agency-Specific Waivers Submitted for HUD Approval.** The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, waive a statutory or regulatory requirement not included in Appendix I.

In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable).

For each Agency-Specific Waiver(s) request, please provide a title and upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or MTW Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative; f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency’s description of how the comments were considered, as a required attachment to the MTW Supplement.

A PHA planning to pursue an Agency-Specific Waiver is encouraged to read Section 4.c. of the MTW Operations Notice prior to filling out this section of the MTW Supplement.

**E.2: Agency-Specific Waiver(s) for which HUD Approval has been Received.** For each previously approved Agency-Specific Waiver(s), a set of questions will populate. Does the agency have any approved agency-specific waivers? If yes, the title previously provided in Section E.1 will prepopulate and ask if there has been a change in how the Agency-Specific Waivers is being implemented from when it was originally approved or if it has been discontinued. For changes, the PHA will need to provide a description of what has changed. If it has been discontinued, the PHA will need to provide a description about the final outcomes and lessons learned, as well as whether a final impact analysis was prepared at the time of discontinuation if one was previously required.

## F. Public Housing Operating Subsidy Grant Reporting

**F.1: Public Housing Operating Subsidy Grant Reporting.** PHAs must fill out this table if it receives public housing Operating Subsidy grant funding from HUD. Only public housing Operating Subsidy grant funding awarded in the year the PHA is designated an MTW agency and beyond must be reported in this table. Additional rows must be added for Federal Fiscal Years beyond 2023, as applicable.

The federal account closing law applies to time-limited funds appropriated by Congress during the annual appropriations act process. For the public housing Operating Fund, PHAs must expend federal funds no more than five (5) years after the period of availability for obligation expires. After this 5-year period, the account closes, and the funds are no longer available for any purpose. For public housing Operating Subsidy grant funding, the period of availability for obligation ends at the end of the fourth Federal Fiscal Year (i.e., the period of availability for obligation of FY 2021 funds ends 9/30/2024). Pursuant to the account closing law, PHAs must expend all Operating Subsidy grant amounts within five years of this date (i.e., for FY 2021 funds, the account will close, and funds will no longer be legally available for any purpose on 9/30/2029).

## G. MTW Statutory Requirements.

**General.** HUD will verify compliance with the statutory requirements G.1, G.3, and G.4 for public housing units and HCV units through HUD systems. In addition, agencies are to report compliance with the same requirements for Local, Non-Traditional

Households in the tables provided in this section. Once HUD systems are capable of capturing this data then this will no longer need to be reported through the MTW Supplement.

**G.1: 75% Very Low Income.** All PHAs must fill out the table in G.1. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its local, non-traditional program households. For instance, a PHA submitting its MTW Supplement to the FY2020 Annual PHA Plan should include its Fiscal Year (FY) 2018 local, non-traditional data since this is the most recently completed Fiscal year. Only local, non-traditional new admissions should be included in the table. If a PHA houses no local, non-traditional households, then zeros must be inputted into the table.

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for public housing and HCV programs through existing HUD systems.

**G.2: Establishing Reasonable Rent Policy.** All PHAs must fill out section G.2. Per the MTW Operations Notice, all activities falling under the Tenant Rent Policies category (Section C.1 of the MTW Supplement) or the Alternative Reexamination Schedule category (Section C.3 of the MTW Supplement), detailed in the Appendix of the MTW Operations Notice, meet the definition of a reasonable rent policy.

MTW agencies are reminded that the Rent Determination section of the PHA Plan should be reflective of MTW reasonable rent policies where applicable. From the PHA Plan: "Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#)).

**G.3: Substantially the Same (STS).** All PHAs must fill out section G.3. The number of local, non-traditional families served must be provided by month for the most recently completed Calendar Year. If a PHA houses no local, non-traditional families, then zeros must be inputted into the table. The additional information on Local, Non-Traditional development units must be provided for each development.

HUD will verify compliance with the STS statutory requirement for public housing and HCV programs through existing HUD systems.

