



430 Hartsell Ave
Lakeland, FL 33815

(863) 687-2911

<http://LakelandHousing.org>



Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Gary Smith

Monica Perry

REGULAR BOARD MEETING

Monday, October 17, 2016

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA

Board of Commissioners

Regular Meeting

The Housing Authority of the City of Lakeland, Florida

Monday, October 17 at 6:00 P.M.

LHA Board Room

430 Hartsell Avenue

Lakeland, Florida

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Swearing In of the New Commissioner**
- 2. Approval of the Meeting Agenda**
- 3. Approval of the Minutes of the Regular Board Meeting held Monday, September 19, 2016**
- 4. Public Forum**
- 5. Old Business**
 - LHA Recovery Plan Update
- 6. New Business**
- 7. Secretary's Report**
 - Housing/Operations
 - Administration/Finance
 - 2017 Annual Budget
 - Resolutions
- 8. Legal Report**
 - Executive Director's Goals
- 9. Other Business**
- 10. Adjournment**

MINUTES
The Regular Board Meeting of
The Housing Authority of the City of Lakeland
Monday, September 19, 2016

The Board of Commissioners of the Housing Authority of the City of Lakeland met at the Lakeland Housing Authority, 430 Hartsell Avenue, Lakeland, Florida.

LHA Board Members Present: Michael Pimentel, Chairman
Eddie Hall, Commissioner
Joseph DiCesare, Commissioner
Lorenzo Robinson, Commissioner
Dorothy Sanders, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:04 p.m. by Commissioner Pimentel.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

Commissioner Pimentel asked the Board to review the agenda and if there were any requests for items to be added to the agenda.

- Motion to approve and accept the agenda.
- . Motion by Hall, second by Sanders.

Votes: Commissioners

Michael Pimentel – Aye Joseph DiCesare – Aye
Edward Hall – Aye Dorothy Sanders – Aye

APPROVAL/ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the Board of Commissioners meeting held on Monday, August 15, 2016.
- Motion by Hall, second by Sanders.

Votes: Commissioners

Michael Pimentel – Aye Joseph DiCesare – Aye
Edward Hall – Aye Dorothy Sanders – Aye

PUBLIC FORUM

No requests to speak were received.

OLD BUSINESS

• Recovery Plan Review Committee Update:

Commissioner Hall gave a brief update of the Recovery Plan Review Committee meeting. He mentioned that the meeting was very productive and informative and he thought the staff was doing a great job. He asked Mr. Stevenson to give the updates the status of the various projects.

Mr. Stevenson advised the Board that the 10th Street property sale is moving slowly but surely. The Potential Buyer has requested a fifth extension. The new closing date is October 9, 2016. They are entitled to one more extension. The buyer is currently negotiating with the City of Lakeland regarding a water line permit.

The Williamstown project was approved by HUD Review Panel in Washington, D.C. Staff is working with Saxon Gilmore to prepare the Mixed Finance Evidentiary documents. Once complete, the documents will be submitted to HUD. Mr. Stevenson advised that staff met with the families of West Lake that will be impacted by the first phase of relocation on September 15, 2016. Topics discussed included the relocation and demolition process. LHA staff is working on the RFP process to award Section 8 vouchers for the project. Mr. Stevenson advised he met with Mr. Tony Delgado, City of Lakeland City Manager, regarding an independent third party review of the procurement process.

Commissioner Pimentel informed the Board that he attended the Recovery Plan Review Committee meeting and commended the staff on a remarkable job they are doing along with the committee members. The committee does a very thorough job of reviewing information with staff and providing input.

Commissioner Robinson joined the meeting at this point in the agenda.

NEW BUSINESS

None

• SECRETARY'S REPORT

Report submitted as written.

Mr. Stevenson mentioned that he was invited to 911 Ceremony at Summerlin Academy in Bartow. The ceremony honored and commemorated the fallen first responders.

• Housing/Operations

Report submitted as written.

• Administration

Report submitted as written.

Ms. Brown gave a very thorough overview of the Financial Report.

- Resolutions

Resolution #16-1433 – The Board of Commissioners is requested to authorize the Executive Director to continue the lawn service contracts with West Lake Management, LLC.

- Motion to approve Resolution #16-1433.
Motion by Robinson, second by Sanders

Votes: Commissioners

Michael Pimentel – Aye Joseph DiCesare – Aye Lorenzo Robinson – Aye
Edward Hall – Aye Dorothy Sanders – Aye

Resolution #16-1434 – The Board of Commissioners is requested to authorize the Executive Director to submit document necessary to satisfy a federal requirement of the U.S. Department of Housing and Urban Development.

- Motion to approve resolution #16-1434.
Motion by Hall, second by Robinson.

Votes: Commissioners

Michael Pimentel – Aye Joseph DiCesare – Aye Lorenzo Robinson – Aye
Edward Hall – Aye Dorothy Sanders – Aye

LEGAL REPORT

At the August 2016 meeting Mr. Gilmore distributed the 2017 Goals for the Executive Director and asked the Board to review them and make comments and/or suggestions to be discussed in this meeting. Each of the commissioners agreed they received the goals from legal counsel via email. Commissioners asked to review the information for one more month.

OTHER BUSINESS

None.

The meeting adjourned at 7:01 p.m.

Benjamin Stevenson, Secretary

OLD BUSINESS



BOARD OF COMMISSIONERS

Michael A. Pimentel
Chairman

Rev. Richard Richardson
Vice-Chairman

Eddie Hall
Commissioner

Joseph DiCesare
Commissioner

Lorenzo Robinson.
Commissioner

Dorothy Sanders
Commissioner

Gary Smith
Commissioner

Benjamin J. Stevenson
Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE

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www.LakelandHousing.org

DATE: October 10, 2016
TO: LHA Commissioners
FROM: Benjamin Stevenson, Executive Director
RE: Recovery Plan Update

Below is a summary update of progress made with the LHA Recovery Plan.

1) Purchase Agreement for Sale of LHA Property

Status: The City Commission on March 21, 2016 approved the change in zoning for the 10th Street property. The Commission then approved the request to change the zoning from residential to commercial. The Potential Buyer (Buyer) remains committed to buy the property. Payment to LHA will be made after the Buyer obtains approval of the permits from the City of Lakeland. The Buyer has requested another extension of time line for obtaining the permits. As required by the Sales Contract, they provide a \$10,000 non-refundable deposit. The new deadline is November 9, 2016. LHA expects the permit process to be completed sometime in December 2016.

HUD approval has mandated the use of the 100% of the sales proceeds for affordable housing development. So, the funds will be used in combination with other financial funding on a future affordable housing development.

2) Reduce COCC Budget/Overall Agency Debt

Status: The COCC budget is a part of the Recovery Plan. Staff continues to make progress with reducing the overall agency debt to the Public Housing program.

3) Implement Replacement of Yardi System

Status: LHA has terminated its relationship with Emphasys Computer Solutions, Inc. Staff started implementation of the TD Bank Banking Services system into Yardi. LHA has completed the process of transferring funds from the thirty-seven (37) old accounts for the housing programs and properties to the TD Bank accounts. The last transfer of funds was for the Section 8 program from Wells Fargo. This transfer was successfully completed in September 2016.



4) Developer Partners Update

Status: Housing Trust Group (HTG), the Developer Partner for the West Lake Apartments property, application for low income housing tax credits through the SAIL program was successful. The application made it through the appeal process. The SAIL award of 4% bonds will be combined with Project-Based Section 8 Vouchers to make the project a viable alternative for LHA and the Developer. LHA staff and HTG are negotiating some additional business terms for the project. Previously, HTG increased the amount of developer fee to be received by LHA and a ground lease payment.

The City of Lakeland has completed its review of the procurement process for a Request for Proposals (RFP) to use Project-Based Section 8 Vouchers for affordable housing projects. City staff has recommended awarding the vouchers to the HTG. The City's recommendation must be submitted to the HUD-Jacksonville Field Office for review and approval. HUD must approve the award of the vouchers to HTG before we can move forward with the project.

LHA staff continues to meet with HTG to discuss plans for relocation, demolition, overall master plan, and communication with residents and the general public. We also discussed funding options, timing of finances and construction schedules.

We hosted another Relocation Meeting with the residents of West Lake Apartments on September 15, 2016. Previously, LHA staff advised the residents that the map outlining Phase I of the relocation effort was going to change. The Developer Partner requested some revisions in the site plan and location of the senior building. Staff agreed to the changes in boundaries for the relocation and demolition phases. The changes were necessary because the Developer Partner modified the design of the building which required a change in the proposed boundaries. The revised map identifies the buildings that will be a part of the first demolition phase. The residents have been advised that they would not be moving before the Christmas or New Year's holidays.

LHA has begun preparing the paperwork necessary to obtain HUD approval for disposition and demolition of the property. LHA is waiting for the Developer to finalize the appraisal for the revised Phase I boundaries before submitting the application. HUD approval must be obtained prior to starting any relocation or demolition activities. LHA will also request relocation vouchers for the residents. The relocation and demolition will be completed in phases over a two-three year period.

HTG has also submitted some revised business terms for Phase I to LHA for review. A copy of the letter was submitted to LHA commissioners via separate cover. Staff will discuss the letter at the Recovery Plan Review Committee meeting and the Board meeting.



5) Use of HOPE VI Funds

Status: LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. Staff has submitted a Rental Term Sheet and Development Proposal to HUD for review and approval, Staff also submitted the Designated Housing Plan and Site Neighborhood Review to HUD along with a separate request to designate the development as a near elderly or elderly community. The goal is to complete the obligation of the HOPE VI funds with the financial closing of the Williamstown project. The HUD-Miami Field Office submitted the documents to the Review Panel at HUD-Washington, D.C. Office for review and approval. LHA received preliminary approval of the Williamstown project from the Review Panel in August. The next step is for LHA to submit Evidentiary Documents to HUD for review. Saxon Gilmore drafted the documents which were submitted. The goal is to complete the financial closing at some point within the next 30-45 days. All of the closing documents must be approved by HUD. LHA may begin construction activity after receipt of HUD approval.

6) Other Items

Status: Disposition of the Arbor Manor property.

LHA continues to entertain offers for the purchase and/or development of the Arbor Manor property. Staff received written approval from the HUD SAC for the disposition of the Arbor Manor property. A copy of the approval letter was included with the November 2015 Board packet. LHA staff continues to discuss options with a local group.

BJS

SECRETARY'S REPORT

**Secretary's Report
October 2016**

High Performer Status

LHA has received written notification from HUD-Washington, D.C. of its designation as High Performer for the Public Housing and Section 8 programs. Specifically, LHA received scores of 95 for Public Housing and 99 for Section 8. The maximum was 100 for each category. Copies of the HUD correspondence were included in the July and August Board packets under "Other Business."

HOPE VI Funds Expenditure

LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. LHA has received HUD approval to move forward with the project. A Rental Term Sheet and Development Proposal associated with the Williamstown project have been submitted to HUD for review and approval. Staff also previously submitted a Designated Housing Plan and Site Neighborhood Review documents to HUD.

LHA received preliminary approval of the Williamstown project from the HUD-Washington, D.C. office last month. The next step is for LHA to submit Evidentiary Documents to HUD for review. Saxon Gilmore drafted the documents which have been submitted to HUD for review. The goal is to complete the financial closing at some point within the next 30-45 days. All of the closing documents must be approved by HUD. LHA may begin construction activity after receipt of HUD approval.