**G.4: Comparable Mix (by Family Size).** All PHAs must fill out section G.4. In order to demonstrate that the statutory objective of "maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the PHA will provide family size (i.e., not bedroom size) data in the table for the most recently completed Fiscal Year. For instance, a PHA submitting its MTW Supplement to the FY2021 Annual PHA Plan should include its FY 2019 local, non-traditional data since this is the most recently completed Fiscal Year. If a PHA houses no local, non-traditional household, then zeros must be inputted into the table.

HUD will verify compliance with the comparable mix statutory requirement for public housing and HCV programs through existing HUD systems.

**G.5: Housing Quality Standards.** PHAs are not required to enter any information into section G.5. This statutory requirement is certified to in the MTW Certifications of Compliance form for the HCV and local, non-traditional housing programs. The public housing program is monitored by HUD through the Public Housing Assessment System (PHAS) Physical Subsystem, or successor, despite the MTW PHA being exempt from an overall designation.

## H. Public Comments.

**H.1: Public Comments.** All PHAs are required, per the Annual PHA Plan regulations, to go through a public process prior to submitting the MTW Supplement to HUD. The MTW agency must consider, in consultation with the Resident Advisory Board (RAB) and tenant association, as applicable, all of the comments received at the public hearing. The comments received by the public, RABs, and tenant associations must be submitted by the MTW agency, along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

As described above, PHAs must submit comments and responses for all Safe Harbor and Agency-Specific Waivers, which are to be held in an additional public meeting.

The public comment process must include the Supplement and all uploaded attachments.

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**I. Evaluations**

**I.1: Evaluations.** The MTW agency should fill in Table I.1, listing each evaluation of the MTW policies and providing contact information for the evaluator, the time period of the evaluation, and the names of available reports. The MTW agency should list internal evaluations that result in reports that could be shared upon request but may leave off evaluations meant for internal use only. The MTW agency should list all third-party evaluations, as applicable.

**J. MTW Certifications of Compliance.**

**J.1: MTW Certifications of Compliance Form.** The format for submission of the required MTW Certifications of Compliance is provided in this Form MTW Supplement. The preamble to the MTW Certifications of Compliance directs the MTW PHA to fill in the beginning of the Fiscal Year for which the certification is being made. This should be provided as the first day of the Fiscal Year to be covered by the Annual PHA Plan (for example, a FY2021 Annual PHA Plan for an MTW PHA with a Fiscal Year of January 1 – December 31, this would be January 1, 2021).

The MTW Certifications of Compliance must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

The MTW Certifications of Compliance must be submitted to HUD as part of the MTW Supplement for each annual submission and each revised annual submission.

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Public reporting burden for this information collection is estimated to average 6.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB control number. The information collected is required to obtain or retain benefits. The information collected will not be held confidential.

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the XX 5-Year and/or XX Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/01/2025, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of the City of Lakeland

FL011

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

5-Year PHA Plan for Fiscal Years 2025 - 2029

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director: Benjamin Stevenson

Name Board Chairman: Shelly Asbury

Signature

Date 09/16/2024

Signature

Date 09/16/2024

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The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Carlos R. Pizarro An, the Senior Vice-President of Housing  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025 and/or Annual PHA Plan for fiscal year 2025 of the Housing Authority of the City of Lakeland is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Polk/Highland County/City of Lakeland

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan. The City of Lakeland's housing needs revolve around the high cost of housing and the need for additional affordable housing. While housing quality and housing status (renter vs owner) play a role in the City's housing needs, housing cost burden is the leading challenge for the market. The limited supply and rising cost of housing makes challenges like homelessness and housing status more difficult to solve. The Lakeland Housing Authority is helping with minimizing the impact of the housing needs through the development of new communities and programs.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Benjamin Stevenson