Annual Budget/Agency Update

The LHA Recovery Plan is still being implemented. An update memorandum on Recovery Plan activities is a standard part of the Board agenda. LHA recently received HUD approval of the Capital Fund Amendment. A copy of the approval letter is included with the June 2016 Board packet.

The Recovery Plan and 2015 Budget were approved by the LHA Board of Commissioners at the October 2014 board meeting. The Plan was revised as instructed by the Board and submitted to the HUD-Miami Field Office. Staff is still waiting on comments from HUD.

Agency Plan

LHA staff has drafted the 2017 Agency Plan. Copies were distributed to the Board at the June 2016 Board meeting. The document has also been made available for review and comment by the Resident Advisory Board and general public for 45 days. LHA staff held meetings with the RAB and the general public to discuss their comments regarding the Plan on July 13 and August

Secretary's Report

October 2016

3, 2016. A Public Hearing with the general public was held on August 11, 2016. No comments on the Plan were received. The Plan was submitted to HUD this month.

West Lake

I continue to have meetings with the Developer Partner for the West Lake project. We discussed plans for relocation, demolition, overall master plan, communication with residents, timing of finances and construction schedules as well as developer fees. The Developer Partner is also proposing a change in the partnership structure with LHA. That is, we are negotiating for LHA for manage the new community. A copy of the new terms was given to the LHA commissioners via separate cover.

Another Relocation Meeting was held with the residents of West Lake Apartments on September 15, 2016. Previously, LHA staff advised the residents that the map outlining Phase I of the relocation effort was going to change. The Developer Partner has requested some revisions in the site plan and location of the senior building. Staff has agreed to the changes in boundaries for the relocation and demolition phases. The changes are necessary because the Developer Partner modified the design of the building which required a change in the proposed boundaries. The revised map identifies the buildings that will be a part of the first demolition phase. The residents have been advised that they would not be moving before the Christmas or New Year's holidays.

LHA staff met with the Board of Directors for Lakeland Polk Housing Corporation. The LPHC Board approved resolutions authorizing LHA to proceed with an application for low income housing tax credits for West Lake Phase II and the submittal Mixed Finance Evidentiary documents for the Williamstown project.

Other Activities

I attended a meeting with City Manager Tony Delgado. I provided updates on LHA activities such as the West Lake and Williamstown development projects. We also discussed the 10th Street project and the Potential Buyers progress with Circle K. I was also introduced to the new Assistant City Manager Shawn Sherrouse.

I met with City Commissioner Phillip Walker. We discussed various community issues and concerns.

Respectfully submitted,

Benjamin Stevenson

Secretary

**HOUSING & OPERATIONS
REPORTS**

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

October 2016

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing communities' reports
 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
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - Family Self-Sufficiency Program and Resident Activities

Updates for the month of September 30:

Three Congressional Hearings Examine Housing Issues

Sep 26, 2016

Three housing-related hearings were held last week in Congress, including two that featured members of NAHRO who testified on behalf of their agencies. Two of the hearings addressed the effectiveness of the voucher program and the other analyzed inspections of privately-owned Sec. 8 properties after complaints about a Florida property. The first hearing, in the House Financial Services Housing and Insurance Subcommittee, addressed both vouchers and, briefly, the Small Public Housing Agency Opportunity Act of 2016 (HR 4816). It featured NAHRO member Ailrick Young from the Housing Authority of Laurel City as a witness, as well as representatives from HUD, the Center for Budget and Policy Priorities, the National Housing Law Project, and the St. Louis Housing Authority. The hearing touched mainly on the portability of vouchers to areas of high opportunity. Members on both sides of the aisle agreed that regulatory barriers prevent housing authorities from easily move vouchers between jurisdictions and should be addressed to allow families to access housing with better educational and economic opportunities. Administrative fees of vouchers were also address, both in the context of voucher portability and in more general terms.

The Small Housing Agency Opportunity Act was discussed as a way to lower costs and reduce burdens on agencies. During the hearing, full Committee Chairwoman Maxine Waters (D-Calif.) asked Mr. Young about a prior eviction situation that she was aware of at the Housing Authority of Laurel City. Mr. Young responded to questions and, following the hearing, discussed the matter with Chairwoman Waters.

The Senate Appropriations Committee's Transportation, Housing and Urban Development and Related Agencies Subcommittee also held a hearing on the effectiveness of the voucher program, discussing the benefits of placed-based rental assistance, such as Public Housing and Project-Based Vouchers, and tenant-based rental assistance,

such as Housing Choice Vouchers. NAHRO member Rick Gentry of the San Diego Housing Authority was a witness, along with representatives from the Urban Institute and the University of Virginia.

Senator Collins stated that 84 percent of the HUD budget is spent on rental assistance and only 1 out of 4 eligible families receive rental assistance. Senator Reed further showed the problem by stating 7.7 million renters in the United States spend over 50 percent of their income on rent. The panelists discussed many concerns with the current system such as the lack of capital access in Public Housing and continued decrease in funding of both the Public Housing operating and capital funds. The flexibility of the voucher including tenant- and project-based vouchers in addition to subsidy on the construction side of affordable housing such as the Low Income Housing Tax Credit (LIHTC). Senator Collins shared that all options are on the table when discussing improving the affordable housing system.

Finally, the Senate Banking, Housing and Urban Affairs Housing, Transportation and Community Development Subcommittee examined inspections of privately-owned Sec. 8 properties at the prompting of Senators Marco Rubio (R-Fla.) and Bill Nelson (D-Fla.), who both testified. The same representative from the University of Virginia who testified in the T-HUD hearing also was present, along with representatives from the tenant association of the property in question and the Riviera Beach Police Department. The hearing largely dealt with the living conditions in the Eureka Garden property, but touched on inspection issues both with Section 8 and other HUD programs. NAHRO remains concerned about property conditions both in Section 8 and public housing properties and focused one week of its August advocacy campaign on higher appropriations to address public housing conditions that impact residents' health and safety.

HUD Updates the Assessment of Fair Housing Tool for States and Insular Areas

On September 28, HUD published a 30-day notice for public comment on the proposed Affirmatively Furthering Fair Housing (AFFH) Assessment Tool for States and Insular Areas. This proposed tool will be the vehicle that States and Insular Areas receiving HUD CPD formula grant funding will use to prepare and submit their Assessments of Fair Housing. This tool will also be used for AFHs conducted through joint or regional collaborations (with local governments and/or PHAs) where the State is the lead entity. HUD's latest version of the tool contains numerous updates, including a streamlined analysis (called an "insert") for small program participants (i.e., local governments receiving small CDBG grants and small PHAs). This notice marks the second round of public comment for the proposed tool. Read more about the 30-day notice on the NAHRO Blog. *Comments are due to HUD by October 28, 2016.*

HUD Finalizes Rule on Equal Access to Transgender Individuals in CPD Programs

On September 21, HUD published a final rule that amends HUD regulations to require CPD program recipients and sub recipients to provide transgender persons and other persons who do not identify with the sex they were assigned at birth with access to program benefits, services and accommodations that are in accordance with their gender identity. The rule also amends the definition of "gender identity" so that it more clearly reflects the difference between actual and perceived gender identity, and eliminates the 2012 Equal Access Rule's prohibition on inquiries related to sexual orientation or gender identity. An in-depth analysis of the final rule can be found in the September 30, 2016 edition of the [*NAHRO Monitor*](#).

To strengthen enforcement mechanisms for this rule, HUD has also published a [60-day notice](#) for public comment that proposes to require owners and operators of CPD-funded shelters and facilities to post a notice on bulletin boards and in other public spaces where information is typically made available. *Comments are due by November 21, 2016.*

HUD Finalizes Rule to Protect Victims of Harassment

On September 14, HUD published a final rule that formalizes the standards that the Department will use to evaluate "hostile environment" and "quid pro quo" (this for that) harassment claims under the Fair Housing Act (FHA). Despite having no formal regulation in place, HUD and various court decisions have long held that harassment in housing or housing-related transactions on the basis of certain protected characteristics (e.g., race, color, religion, national origin, sex, familial status, or disability) is a prohibited discriminatory housing practice. The final rule also describes the standards for "direct liability" and "vicarious liability" that apply to all discriminatory housing practices under the FHA – not just harassment. An in-depth analysis of the final rule can be found in the September 30, 2016 edition of the [*NAHRO Monitor*](#).

CDBG Updates

Neighborhood Revitalization Strategy Areas in the CDBG Entitlement Program: On September 21, HUD published Notice CPD-16-16 encouraging jurisdictions to adopt Neighborhood Revitalization Strategy Areas (NRSA) as a way to target CDBG resources in support of community revitalization efforts.

HOME Updates

HOME Expiring Funds Report: Any HOME funds appropriated in FY 2009 will not be available for HOME participating jurisdictions to spend after September 30, 2016. HOME funds on grants from 1992 through 2001 are not subject to these rules (though all grants beginning with FY 2002 are subject to these rules each September 30 – eight years after the start of the Federal Fiscal Year in which funds were appropriated). For more information, see HOME Facts – Vol. 2, No. 2, February 2009.

Homeless Assistance Updates

2015 CoC Dashboard Reports Posted: Reports show maps of claimed geography and geographic coverage changes from previous program years as well as graphic summaries of each CoC's total award by program types, renewal types, and awarded amounts. The reports also contain graphics depicting data from the Point-in-Time (PIT) count and Housing Inventory Count (HIC), which provide a quick overview of a CoC's performance in serving homeless individuals with their CoC awards.

Other Community Development Updates

New Lead-Based Paint Proposed Rule: On September 1, HUD published in the *Federal Register* a lead-based paint proposed rule. The rule would amend the Department's lead-based paint regulations on reducing blood lead levels in children under age 6 who reside in federally-owned or -assisted housing that was built pre-1978, and would formally adopt the revised definition of "elevated blood lead levels" in children under the age of 6 in accordance to the guidance of the Centers for Disease Control. The rule would also establish more comprehensive testing and evaluation procedures for the housing where such children reside. Comments are due by October 31, 2016. Learn more about the rule in the September 15, 2016 edition of the NAHRO Monitor.

HUD OIG Bulletin on Sub recipient Oversight and Monitoring: This bulletin provides highlights from the Office of Inspector General on the importance of effective sub recipient management and oversight by grantees receiving funds from the HUD CPD and lists key tips for improving effective oversight of sub recipients.

HUD OGC Guidance Nuisance Ordinances: On September 13, HUD's Office of General Counsel (OGC) issued guidance to explain how the Fair Housing Act applies to ensure that the growing number of local nuisance ordinances and crime-free housing ordinances do not lead to discrimination in violation of the FHA. This guidance primarily focuses on the impact that these ordinances may have on domestic violence victims, but the standards may apply equally to victims of domestic violence and other crimes and to those in need of emergency services who may be subjected to discrimination prohibited by the FHA due to the operation of these ordinances.

New AFFH FAQs Available: New FAQs have been posted that address the following topics: Affirmatively Furthering Fair Housing (AFFH) and the AFFH Rule, AFFH Data and Mapping Tool; the Assessment of Fair Housing; Community Participation Requirements; and Implementing the AFFH Rule.

Research & Reports

GAO Study - CDBG Communities Lack Alternative Sources of Income Data: On September 6, the Government Accountability Office (GAO) published a report that examines HUD's policies related to communities that implement local income surveys when they disagree with their CDBG project-eligibility determinations using American Community Survey (ACS) data. However, non-entitlements often face challenges when conducting these surveys, such as: resource constraints and difficulty obtaining responses. The GAO findings are based on ACS data and HUD policy analyses, and interviews with CDBG administrators, stakeholders, and community development groups, including NAHRO. Learn more about the report in the September 15, 2016 edition of the NAHRO Monitor.

Report: On September 21, HUD released an interim report, conducted by Econometrica Inc., that examines how the Rental Assistance Demonstration (RAD) program is performing. According to the report, by October 2015, PHA that participated in the program successfully generated \$2.5 billion in new investment to preserve and improve the public housing stock, leveraging \$9 in capital for every \$1 of public housing funds. Learn more about the report in the September 30, 2016 edition of the NAHRO Monitor.

U.S. Census Bureau Poverty Data: On September 13, the U.S. Census Bureau released two new annual reports (*Income and Poverty in the United States: 2015* and *Health Insurance Coverage in the United States: 2015*) that offer the public some unmistakably positive news. According to the reports, the U.S. has experienced the largest decline in poverty rates in the last 16 years, with 13.5 percent of Americans (43.1 million people) living in poverty in 2015, compared

to 14.8 percent in 2014. Additionally, real median household income increased to \$56,516 in 2015, constituting a 5.2 percent gain from 2014 - the first annual increase since 2007, right before the most recent recession. Learn more about the Census Bureau's findings in the [NAHRO Policy Blog](#).

Addressing the Needs of Aging Tenants in Your Building: Published by Enterprise Community Partners, this resource makes recommendations on how property managers and affordable housing providers, specifically in New York City, can support their aging residents with existing resources and how to address common issues in housing with large numbers of aging residents.

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
09/30/2016	95.47%	10/10/2016

Program type : Public Housing

Level of Information : Housing Agency within State FL

Effective Dates Included : June 01, 2015 through September 30, 2016

NOTE: Percentages in each area may not total 100 percent due to rounding.

Distribution by Head of Household's Race as a % of 50058 Received

HA	White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL	39	59	0	0	0	0	0	0	0
FL011 - LAKELAND	26	73	0	0	0	0	0	0	0

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

HA	Hispanic or Latino	Non - Hispanic or Latino
FL	29	71
FL011 - LAKELAND	21	79

Distribution of New Admissions by Head of Household's Race (%)

HA	White Only	Black/African American Only	American Indian/Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Other
FL	38	60	0	0	1	0	0	0	0
FL011	24	76	0	0	0	0	0	0	0

Distribution of New Admissions by Head of Household's Ethnicity (%)

HA	Hispanic or Latino	Non-Hispanic or Latino
FL	21	79
FL011	17	83

Housing Choice Voucher Program Report

Tenant-Based Waitlist

As of September 30, 2016, the Housing Choice Voucher tenant based waiting list contained six (6) applicants. The waiting list was purged during the month of September.

After the purge, 37 families remained on the waiting list. A total of 29 vouchers were issued to eligible families on September 16, 2016.

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.

Port Outs

LHA currently has seventeen (17) port-outs in the month of September. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has zero (0) port ins for the month of September. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

Lease-up & Movers

As of September 30, 2016, Lakeland Housing Authority issued eighteen (18) vouchers to movers. We received twenty four (24) Requests for Tenancy Approvals during the month of September. We processed four (4) unit transfers, three (3) initial move-in, and two (2) port-in.

Active Clients

As of September 30, 2016, LHA is servicing 1,217 families on the Housing Choice Voucher program.

Program	Total Vouchers
<input type="checkbox"/> Regular Vouchers & Project Based Vouchers	1061
<input type="checkbox"/> Mainstream	37
<input type="checkbox"/> VASH	64
<input type="checkbox"/> Tenant Protection	60
<input type="checkbox"/> Port Out	17
Total	1239

EOP – End of Participation

LHA processed eleven (11) EOP's with a date effective the month of September 2016. Below are the reasons for leaving the program:

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:

Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No
Number of Annual Certifications done	10	5	4	5	6	27	4	3	0
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Lovett Johnson	Lovett Johnson	Catherine Diaz	Jennifer Robinson	Jeannette Figueroa
Comments:	Monthly residents meeting. Job Workshop!	Monthly residents meeting. FSS Workshop!	Monthly residents meeting.	Monthly residents meeting.	Monthly resident meeting.	Monthly resident meeting.	Monthly residents meetings, Taishi Classes, Movies, Art classes for kids, Bingo, Blood Pressure clinic and Tutoring: Weekly; each Wednesday from 4pm to 6pm.	Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm. Health Fair.	Monthly residents meeting.

Resident Services September 2016 Board Report

- **West Lake Apartments**

Our Computer Lab is open daily, Monday thru Friday from 10:00am – 1:00pm. It is also open upon request of the residents. A We Care Rep has a direct line that can be reached after hours and on Saturdays if there is a need to access the Lab.

- **Youth Sewing and Crochet Class**

We have started our sewing and crochet class at the West Lake Community Center. The class will be held every Thursday afternoon from 4:00pm – 5:00pm. Dianne O'Connor from West Lake and Judy Maas from Cecil Gober Villa are our volunteer instructors.



- **Explorations V- Financial Fitness Workshop**

Explorations V Museum hosted a Financial Fitness Workshop for Families at our West Lake Community. This was a 2-day workshop for the adults and children. Light supper was served, gift card giveaways and lots of strategies to set goals and find new ways to spend less but live better. Residents who attended this workshop also received a 1-year free membership for the entire family to the Explorations V Children Museum.



The Children are decorating piggy banks to save \$

Here they are discussing **NEEDS vs WANTS**



- **Job Search/Florida ACCESS Center**

The Job Search/Florida ACCESS Center continues to provide the opportunity for residents, especially West Lake residents, who are unemployed or underemployed to utilize the computers to search for employment. These same computers are also available for residents to complete the Children and Families Services Florida ACCESS new and/or recertification applications (for eligibility review) to receive food stamps and/or cash assistance

- **Cecil Gober Villas**

Polk State College came out with a group of students to interview our Seniors. They are doing a study on what life was like in Polk County, in the era that our seniors grew up in. Ms. Josie Cante shared a wealth of information.



- **Renaissance at Washington Ridge**

This month our residents enjoyed indoor gardening. They were able to do some container gardening in the comfort of air conditioning.



Our Senior Connection

- **Circle B Bar Reserve**

Our seniors took a trip to the Circle B Bar Reserve, they enjoyed a tram ride where they spotted alligators, birds, turtles and several types of plants. They also discovered that the dragon fly's favorite food are mosquitoes and there is a bush -the beauty berry bush, which has leaves that you can peel off and put in your hair to keep the mosquitoes away! After their tour of the reserve, they went to the A& B Restaurant for lunch.



- **Tampa Bay Rays Baseball Coaches Clinic**

We are in the process of starting a Lakeland Housing Authority Baseball League in partnership with the Willie Horton/360 Foundation. 3 of our residents attended this baseball clinic, Bobby Lawson, Phillip Lightsey and Johnny Hudson, they will be our head coaches for our team.



***We are still looking for a contractor to teach Volley Ball @ Colton Meadows, Football @ Carrington Place and Basketball @ West Lake.**

Upcoming Events

**Youth Trip to Lakeland Center
University of Florida versus St. Bonaventure
Basketball Game
November 17th 7PM**

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Vice-President of Affordable Housing

ADMINISTRATION REPORT

ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie Brown, VP of Administration

DATE: October 17, 2016

RE: September 2016 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending September 25, 2016 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
5. Renaissance at Washington Ridge, Ltd., LLLP
6. Colton Meadow, LLLP
7. Bonnet Shores, LLLP
8. West Bartow Partnership, Ltd., LLLP
9. Hampton Hills (AMP 4)
10. YouthBuild

These statements are unaudited and compiled from LHA Finance.

Valerie Brown

Valerie Brown, PMP
VP of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and nine months (Year to Date) ended September 25, 2016

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
 - A. COCC has a Net Operating Income (NOI) of \$21,012 for the period and \$1,101 for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
 - A. HCV Administration has a NOI of \$4,455 for the period and \$243,238 for year-to-date.
 - B. HCV filled two (2) of the three (3) coordinator positions this month; thus, transitioning of duties from the third party consultant to staff is in progress. Addition of the coordinator positions will help bring annual administrative expenses back within budget prior to yearend.
3. Public Housing (AMP 1: WestLake Apartments, John Wright Homes and Cecil Gober Villas):
 - A. NOI for the period is \$11,980 and -\$81,938 for year-to-date.
 - B. Analysis of the financial statements revealed that -\$73,443.19 of the -\$81,938 NOI was due to adjustments to prior months or years, not actual income loss.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
 - A. Carrington Place's Net operating income loss is \$2,453 for the period and \$12,432 for year-to-date.
 - B. A total of -\$8,552 of the -\$12,432 NOI represents capital replacement items that have yet to be reimbursed by Replacement Reserves. Once the funds are collected, the actual NOI for year-to-date will be -\$3,880.
5. Renaissance at Washington Ridge LTD., LLLP:
 - A. NOI is \$13,014 for the period and \$135,480 for year-to-date, before depreciation.
6. Colton Meadow LLLP:
 - A. The NOI for Colton Meadow is \$65,572 before depreciation.
7. Bonnet Shores LLLP:
 - A. Villas at Lake Bonnet NOI is \$33,595 before depreciation.
8. The Manor at West Bartow:
 - A. The property has a NOI of \$103,710 before depreciation.
9. Hampton Hills
 - A. This property has a NOI of -\$109,396. The issue is that Hampton Hills is not receiving subsidy from HUD at this time due to overpayment of subsidy during calendar year 2015.
 - B. The loss in asset is due to the sale of four (4) homes during calendar year 2016.
10. YouthBuild
 - A. YouthBuild has a NOI of \$92,525. Positive NOI is a result of YouthBuild receiving the Traveler's, Publix, and GiveWell Grants. Funds from each charity are received at grant award. Quarterly reporting is done to ensure that the uses of funds are in compliance with each grant agreement.

Conclusion: The overall financial health of the authority continues to be good. Staff is in the process of developing operational budgets for calendar year 2017. Budgets proposed for 2017 are included with the September financial statements.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current Month and Nine Months Ended September 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	965.00	-	965.00	#DIV/0!	1	4,616	-	4,616	#DIV/0!	-
Public Housing & Sec 8 Management Income	45,821	49,019	(3,198)	-6.52%		450,721	441,171	9,550	2.16%	588,229
Other Income	9,386	-	9,386	#DIV/0!	2	54,233	-	54,233	#DIV/0!	-
Grants Salary Cont.(YB-Director)	1,000	1,000	-	0.00%		16,265	9,000	7,265	80.72%	12,000
Capital Fund Operations (1406)	5,000	5,000	-	0.00%		45,000	45,000	-	0.00%	60,000
Capital Fund Allocation (1410)	3,000	3,000	-	0.00%		27,000	27,000	-	0.00%	36,000
Total Revenue	65,172	58,019	7,153	12.33%		597,835	522,171	75,664	14.49%	696,229
Tenant Services	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Administrative Expenses	70,189	54,844	15,345	27.98%	3	570,813	493,595	77,217	15.64%	658,127
Utility Expense	626	521	105	20.20%	4	5,937	4,685	1,252	26.74%	6,246
Maintenance Expense	(27,735)	1,221	(28,957)	-2370.63%	5	6,559	10,993	(4,434)	-40.33%	14,658
General Expenses	1,080	1,148	(68)	-5.93%		9,764	10,336	(571)	-5.53%	13,781
Total Expense before depreciation	44,160	57,734	(13,574)	-23.51%		593,073	519,609	73,464	14.14%	692,812
Operating Income (Loss) before Depreciation	21,012	285	20,728	7279.16%		4,762	2,563	2,199	85.82%	3,417
Depreciation	-	523	-	0.00%		3,661	4,707	(1,046)	-22.22%	6,276
Total Expense	44,160	58,257	(13,574)	-23.30%		596,734	524,316	72,418	13.81%	- 699,088
Net Operating Income (Loss)	21,012	(238)	20,728	-8699.97%		1,101	(2,144)	3,245	-151.35%	- (2,859)

Comments

- 1 Variance is due to receipt of HCV processing fees.
- 2 Variance is a result of HUD allowing PHAs to recovery management fees from 2014 and 2015.
- 3 Variance for year-to-date resulted from 2015 audit adjustment. A total of \$42,789.79 in software expenses were not expensed until August. Variance for the period is due to task order for software conversion and updated policy manual.
- 4 Costs associated with water, electricity, and garbage disposal have been higher than anticipated.
- 5 Variance reflects a reclassification done to charge some of the expenses to the proper contract source.