Name Board Chairperson: Shelly Asbury

Signature

Date:09/16/2024

Signature

Date09/16/2024

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

**Civil Rights Certification**

**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01/01/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

The Housing Authority of the City of Lakeland

FL011

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Benjamin Stevenson

Name of Board Chairperson: Shelly Asbury

Signature Date 09/16/2024

Signature Date 09/16/2024

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known</i> :  <b>Congressional District, if known:</b>	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> Lakeland Housing Authority 430 Hartsell Avenue Lakeland, FL 33815-4502  <b>Congressional District, if known:</b>	
<b>6. Federal Department/Agency:</b> HUD-Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Moving to Work Demonstration-Cohort #4  CFDA Number, <i>if applicable</i> : _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i> N/A	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: <u>Mr. Benjamin Stevenson</u> Title: <u>Executive Director</u> Telephone No.: <u>863-687-2911 Ext. 1021</u> Date: <u>09/16/2024</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**MTW CERTIFICATIONS OF COMPLIANCE*****U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF PUBLIC AND INDIAN HOUSING*****Certifications of Compliance with Regulations:  
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (09/16/2024), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

The Housing Authority of the City of Lakeland

FL011

***MTW PHA NAME***

***MTW PHA NUMBER/HA CODE***

***I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).***

Shelly Asbury

Chairperson

***NAME OF AUTHORIZED OFFICIAL***

***TITLE***

09/16/2024

***SIGNATURE***

***DATE***

***\* Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: Lakeland Housing Authority

Project Name: Moving to Work (MTW) Cohort #4

Location of the Project: 430 Hartsell Avenue

Lakeland, FL 33815-4502

Name of the Federal  
Program to which the  
applicant is applying: Moving to Work (MTW) Cohort #4

Name of  
Certifying Jurisdiction: City of Lakeland

Certifying Official  
of the Jurisdiction  
Name: Benjamin Stevenson

Title: Executive Director

Signature: \_\_\_\_\_

09/16/2024

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Lakeland Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work (MTW) Demonstration Project, Cohort #4

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Mr. Benjamin Stevenson

Title

Executive Director

Signature

Date (mm/dd/yyyy)

09/16/2024

## **OTHER BUSINESS**

**◀ HUD Approval of Designated  
Housing Plan Renewal**



35 Lake Morton Drive  
Lakeland, FL 33801  
PHONE 863-688-8551  
FAX 863-683-7454

August 19, 2024

Mr. Benjamin Stevenson  
Lakeland Housing Authority  
430 Hartsell Ave  
Lakeland, FL 33815

Dear Benjamin,

Congratulations on your recognition as one of the **Best Places to Work!** On behalf of the Lakeland Chamber of Commerce and its 1,200 member businesses, your dedication to our community and commitment to excellence are recognized by your peers and customers!

Businesses like Lakeland Housing Authority play an important role in our community identity and quality of life. Your dedication to sound business practices and investment in Lakeland's success are building a world-class place full of world-class people.

Thank you for your continued dedication to a successful business ecosystem and a successful community!

*zk*  
*[Signature]*  
*Sylvia Blackmon-Roberts*  
*Michael E. Roll*  
*B. D. M.*  
*Amy Wiggins*  
*Amanda Walls*  
*Dana Hurley*  
*Grace Troice*  
*John S. Workman*  
*Par Sahota*  
*Patrick Phillips*

2024 EXECUTIVE COMMITTEE

**Amanda Walls**  
Chair  
Peterson & Myers, P.A

**Lori Martini**  
Chair-Elect  
GiveWell Community Foundation

**Tori S. Lehman**  
Treasurer  
CliftonLarsonAllen LLP

**Jason Rodda**  
Immediate Past Chair  
Rodda Construction

**Par Sahota**  
Vice Chair, Organizational Integrity  
Boring Business Systems

**Sylvia Blackmon-Roberts**  
Vice Chair  
Southeastern University

**Patrick Phillips**  
Vice Chair  
Lakeland Regional Health

**William E. Roll, Jr.**  
Vice Chair  
Kimley-Horn and Associates, Inc

**Beatrice Dela Pena**  
Vice Chair  
Geico

**Dana Hurley**  
Vice Chair  
Allen & Company of Florida, LLC

**Grace Troice**  
Vice Chair  
MIDFLORIDA Credit Union

**Michael Workman**  
General Counsel  
Clark, Campbell, Lancaster,  
Workman & Airth, P.A.

**Amy Wiggins**  
President & CEO  
Lakeland Chamber of Commerce



**END OF REPORT**