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
September 25, 2016**

ASSETS

Unrestricted Cash	
Cash Operating 1	171,389.32
Total Unrestricted Cash	<u>171,389.32</u>
TOTAL CASH	<u>171,389.32</u>
ACCOUNTS AND NOTES RECEIVABLE	
Cash - Vending	1,531.00
A/R-Other	2,552.98
Due from Public Housing General	13,358.24
Due from Polk County Housing	14.47
Due from Arbor Manor LTD	1,529.00
Due from West Lake Management, LLC	-84,244.92
A/R - Youthbuild DOL 2014	75,693.67
A/R - Capital Fund Grants/HUD	<u>-30,300.00</u>
TOTAL DUE FROM	-22,418.54
A/R-Youthbuild Non-Grant	<u>9,000.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-10,865.56
OTHER CURRENT ASSETS	
Prepaid Expenses and Other Assets	1,329.30
Prepaid Insurance	<u>2,896.30</u>
TOTAL OTHER CURRENT ASSETS	<u>4,225.60</u>
TOTAL CURRENT ASSETS	164,749.36
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,185.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-22,224.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>11,544.44</u>
TOTAL NONCURRENT ASSETS	11,544.44
TOTAL ASSETS	<u>176,293.80</u>

LIABILITIES & EQUITY

LIABILITIES	
A/P Vendors and Contractors	1,293.28
A/P Other	-10,265.22
Workers Compensation	54,526.73
Aflac Payable	3,939.93
Health Insurance Payable	4,521.95
Accrued Audit Fees	3,750.00
Due to Federal Master	2,781,011.56
Due to (17) Renaissance Family Non-ACC	59,743.00
Due to Polk County Developers, Inc.	253,800.00
Accrued Compensated Absences-Current	<u>7,164.78</u>
TOTAL CURRENT LIABILITIES	<u>3,159,486.01</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>13,306.01</u>
TOTAL NONCURRENT LIABILITIES	13,306.01
TOTAL LIABILITIES	<u>3,172,792.02</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-2,996,498.22</u>
TOTAL RETAINED EARNINGS:	-2,996,498.22
TOTAL EQUITY	<u>-2,996,498.22</u>
TOTAL LIABILITIES AND EQUITY	<u>176,293.80</u>

**Lakeland Housing Authority
Central Office Cost Center
Changes in Cash**

For the Current Month and Nine Months Ended September 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	26,504.49	171,389.32	144,884.83
Cash-Payroll	138,875.03	0.00	-138,875.03
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	1,316.00	1,531.00	215.00
Total Cash	166,695.52	172,920.32	6,224.80
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	171,389.32	171,389.32
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	0.00	1,531.00	1,531.00
Total Cash	0.00	172,920.32	172,920.32

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Nine Months Ended September 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue	62,299	73,774	(11,475)	-15.55%	1	787,810	663,970	123,841	18.65%	885,293
Other Income	1,598	-	1,598	#DIV/0!		8,369	-	8,369	#DIV/0!	-
Total Revenue	63,897	73,774	(9,878)	-13.39%		796,180	663,970	132,210	19.91%	885,293
Administrative Expenses	58,350	71,327	(12,977)	-18.19%	2	531,829	641,942	(110,113)	-17.15%	855,922
Utility Expense	626	493	133	26.99%		4,831	4,436	395	8.90%	5,915
Maintenance Expense	336	1,404	(1,069)	-76.10%	3	14,454	12,638	1,816	14.37%	16,850
General Expenses (Insurance, etc.)	130	130	(0)	0.00%		(577)	1,173	(1,750)	-149.22%	1,564
Total Expense before Depreciation	59,442	73,354	(13,913)	-18.97%		550,536	660,188	(109,652)	-16.61%	880,251
Operating Income (Loss) before Depreciation	4,455	420	4,035	960.24%		245,644	3,782	241,862	6395.76%	5,042
Depreciation	-	344	(344)			2,406	3,093	(687)		4,124
Total Expense	59,442	73,698	(14,256)	-19.34%		552,942	663,281	(110,339)	-16.64%	884,375
Net Operating Income (Loss)	4,455	77	4,378	5721.47%		243,238	689	242,549	35217.15%	918

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Nine Months Ended September 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	731,125	725,885	5,240	0.72%		6,908,616	6,532,967	375,649	5.75%	8,710,623
Port In HAP Reimbursements Received	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Other income	-	513	1,085	0.00%		102	4,615	(4,512)	0.00%	6,153
Total Revenue	731,125	726,398	4,727	0.65%		6,908,718	6,537,582	371,136	5.68%	8,716,776
Housing Assistance Payments	696,069	689,082	6,987	1.01%		6,423,469	6,201,738	221,731	3.58%	8,268,984
Tenant Utility Reimbursement	22,862	23,673	(811)	-3.42%		207,425	213,055	(5,630)	-2.64%	284,073
Port Out HAP Payments	30,537	6,402	24,135	376.99%	4	129,067	57,618	71,449	124.00%	76,824
FSS Escrow Payments	(16,268)	5,883	(22,151)	-376.51%	5	(24,325)	52,948	(77,273)	-145.94%	70,598
Total Expense	733,200	725,040	8,160	1.13%		6,735,637	6,525,359	210,278	3.22%	8,700,479
Net Operating Income (Loss)	(2,075)	1,358	(3,433)	0.00%		173,081	12,223	160,859	0.00%	16,297

Comments

- 1 The variance is due to adjustments HUD made from last year. The funds were not received until calendar year 2016.
- 2 Costs remain below budget for the year. HCV is in the process of hiring new staff; which will bring this expense back within budget.
- 3 Maintenance expenses continue to be over budget due to the ongoing contract with Innovative Financial Housing Solutions.
- 4 Variance is due to clients porting their vouchers to other housing agencies.
- 5 Variance is due to FSS forfeitures and adjustments.

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of September 25, 2016

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		A/P Vendors and Contractors	-88,695.35
Cash Operating 1	73,556.81	Aflac Payable	102.99
Cash Operating 2B	702,245.37	Accrued Audit Fees	29,496.72
Total Unrestricted Cash	775,802.18	Due to Federal Master	180,561.29
Restricted Cash		Tenant Prepaid Rents	12,316.39
Cash Restricted - FSS Escrow	99,235.67	State of FL Unclaimed Funds	33,224.76
Total Restricted Cash	99,235.67	Accrued Compensated Absences-Current	4,448.79
TOTAL CASH	875,037.85	TOTAL CURRENT LIABILITIES	171,455.59
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
A/R-Tenants	20,763.40	Accrued Compensated Absences-LT	8,262.04
AR-TPA/Fraud Recovery	4,706.04	FSS Due to Tenant Long Term	99,235.67
A/R WF Dec ACH	9,064.84	TOTAL NONCURRENT LIABILITIES	107,497.71
Due from Public Housing General	-23,768.54		
TOTAL DUE FROM	-23,768.54		
A/R-HUD	-40,201.52		
A/R-Other Government	1,306.91		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-28,128.87		
OTHER CURRENT ASSETS			
Prepaid Insurance	391.03		
TOTAL OTHER CURRENT ASSETS	391.03		
TOTAL CURRENT ASSETS	847,300.01	TOTAL LIABILITIES	278,953.30
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Furniture & Fixtures	26,461.08	Retained Earnings-Unrestricted Net Assets	574,675.13
Accum Depreciation- Misc FF&E	-22,538.66	TOTAL RETAINED EARNINGS:	574,675.13
Intangible Assets			
TOTAL FIXED ASSETS (NET)	3,922.42	TOTAL EQUITY	574,675.13
Non-Dwelling Equipment	2,406.00		
TOTAL NONCURRENT ASSETS	6,328.42		
TOTAL ASSETS	853,628.43	TOTAL LIABILITIES AND EQUITY	853,628.43

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Changes in Cash

For the Current and Nine Months Ended September 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	54,844.81	73,556.81	18,712.00
Cash-Payroll	12,834.08	0.00	-12,834.08
Cash Operating 2B	701,825.10	702,245.37	420.27
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	114,705.02	99,235.67	-15,469.35
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	884,209.01	875,037.85	-9,171.16

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	53,835.00	73,556.81	19,721.81
Cash-Payroll	0.00	0.00	0.00
Cash Operating 2B	-14,937.00	702,245.37	717,182.37
Cash Operating 3	44,388.84	0.00	-44,388.84
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	143,419.41	99,235.67	-44,183.74
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	226,706.25	875,037.85	648,331.60

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Nine Months Ended September 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	25,256	24,190	1,066	4.40%	1	237,949	217,714	20,235	9.29%	290,285
Other Tenant Income	525	1,085	(560)	-51.60%	2	9,675	9,763	(89)	-0.91%	13,018
Government Subsidy Income	58,130	57,796	334	0.58%		521,753	520,167	1,586	0.30%	693,557
Interest Income Restricted	9,130	2,820	6,310	223.72%	3	95,746	25,383	70,363	277.20%	33,844
Other Income	-	30	(30)	-100.00%	4	6,942	270	6,672	2471.04%	360
Total Revenue	93,041	85,922	7,119	8.29%		872,065	773,298	98,767	12.77%	1,031,064
Administrative Expenses	31,236	41,763	(10,527)	-25.21%	5	491,847	375,867	115,980	30.86%	501,156
Tenant Services Expenses	232	761	(528)	-69.45%	6	2,881	6,846	(3,965)	-57.92%	9,128
Utility Expense	9,618	7,998	1,620	20.25%	7	83,440	71,986	11,454	15.91%	95,981
Maintenance and Development Expense	26,503	26,432	71	0.27%		260,120	237,888	22,232	9.35%	317,183
General Expenses	10,325	6,384	3,941	61.73%	8	92,758	57,456	35,302	61.44%	76,608
Housing Assistance Payments	3,146	2,500	646	25.84%		22,158	22,500	(342)	-1.52%	30,000
Transfer Out	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	81,061	85,838	(4,777)	-5.56%		953,203	772,543	180,660	23.39%	1,030,057
Net Operating Income (Loss)	11,980	84	11,896	14177.44%		(81,138)	755	(81,893)	-10844.52%	1,007
Depreciation	-	44,611	(44,611)	-100.00%		-	401,502	(401,502)	-100.00%	535,336
Capital Replacement Items	-	-	-	#DIV/0!		800	-	800	#DIV/0!	-
Total Expenses	81,061	130,449	(49,388)	-37.86%		954,003	1,174,045	(220,041)	-18.74%	1,565,393
Net Income (Loss)	11,980	(44,527)	56,507	-126.90%		(81,938)	(400,747)	318,808	-79.55%	(534,329)

Comments

- 1 177 Public Housing units (West Lake Apartments, Cecil Gober Villas and John Wright Homes)
- 2 Variance is due to forfeited security deposits and collection of late fees.
- 3 Variance is due to interest received on mortgage for Colton Meadows and Villas at Lake Bonnet.
- 4 Variance is a result of the sale of two vehicles (1988 Chevrolet Step Van Truck and 2005 Mercury Montego).
- 5 Administrative expenses are over budget due to HUD allowing PHAs to recover management fees from calendar years 2014 and 2015.
- 6 Tenant services expenses are under budget. Future events have been scheduled to expend these funds.
- 7 Utilities continue to be over budget due to overages in electricity and sewer costs.
- 8 General expense are over budget due to costs associated with reduction in rental income.

**Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
September 25, 2016**

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Cash Operating 1	1,118,833.17	A/P Vendors and Contractors	4,906.31
Petty Cash	500.00	Tenant Security Deposits	50,113.00
Petty Cash Public Housing	300.00	Security Deposit-Pet	1,300.00
Total Unrestricted Cash	1,119,633.17	Accrued PILOT	29,443.18
Restricted Cash		Accrued Audit Fees	59,729.56
Cash Restricted-Security Deposits	51,213.00	Due to Federal Master	-246,101.32
Cash Restricted - FSS Escrow	16,173.40	Due to YB-2014	-76,756.98
Total Restricted Cash	67,386.40	HOPE VI Funds on Hand	249,952.85
 		Due to LPHC General	303,000.00
TOTAL CASH	1,187,019.57	Due to Section 8	-23,768.54
		Due to Magnolia Pointe	155,869.65
		Due to Central Office Cost Center	-4,991.77
		Resident Participation Funds - LHA	-514.01
		Tenant Prepaid Rents	6,222.72
		Accrued Compensated Absences-Current	4,998.60
		TOTAL CURRENT LIABILITIES	666,917.21
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	33,424.47		
Allowance for Doubtful Accounts-Tenants	-22,953.55		
AR-TPA/Fraud Recovery	8,151.28		
Due from Commercial Lot	8,341.62		
Due from West Lake	-49,496.02		
Due from West Lake Addition	-86,546.30		
Due from John Wright Homes	-10,871.24		
Due from Cecil Gober	-109,226.60		
Due from Paul Colton	243.75		
Due from Arbor Manor	1,697.24		
Due from Hampton Hills	3,908.61		
Due from Polk County Housing	61.25		
Due from West Lake Management, LLC	124,711.11		
A/R - Capital Fund Grants/HUD	84,490.81		
Due from Development-General	448,653.03		
Due from Development-Williamstown	1,483.34		
Due From Public Housing Reserve	59,497.81		
Due From FSS	41,913.94		
Due from Section 8 HCV	180,561.29		
Due from Central Office Cost Center	2,762,661.56		
TOTAL DUE FROM	3,462,085.20		
Lakeridge Homes 3rd Mortgage	251,000.00		
Lakeridge Homes 2nd Mortgage	52,000.00		
Colton Meadow Mortgage	450,845.00		
Villas at Lake Bonnet Mortgage	1,009,877.00		
A/R Villas at Lake Bonnet Mort. Interest	284,593.00		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	5,529,022.40		
		NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS		Accrued Compensated Absences-LT	9,283.12
Eviction Escrow Acct.	1,000.00	FSS Due to Tenant Long Term	16,173.40
Prepaid Expenses and Other Assets	2,587.20	TOTAL NONCURRENT LIABILITIES	25,456.52
Prepaid Insurance	16,201.37		
Prepaid Software Licenses	0.02	TOTAL LIABILITIES	692,373.73
Insurance Deposit	37,400.00		
Utility Deposit - Electric	2,600.00		
TOTAL OTHER CURRENT ASSETS	59,788.59		
TOTAL CURRENT ASSETS	6,775,830.56		
		RETAINED EARNINGS	
NONCURRENT ASSETS		Invested in Capital Assets-Net of Debt	5,668,053.00
FIXED ASSETS		Retained Earnings-Unrestricted Net Assets	2,905,571.14
Land	1,466,869.23	TOTAL RETAINED EARNINGS:	8,573,624.14
Buildings	388,223.77		
Machinery & Equipment	6,687.73	TOTAL EQUITY	8,573,624.14
Automobiles	159,823.35		
Site Improvement-Infrastructure	582,079.00		
Accum Depreciation-Buildings	-9,849,846.43		
Accum Depreciation- Misc FF&E	-84,173.42		
Accum Depreciation-Infrastructure	-582,453.00		
Intangible Assets	-		
TOTAL FIXED ASSETS (NET)	-7,912,789.77		
Fees & Costs - Architect & Engineering	72,255.82		
Site Improvement	3,945,759.65		
Dwelling Structures	5,116,103.47		
Dwelling Equipment	26,717.87		
Non-Dwelling Structures	575,141.45		
Non-Dwelling Equipment	666,978.82		
TOTAL NONCURRENT ASSETS	2,490,167.31		
TOTAL ASSETS	9,265,997.87	TOTAL LIABILITIES AND EQUITY	9,265,997.87

**Lakeland Housing Authority
Public Housing (AMP 1)
Changes in Cash**

For the Current and Nine Months Ended September 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,257,381.52	1,118,833.17	-138,548.35
Cash-Payroll	-37,826.54	0.00	37,826.54
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	51,163.00	51,213.00	50.00
Cash Restricted - FSS Escrow	16,173.40	16,173.40	0.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,286,891.38	1,186,219.57	-100,671.81
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,170,543.59	1,118,833.17	-51,710.42
Cash-Payroll	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	49,783.00	51,213.00	1,430.00
Cash Restricted - FSS Escrow	17,349.40	16,173.40	-1,176.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,237,675.99	1,186,219.57	-51,456.42

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Nine Months Ended September 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	10,752	11,226	(474)	-4.22%	1	105,043	101,034	4,009	3.97%	134,712
Other Tenant Income	743	1,151	(408)	-35.47%	2	6,368	10,360	(3,992)	-38.53%	13,814
Government Subsidy	6,218	6,449	(231)	-3.59%		55,808	58,039	(2,231)	-3.84%	77,385
Other Income	-	1	(1)	-100.00%	3	1,342	9	1,333	14812.44%	12
Total Revenue	17,713	18,827	(1,114)	-5.92%		168,560	169,442	(881)	-0.52%	225,922
Administrative Expenses	6,029	6,010	19	0.32%		56,036	54,092	1,943	3.59%	72,123
Tenant Services Expense	-	104	(104)	-100.00%	4	568	937	(370)	-39.42%	1,250
Utility Expense	1,757	1,698	59	3.45%	4	12,696	15,284	(2,588)	-16.93%	20,379
Maintenance Expense	3,411	4,702	(1,291)	-27.46%	4	29,239	42,315	(13,075)	-30.90%	56,419
General Expenses	2,628	2,139	489	22.86%	5	26,878	19,247	7,631	39.64%	25,663
Housing Assistance Payments	536	1,324	(788)	-59.52%	4	5,083	11,918	(6,835)	-57.35%	15,890
Financing Expenses	5,805	5,437	368	6.76%		50,492	48,934	1,559	3.18%	65,245
Operating Expenses before Depreciation	20,165	21,414	(1,249)	-5.83%		180,993	192,727	(11,735)	-6.09%	256,970
Net Operating Income (Loss)	(2,453)	(2,587)	135	-5.20%	6	(12,432)	(23,286)	10,853	-46.61%	(31,047)
Depreciation & Amortization	1,931	2,199	(268)	-12.20%		21,095	19,789	1,305	6.60%	26,386
Capital Replacement Items	-	942	(942)	-100.00%		8,552	8,480	72	0.85%	11,306
Reimburse Replacement Reserves	-	(942)	942	-100.00%		-	(8,480)	8,480	-100.00%	(11,306)
Total Expense	22,096	23,613	(1,517)	-6.42%		210,639	212,517	(1,877)	-0.88%	283,356
Net Income (Loss)	(4,383)	(4,786)	403	-8.42%	6	(42,079)	(43,075)	996	-2.31%	(57,433)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units.
- 2 Variance reflects less damage to units.
- 3 Variance for year-to-date is due to a charge-off from the May 2016 bank reconciliation.
- 4 Variance reflects expenses that are less than the budget.
- 5 Variance is due to a reduction in income and property taxes.
- 6 NOI is negative \$12,432; however, there is \$8,552 that remains uncollected within Replacement Reserves. Once the funds are collected actual NOI will be negative \$3,880.

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of September 25, 2016**

ASSETS

Unrestricted Cash	
Cash Operating 1	13,909.67
Total Unrestricted Cash	<u>13,909.67</u>
Restricted Cash	
Cash Restricted-Security Deposits	10,101.00
Cash Restricted-Reserve for Replacement	<u>18,109.94</u>
Total Restricted Cash	<u>28,210.94</u>
 TOTAL CASH	 <u>42,120.61</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	10,797.27
Allowance for Doubtful Accounts-Tenants	-4,029.97
Due from Renaissance FAM Non ACC	<u>-16,985.14</u>
TOTAL DUE FROM	<u>-16,985.14</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>-10,217.84</u>
 OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Expenses and Other Assets	850.64
Prepaid Insurance	4,814.57
Prepaid Software Licenses	0.04
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	<u>13,225.25</u>
TOTAL CURRENT ASSETS	<u>45,128.02</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Machinery & Equipment	2.00
Accum Depreciation-Buildings	-107,932.92
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,498.00
AA Monitoring Fees	-28,064.00
AA Loan Costs	<u>-14,340.00</u>
TOTAL FIXED ASSETS (NET)	<u>846,611.98</u>
TOTAL NONCURRENT ASSETS	<u>846,611.98</u>
 TOTAL ASSETS	 <u>891,740.00</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	3,744.68
Tenant Security Deposits	10,001.00
Security Deposit Clearing Account	-366.32
Accrued Property Taxes	9,069.43
Accrued Interest - HOPE VI	505,710.37
Accrued - Developer Fee	149,859.50
Accrued Audit Fees	12,133.88
Due to (15) Renaissance Senior Public Housing	7,961.49
Due to (17) Renaissance Family Non-ACC	19,241.20
Tenant Prepaid Rents	-793.12
Mortgage Note Payable	<u>-2,077.85</u>
TOTAL CURRENT LIABILITIES	<u>714,484.26</u>
 NONCURRENT LIABILITIES	
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - SunTrust	349,151.00
Permanent Loan - LHA	<u>101,380.00</u>
TOTAL NONCURRENT LIABILITIES	<u>1,290,075.64</u>
TOTAL LIABILITIES	<u>2,004,559.90</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-134,206.03</u>
TOTAL RETAINED EARNINGS:	<u>-134,206.03</u>
TOTAL EQUITY	<u>-1,112,819.90</u>
TOTAL LIABILITIES AND EQUITY	<u>891,740.00</u>

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash**

For the Current and Nine Months Ended September 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	5,725.99	13,909.67	8,183.68
Cash-Payroll	4,266.81	0.00	-4,266.81
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	9,701.00	10,101.00	400.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	17,443.27	18,109.94	666.67
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	37,137.07	42,120.61	4,983.54

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,654.17	13,909.67	10,255.50
Cash-Payroll	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,650.00	10,101.00	-549.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	21,305.72	18,109.94	-3,195.78
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	35,609.89	42,120.61	6,510.72

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Statement of Operations
For the Current and Nine Months ending September 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	59,635	59,343	292	0.49%	1	528,453	534,085	(5,632)	-1.05%	712,114
Other Tenant Income	2,738	2,182	556	25.47%	2	17,756	19,636	(1,881)	-9.58%	26,182
Government Subsidy	28,708	24,601	4,107	16.69%		257,741	221,406	36,335	16.41%	295,208
Other Income	-	176	(176)	0.00%		67,513	1,582	65,930	0.00%	2,110
Total Revenue	91,080	86,301	4,779	5.54%		871,462	776,710	94,752	12.20%	1,035,613
Administrative Expenses	27,079	28,013	(935)	-3.34%		257,200	252,120	5,081	2.02%	336,159
Tenant Services	91	250	(159)	-63.68%	3	1,411	2,250	(839)	-37.28%	3,000
Utility Expense	8,333	5,949	2,383	40.06%	4	63,885	53,542	10,343	19.32%	71,389
Maintenance Expense	21,767	26,466	(4,698)	-17.75%	3	218,259	238,190	(19,931)	-8.37%	317,586
General Expenses	6,418	6,812	(394)	-5.78%		62,373	61,309	1,063	1.73%	81,745
Housing Assistance Payments	1,085	5,485	(4,400)	-80.22%	3	13,295	49,368	(36,073)	-73.07%	65,824
Financing Expenses	13,294	13,192	101	0.77%		119,559	118,731	828	0.70%	158,308
Operating Expense before Depreciation	78,066	86,168	(8,101)	-9.40%		735,981	775,509	(39,527)	-5.10%	1,034,012
Net Operating Income (Loss)	13,014	133	12,881	9653.17%		135,480	1,201	134,280	11181.37%	1,601
Depreciation & Amortization	53,144	60,979	(7,835)	-12.85%		592,776	548,811	43,965	8.01%	731,748
Capital Replacement Items	2,264	5,869	(3,605)	-61.43%	3	36,045	52,818	(16,773)	-31.76%	70,424
Reimburse Replacement Reserves	-	(5,869)	5,869	-100.00%	3	7,187	(52,818)	60,005	-113.61%	(70,424)
Total Expense	133,473	147,147	(13,673)	-9.29%		1,357,615	1,324,320	47,669	3.60%	1,765,760
Net Income (Loss)	(42,393)	(60,846)	18,452	-30.33%		(486,154)	(547,610)	61,457	-11.22%	(730,147)

Comments

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units.
- 2 Variance reflects less damage to units.
- 3 Variance reflects expenses being less than budgeted.
- 4 Variance within utility costs are due to garbage/trash removal.

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet
September 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	362,024.61
Petty Cash	300.00
Total Unrestricted Cash	<u>362,324.61</u>
Restricted Cash	
Cash Restricted-Security Deposits	49,424.39
Cash Restricted - FSS Escrow	7,528.00
Cash Restricted-Reserve for Replacement	165,266.31
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	76,215.57
Restricted Cash - AA Reserve	46,966.45
Investment 1	255,196.84
Investment 2	254,525.43
Total Restricted Cash	<u>856,302.15</u>
TOTAL CASH	<u>1,218,626.76</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	14,844.75
Allowance for Doubtful Accounts-Tenants	-3,724.81
AR-TPA/Fraud Recovery	-500.00
Due from Dakota Park PH	7,961.49
Due from Dakota Park Non-ACC	19,241.20
Due from Central Office Cost Center	59,743.00
TOTAL DUE FROM	<u>86,945.69</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>97,565.63</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	4,945.95
Prepaid Insurance	18,954.26
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>45,400.21</u>
TOTAL CURRENT ASSETS	<u>1,361,592.60</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Buildings	21,088,272.28
Machinery & Equipment	150,483.39
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-6,637,594.10
Accum Depreciation- Misc FF&E	-861,349.60
Accum Depreciation-Infrastructure	-1,538,330.44
Intangible Assets	
Loan Costs	137,065.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-14,620.00
AA Monitoring Fees	-101,848.93
AA Loan Costs	-120,822.00
TOTAL FIXED ASSETS (NET)	<u>15,211,629.54</u>
TOTAL NONCURRENT ASSETS	<u>15,211,629.54</u>
TOTAL ASSETS	<u>16,573,222.14</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	12,655.80
Tenant Security Deposits	47,224.39
Security Deposit Clearing Account	-602.42
Security Deposit-Pet	2,400.00
Aflac Payable	86.49
Accrued Interest - HOPE VI	551,822.92
Accrued - Developer Fee	1,308,453.00
Accrued Audit Fees	18,383.58
Due to (16) Dakota Park Non-ACC	-16,985.14
Due to West Lake Mgmt.	-36,052.95
HAP Overpayments	649.00
Tenant Prepaid Rents	1,126.28
Accrued Compensated Absences-Current	4,361.94
Mortgage Note Payable	-3,817.63
TOTAL CURRENT LIABILITIES	<u>1,889,705.26</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	8,100.74
FSS Due to Tenant Long Term	7,528.00
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	2,200,000.00
Permanent Loan - SunTrust	601,010.34
TOTAL NONCURRENT LIABILITIES	<u>3,197,839.40</u>
TOTAL LIABILITIES	<u>5,087,544.66</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	6,944,630.41
Capital - GP2	7,123,264.00
TOTAL CONTRIBUTED CAPITAL	<u>14,067,894.41</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-2,582,216.93
TOTAL RETAINED EARNINGS:	<u>-2,582,216.93</u>
TOTAL EQUITY	<u>11,485,677.48</u>
TOTAL LIABILITIES AND EQUITY	<u>16,573,222.14</u>

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Changes in Cash

For the Current and Nine Months Ended September 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	335,642.23	362,024.61	26,382.38
Cash-Payroll	-5,080.33	0.00	5,080.33
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	49,624.39	49,424.39	-200.00
Cash Restricted - FSS Escrow	7,497.00	7,528.00	31.00
Cash Restricted-Reserve for Replacement	165,266.31	165,266.31	0.00
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00
Investment 1	255,196.84	255,196.84	0.00
Investment 2	254,525.43	254,525.43	0.00
Total Cash	1,187,033.05	1,218,326.76	31,293.71

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	198,782.28	362,024.61	163,242.33
Cash-Payroll	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	49,415.39	49,424.39	9.00
Cash Restricted - FSS Escrow	6,886.00	7,528.00	642.00
Cash Restricted-Reserve for Replacement	161,683.08	165,266.31	3,583.23
Restricted Cash - Partnership Devmt	1,189.11	1,179.16	-9.95
Restricted Cash - OA Reserve	76,240.48	76,215.57	-24.91
Restricted Cash - AA Reserve	46,993.31	46,966.45	-26.86
Investment 1	255,196.84	255,196.84	0.00
Investment 2	254,525.43	254,525.43	0.00
Total Cash	1,050,911.92	1,218,326.76	167,414.84

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Nine Months Ended September 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	43,949	44,193	(244)	-0.55%	1	400,528	397,739	2,789	0.70%	530,318
Other Tenant Income	1,045	706	339	48.00%		6,980	6,352	628	9.88%	8,469
Other Income	-	1	(1)	-100.00%	2	3,587	11	3,576	31850.84%	15
Total Revenue	44,994	44,900	93	0.21%		411,095	404,102	6,993	1.73%	538,802
Administrative Expense	12,340	13,754	(1,414)	-10.28%		128,247	123,787	4,459	3.60%	165,050
Tenant Services	-	150	(150)	-100.00%	3	111	1,350	(1,239)	-91.79%	1,800
Utility Expense	2,327	5,037	(2,709)	-53.79%	4	51,025	45,331	5,694	12.56%	60,442
Maintenance Expense	5,351	9,903	(4,553)	-45.97%		90,801	89,128	1,673	1.88%	118,838
General Expense	6,560	8,483	(1,923)	-22.67%	3	44,204	76,345	(32,141)	-42.10%	101,793
Financing Expense	4,659	7,422	(2,763)	-37.23%	3	31,134	66,796	(35,662)	-53.39%	89,061
Operating Expense before Depreciation	31,237	44,749	(13,512)	-30.19%		345,522	402,738	(57,215)	-14.21%	536,984
Net Operating Income (Loss)	13,757	152	13,605	8977.68%		65,572	1,364	64,208	4707.72%	1,819
Depreciation & Amortization Expense	39,013	39,013	-	0.00%		351,117	351,117	-	0.00%	468,156
Capital Replacement Items	-	1,373	(1,373)	-100.00%		15,448	12,360	3,088	24.98%	16,480
Reimburse Replacement Reserves	-	(1,373)	1,373	-100.00%		-	(12,360.00)	12,360	-100.00%	(16,480)
Total Expense	70,250	83,762	(13,512)	-16.13%		712,088	753,855	(41,767)	-5.54%	1,005,140
Net Operating Income (Loss)	(25,256)	(38,861)	13,605	-35.01%		(300,993)	(349,753)	48,760	-13.94%	(466,337)

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are in line with the budget.
- 2 Variance is due to a non tenant receipt on the 2011 Ford Ranger.
- 3 Variance reflects expenses lower than the budget.
- 4 Variance for year-to-date is due to water and sewer expenses being higher than anticipated.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

September 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	52,795.60
Petty Cash	225.00
Total Unrestricted Cash	<u>53,020.60</u>
Restricted Cash	
Cash Restricted-Security Deposits	26,275.00
Cash Restricted-Operating Reserve	440,827.29
Cash Restricted-Reserve for Replacement	111,971.84
Cash-Tax & Insurance Escrow	69,366.25
Total Restricted Cash	<u>648,440.38</u>
 TOTAL CASH	 <u>701,460.98</u>
 ACCOUNTS AND NOTES RECEIVABLE	
 A/R-Tenants	11,365.61
Allowance for Doubtful Accounts-Tenants	-5,054.85
Due from Colton Meadow GP, Inc.	101,151.61
TOTAL DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>107,462.37</u>
 OTHER CURRENT ASSETS	
Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	365.60
Prepaid Insurance	41,800.78
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>48,166.38</u>
TOTAL CURRENT ASSETS	<u>857,089.73</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,802,500.00
Machinery & Equipment	67,970.48
Automobiles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-2,610,206.20
Intangible Assets	
Amortization Tax Credit Fees	78,832.00
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>9,571,810.64</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>9,676,456.41</u>
 TOTAL ASSETS	 <u>10,533,546.14</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	4,212.08
Tenant Security Deposits	24,975.00
Security Deposit Clearing Account	-1,296.28
Security Deposit-Pet	1,300.00
Accrued Property Taxes	24,469.50
Accrued Interest Payable	2,051.07
Accrued Audit Fees	7,233.75
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	2,081.84
Accrued Compensated Absences-Current	5,728.80
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	6,700,143.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>8,931,968.93</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	10,639.20
Developer Fee Payable - PCHD	127,415.00
TOTAL NONCURRENT LIABILITIES	<u>138,054.20</u>
 TOTAL LIABILITIES	 <u>9,070,023.13</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	1,205,286.00
GP Equity	46.12
TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	258,190.89
TOTAL RETAINED EARNINGS:	<u>258,190.89</u>
 TOTAL EQUITY	 <u>1,463,523.01</u>
 TOTAL LIABILITIES AND EQUITY	 <u>10,533,546.14</u>

**Lakeland Housing Authority
Colton Meadow, LLLP
Changes in Cash**

For the Current and Nine Months Ended September 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	18,768.94	52,795.60	34,026.66
Cash-Payroll	-627.50	0.00	627.50
Cash Restricted-Security Deposits	25,975.00	26,275.00	300.00
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	113,416.68	111,971.84	-1,444.84
Cash-Tax & Insurance Escrow	61,768.63	69,366.25	7,597.62
Total Cash	660,129.04	701,235.98	41,106.94
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	35,005.72	52,795.60	17,789.88
Cash-Payroll	0.00	0.00	0.00
Cash Restricted-Security Deposits	25,216.72	26,275.00	1,058.28
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	99,000.00	111,971.84	12,971.84
Cash-Tax & Insurance Escrow	53,024.60	69,366.25	16,341.65
Total Cash	653,074.33	701,235.98	48,161.65

Lakeland Housing Authority

Bonnet Shores, LLLP

Statement of Operations

For the Current and Nine Months Ended September 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	45,112	49,456	(4,344)	-8.78%	1	435,674	445,103	(9,429)	-2.12%	593,470
Other Tenant Income	930	1,147	(217)	-18.91%	2	6,685	10,319	(3,634)	-35.22%	13,759
Other Income	142	-	142	#DIV/0!		1,116	-	1,116	#DIV/0!	-
Total Revenue	46,184	50,602	(4,419)	-8.73%		443,474	455,422	(11,947)	-2.62%	607,229
Administrative Expense	12,503	14,029	(1,526)	-10.88%		118,437	126,257	(7,820)	-6.19%	168,343
Tenant Services	-	208	(208)	-100.00%	3	138	1,875	(1,737)	-92.67%	2,500
Utility Expense	5,169	4,342	826	19.03%	4	38,738	39,080	(342)	-0.88%	52,107
Maintenance Expense	6,425	11,342	(4,917)	-43.35%	3	86,715	102,082	(15,367)	-15.05%	136,109
General Expense	7,398	9,137	(1,739)	-19.03%	3	73,112	82,231	(9,119)	-11.09%	109,641
Financing Expense	11,596	10,327	1,269	12.29%		92,740	92,945	(205)	-0.22%	123,927
Operating Expense before Depreciation	43,091	49,386	(6,295)	-12.75%		409,880	444,470	(34,590)	-7.78%	592,627
Net Operating Income (Loss)	3,093	1,217	1,876	154.17%		33,595	10,952	22,643	206.75%	14,602
Depreciation & Amortization Expense	47,465	47,465	0.07	0.00%		427,185	427,184	0.61	0.00%	569,579
Capital Replacement Items	-	1,373	(1,373.33)	-100.00%		9,820	12,360	(2,540.22)	-20.55%	16,480
Reimburse Replacement Reserve	-	(1,373)	1,373.33	-100.00%		-	(12,360)	12,360.00	-100.00%	(16,480)
Total Expense	90,556	96,850	(6,295)	-6.50%		846,885	871,654	(24,770)	-2.84%	1,162,206
Net Income (Loss)	(44,372)	(46,248)	1,876	-4.06%		(403,410)	(416,233)	12,822	-3.08%	(554,977)

Comments

- 1 75 apartment units, Tax Credit and Section 8 Vouchers. Tenant rent income is in line with the budget.
- 2 Variance for year-to-date is due to less damage to units.
- 3 Variance reflects expenses that are less than the budget.
- 4 Although utility expenses are over budget for the period, they are within budget for year-to-date.

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
September 25, 2016

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		LIABILITIES	
		CURRENT LIABILITIES	
Cash Operating 1	183,622.61	A/P Vendors and Contractors	9,280.50
Petty Cash	225.00	Tenant Security Deposits	25,575.00
Total Unrestricted Cash	183,847.61	Security Deposit-Pet	1,100.00
Restricted Cash		Accrued Property Taxes	32,032.44
Cash Restricted-Security Deposits	26,134.00	Accrued Interest Payable	28,151.64
Cash Restricted-Operating Reserve	460,094.78	Accrued Interest - 2nd Mortgage	284,593.00
Cash Restricted-Reserve for Replacement	135,019.83	Accrued Audit Fees	7,233.75
Cash-Tax & Insurance Escrow	40,619.72	Tenant Prepaid Rents	5,308.73
Total Restricted Cash	661,868.33	Accrued Compensated Absences-Current	2,683.35
		First Mortgage - TCAP	3,819,255.00
		HOME Funds	131,028.00
		Mortgage Note Payable	1,009,877.00
TOTAL CASH	845,715.94	TOTAL CURRENT LIABILITIES	5,356,118.41
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	9,855.02		
Allowance for Doubtful Accounts-Tenants	-14,016.36		
Due from Bonnet Shores GP, Inc	7,062.23		
TOTAL DUE FROM	7,062.23		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,900.89		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Eviction Escrow Acct.	500.00	Accrued Compensated Absences-LT	4,983.35
Prepaid Expenses and Other Assets	392.30	Developer Fee Payable - PCHD	70,487.00
Prepaid Insurance	20,898.48	TOTAL NONCURRENT LIABILITIES	75,470.35
Utility Deposit	5,000.00		
TOTAL OTHER CURRENT ASSETS	26,790.78		
TOTAL CURRENT ASSETS	875,407.61	TOTAL LIABILITIES	5,431,588.76
NONCURRENT ASSETS			
FIXED ASSETS		EQUITY	
Land	300,000.00	CONTRIBUTED CAPITAL	
Buildings	11,447,110.83	Capital - LP	6,812,347.00
Automobiles	24,477.33	GP Equity	-162.00
Furniture & Fixtures	423,152.78	Syndication Costs	-40,000.00
Site Improvement-Infrastructure	679,255.00	TOTAL CONTRIBUTED CAPITAL	6,772,185.00
Accum Depreciation-Buildings	-2,393,479.50		
Accum Depreciation- Misc FF&E	-514,758.00	RETAINED EARNINGS	
Accum Depreciation-Infrastructure	-260,394.00	Retained Earnings-Unrestricted Net Assets	-1,441,448.75
Intangible Assets		TOTAL RETAINED EARNINGS:	-1,441,448.75
Loan Costs	41,419.00		
Amortization Loan Cost	11,927.00	TOTAL EQUITY	5,330,736.25
Compliance Fees	246,589.00		
Amortization Tax Credit Fees	94,528.04		
TOTAL FIXED ASSETS (NET)	9,886,917.40		
TOTAL NONCURRENT ASSETS	9,886,917.40	TOTAL LIABILITIES AND EQUITY	10,762,325.01
TOTAL ASSETS	10,762,325.01		

Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Nine Months Ended September 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	155,623.97	183,622.61	27,998.64
Cash-Payroll	-12,064.11	0.00	12,064.11
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	25,607.00	26,134.00	527.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	133,144.83	135,019.83	1,875.00
Cash-Tax & Insurance Escrow	34,616.50	40,619.72	6,003.22
Total Cash	797,022.97	845,490.94	48,467.97

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	183,622.61	183,622.61
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,425.00	26,134.00	-291.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	118,125.00	135,019.83	16,894.83
Cash-Tax & Insurance Escrow	31,615.27	40,619.72	9,004.45
Total Cash	636,260.05	845,490.94	209,230.89

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP

Statement of Operations

For the Current and Nine Months Ended September 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	84,845	69,175	15,670	22.65%	1	665,877	622,576	43,301	6.96%	830,101
Other Tenant Income	(680)	(485)	(195)	40.13%	2	(5,148)	(4,367)	(781)	17.89%	(5,823)
Other Income	300	85	215	252.37%		557	766	(210)	-27.36%	1,022
Total Revenue	84,465	68,775	15,690	22.81%		661,285	618,975	42,311	6.84%	825,300
Administrative Expenses	16,353	15,423	930	6.03%		146,555	138,806	7,750	5.58%	185,074
Tenants Service Expenses	134	300	(166)	-100.00%	3	988	2,700	(1,712)	-100.00%	3,600
Utility Expense	1,008	8,372	(7,364)	-87.96%		76,822	75,351	1,471	1.95%	100,468
Maintenance Expense	7,721	10,845	(3,125)	-28.81%	3	91,442	97,608	(6,166)	-6.32%	130,143
General Expenses	4,216	4,208	9	0.20%	4	43,578	37,868	5,710	15.08%	50,490
Financing Expenses	18,419	26,778	(8,359)	-31.22%	3	198,190	241,004	(42,813)	-17.76%	321,339
Operating expense before depreciation	47,851	65,926	(18,075)	-27.42%		557,575	593,336	(35,761)	-6.03%	791,114
Net Operating Income (Loss)	36,614	2,849	33,765	1185.26%		103,710	25,639	78,071	304.50%	34,185
Depreciation & Amortization	41,940	41,940	-	0.00%		377,460	377,460	-	0.00%	503,280
Capital Replacement Items	25,650	6,633.00	19,017	286.70%		68,890	59,697.00	9,193	15.40%	79,596
Reimburse Replacement Reserve	-	-	-			-	-	-		(79,596)
Transfer In	-	-	-			-	-	-		-
Total Expense	115,441	114,499	942	0.82%		1,003,925	1,030,493	(26,568)	-2.58%	1,294,394
Net Operating Income (Loss)	(30,976)	(45,724)	14,748	-32.26%		(342,639)	(411,518)	68,879	-16.74%	(469,095)

Comments

- 1** Consists of 100 Tax Credit and Section 8 Voucher units. Tenant rents are in line with the budget.
- 2** Variance reflects payment of HCV processing fees.
- 3** Variance reflects expenses that are lower than the budget.
- 4** Variance in General Expenses is a resulted of the payment of real estate taxes and property insurance.

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Balance Sheet
September 25, 2016

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	44,097.66	A/P Vendors and Contractors	981.67
Petty Cash	300.00	Tenant Security Deposits	8,950.00
Total Unrestricted Cash	44,397.66	Security Deposit Clearing Account	250.00
Restricted Cash		Security Deposit-Pet	900.00
Cash Restricted-Security Deposits	9,734.00	Accrued Property Taxes	1,468.26
Cash Restricted-Operating Reserve	25,119.58	Accrued Interest NLP Loan	-3,125.17
Cash Restricted-Reserve for Replacement	193,106.89	Accrued Audit Fees	8,595.00
Cash-Tax & Insurance Escrow	30,242.34	HAP Overpayments	28.00
Investment 1	229,176.03	Tenant Prepaid Rents	2,980.43
Total Restricted Cash	487,378.84	Accrued Compensated Absences-Current	384.32
 		Mortgage Note Payable	3,099,754.99
TOTAL CASH	531,776.50	Second Mortgage Payable	850,000.00
		Third Mortgage Payable	360,606.08
		Fourth Mortgage Payable	400,000.00
		Note Payable-City of Bartow Impact Fees	564,621.00
		Deferred Development Fee	1,397,402.27
		TOTAL CURRENT LIABILITIES	6,693,796.85
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	4,677.75		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,677.75		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Eviction Escrow Acct.	500.00	Accrued Compensated Absences-LT	713.73
Prepaid Expenses and Other Assets	2,820.78	Due to Affiliates	5,000.00
Prepaid Insurance	26,981.60	TOTAL NONCURRENT LIABILITIES	5,713.73
Prepaid Software Licenses	0.14		
Utility Deposit	85.00		
TOTAL OTHER CURRENT ASSETS	30,387.52	TOTAL LIABILITIES	6,699,510.58
TOTAL CURRENT ASSETS	566,841.77		
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		CONTRIBUTED CAPITAL	
Land	432,717.00	Capital Private Investors	6,936,810.00
Buildings	12,796,743.00	GP Equity	-13.00
Furn, Fixt, & Equip	1,157,974.64	Special LP Equity	111,288.00
Accum Depreciation-Buildings	-2,319,414.00	Syndication Costs	-30,000.00
Accum Depreciation- Misc FF&E	-837,231.00	TOTAL CONTRIBUTED CAPITAL	7,018,085.00
Accum Depreciation-Infrastructure	-257,954.00		
Intangible Assets		RETAINED EARNINGS	
Loan Costs	335,121.42	Retained Earnings-Unrestricted Net Assets	-1,162,536.75
Amortization Loan Cost	134,965.00	TOTAL RETAINED EARNINGS:	-1,162,536.75
Compliance Fees	200,558.00		
Amortization Tax Credit Fees	96,930.00	TOTAL EQUITY	5,855,548.25
TOTAL FIXED ASSETS (NET)	11,276,620.06		
Site Improvement	711,597.00		
TOTAL NONCURRENT ASSETS	11,988,217.06	TOTAL LIABILITIES AND EQUITY	12,555,058.83
TOTAL ASSETS	12,555,058.83		

**Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP**

**Changes in Cash
For the Current and Nine Months Ended September 25, 2016**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	65,963.63	44,097.66	-21,865.97
Cash-Payroll	-2,114.97	0.00	2,114.97
Cash Restricted-Security Deposits	9,250.00	9,734.00	484.00
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	190,606.89	193,106.89	2,500.00
Cash-Tax & Insurance Escrow	25,900.34	30,242.34	4,342.00
Investment 1	229,176.03	229,176.03	0.00
Total Cash	543,901.50	531,476.50	-12,425.00

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	94,051.47	44,097.66	-49,953.81
Cash-Payroll	0.00	0.00	0.00
Cash Restricted-Security Deposits	9,330.60	9,734.00	403.40
Cash Restricted-Operating Reserve	25,131.58	25,119.58	-12.00
Cash Restricted-Reserve for Replacement	170,606.89	193,106.89	22,500.00
Cash-Tax & Insurance Escrow	40,381.80	30,242.34	-10,139.46
Investment 1	228,919.40	229,176.03	256.63
Total Cash	568,421.74	531,476.50	-36,945.24

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Nine Months Ended September 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	3,112	5,303	(2,191)	-41.31%	1	34,823	47,724	(12,901)	-27.03%	63,632
Other Tenant Income	50	25	25	100.00%		717	225	492	218.44%	300
Government Subsidy Income	-	2,727	(2,727)	-100.00%	2	-	24,545	(24,545)	-100.00%	32,727
Other Income	-	0	(0)	-100.00%	3	(92,653)	2	(92,655)	-4844710.20%	3
Total Revenue	3,162	8,055	(4,893)	-60.75%		(57,114)	72,496	(129,609)	-178.78%	96,661
Administrative Expenses	2,506	2,735	(229)	-8.37%		26,676	24,611	2,066	8.39%	32,814
Tenant Services Expenses	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Utility Expense	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance and Development Expense	1,318	3,075	(1,757)	-57.15%	4	16,939	27,672	(10,733)	-38.79%	36,896
General Expenses	1,850	886	964	108.72%	5	6,880	7,976	(1,096)	-13.74%	10,635
Housing Assistance Payments	47	-	47	#DIV/0!		1,787	-	1,787	#DIV/0!	-
Transfer In	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	5,720	6,695	(975)	-14.57%		52,283	60,259	(7,976)	-13.24%	80,345
Net Operating Income (Loss)	(2,558)	1,360	(3,918)	-288.14%		(109,396)	12,237	(121,633)	-994.00%	16,316
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	5,720	6,695	(975)	-14.57%		52,283	60,259	(7,976)	-13.24%	80,345
Net Income (Loss)	(2,558)	1,360	(3,918)	-288.14%	3	(109,396)	12,237	(121,633)	-994.00%	16,316

Comments

- 1 Property is comprised of 7 Section 32 Homeownership Units.
- 2 Variance is due to the elimination of subsidy from HUD for Calendar Year (CY) 2016. Note that the property was over subsidized during CY 2015.
- 3 Variance is due to the sale of four houses in during Calendar Year 2016.
- 4 Variance is due to expenses being less than budgeted.
- 5 Variance for the period is due to a reduction in rental income.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

September 25, 2016

ASSETS

CASH

Cash Operating 1	55,360.95
Cash Operating 3	130,164.97
Total Unrestricted Cash	<u>185,525.92</u>
Restricted Cash	
Cash Restricted-Security Deposits	3,000.00
Cash Restricted - Escrow	1,000.00
Total Restricted Cash	<u>4,000.00</u>
TOTAL CASH	<u>189,525.92</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	1,805.00
Allowance for Doubtful Accounts-Tenants	-1,221.00
Lakeridge Homes 2nd Mortgage	190,900.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>191,484.00</u>

OTHER CURRENT ASSETS

Eviction Escrow Acct.	500.00
Prepaid Insurance	1,886.40
TOTAL OTHER CURRENT ASSETS	<u>2,386.40</u>

TOTAL CURRENT ASSETS

383,396.32

NONCURRENT ASSETS

FIXED ASSETS

Buildings	1,038,163.95
Furniture & Fixtures	2,248.94
Accum Depreciation- Misc FF&E	-963.28
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>1,039,449.61</u>

TOTAL NONCURRENT ASSETS

1,039,449.61

TOTAL ASSETS

1,422,845.93

LIABILITIES & EQUITY

CURRENT LIABILITIES

Tenant Security Deposits	3,000.00
Lease Purchase Escrow	1,000.00
Due to Federal Master	3,908.61
Tenant Prepaid Rents	70.98
TOTAL CURRENT LIABILITIES	<u>7,979.59</u>

NONCURRENT LIABILITIES

FSS Due to Tenant Long Term	2,343.00
TOTAL NONCURRENT LIABILITIES	<u>2,343.00</u>

TOTAL LIABILITIES

10,322.59

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	1,412,523.34
TOTAL RETAINED EARNINGS:	<u>1,412,523.34</u>

TOTAL EQUITY

1,412,523.34

TOTAL LIABILITIES AND EQUITY

1,422,845.93

**Lakeland Housing Authority
Hampton Hills (AMP 4)
Changes in Cash**

For the Current and Nine Months Ended September 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	50,042.52	55,360.95	5,318.43
Cash-Payroll	5,992.45	0.00	-5,992.45
Cash Operating 3	130,164.97	130,164.97	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	3,000.00	3,000.00	0.00
Cash Restricted - Escrow	1,000.00	1,000.00	0.00
Total Cash	190,199.94	189,525.92	-674.02
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	71,015.50	55,360.95	-15,654.55
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	0.00	130,164.97	130,164.97
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	3,208.67	3,000.00	-208.67
Cash Restricted - Escrow	2,755.00	1,000.00	-1,755.00
Total Cash	76,979.17	189,525.92	112,546.75

Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Statement of Operations

For the Current and Nine Months Ended September 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	78,930	33,554	45,375	135.23%	1	381,867	301,990	79,877	26.45%	402,653
Other Income	13,700	-	13,700	#DIV/0!		27,535	-	27,535	#DIV/0!	-
Total Revenue	92,630	33,554	59,075	176.06%		409,402	301,990	107,412	35.57%	402,653
Administrative Expenses	25,659	22,895	2,764	12.07%	2	242,467	206,052	36,415	17.67%	274,736
Tenant Services Expenses	11,824	10,181	1,643	16.14%	3	70,146	91,625	(21,479)	-23.44%	122,167
Utility Expense	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance and Development Expense	-	88	(88)	-100.00%	4	1,519	795	724	91.05%	1,060
General Expenses	284	391	(107)	-27.29%	5	2,744	3,518	(773)	-21.98%	4,690
Operating expense before Depreciation	37,767	33,554	4,212	12.55%		316,877	301,990	14,887	4.93%	402,653
Net Operating Income (Loss)	54,863	-	54,863	#DIV/0!		92,525	-	92,525	#DIV/0!	-
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	37,767	33,554	4,212	12.55%		316,877	301,990	14,887	4.93%	402,653
Net Income (Loss)	54,863	-	54,863	#DIV/0!	6	92,525	-	92,525	#DIV/0!	-

Comments

- 1 Government subsidy income was greater than anticipated due to their being an increase in reimbursable expenses. This is because participants from three cycles were served.
- 2 Variance reflects administrative salaries being posted to the correct GL.
- 3 Although costs are over budget for the period, they remain within budget for year-to-date.
- 4 Variance is due to costs associated with creating YouthBuild's portion of the crosswalk for LHA's 2015 audited financial statements.
- 5 Variance is due to expenses being less than budgeted.
- 6 Positive NOI is a result of YouthBuild receiving the Traveler's, Publix, and GiveWell grants. Funds from each charity are received at grant award. Quarterly reporting is done to ensure that uses of funds are in compliance with each grant agreement.

Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Balance Sheet

September 25, 2016

ASSETS

CASH

Cash Operating 1	92,826.91
Petty Cash	1,000.00
Cash in PH Master Account	<u>76,756.98</u>
Total Unrestricted Cash	<u>170,583.89</u>
TOTAL CASH	170,583.89

ACCOUNTS AND NOTES RECEIVABLE

Due from Central Office Cost Center	<u>87,060.11</u>
TOTAL DUE FROM	<u>87,060.11</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	87,060.11

OTHER CURRENT ASSETS

Prepaid Insurance	<u>1,562.94</u>
TOTAL OTHER CURRENT ASSETS	<u>1,562.94</u>
TOTAL CURRENT ASSETS	259,206.94

NONCURRENT ASSETS

FIXED ASSETS

Automobiles	21,299.00
Accum Depreciation- Misc FF&E	-15,265.00
Intangible Assets	<u>6,034.00</u>
TOTAL FIXED ASSETS (NET)	<u>6,034.00</u>
TOTAL NONCURRENT ASSETS	6,034.00

TOTAL ASSETS

265,240.94

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	114.82
Due to West Lake Mgmt.	5,682.60
Due to Central Office Cost Center	171,753.78
Accrued Compensated Absences-Current	<u>2,951.33</u>
TOTAL CURRENT LIABILITIES	180,502.53

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	<u>5,481.04</u>
TOTAL NONCURRENT LIABILITIES	5,481.04

TOTAL LIABILITIES

185,983.57

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	<u>79,257.37</u>
TOTAL RETAINED EARNINGS:	<u>79,257.37</u>

TOTAL EQUITY

79,257.37

TOTAL LIABILITIES AND EQUITY

265,240.94

**Lakeland Housing Authority
YouthBuild-DOL 2014 (49)
Changes in Cash**

For the Current and Nine Months Ended September 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	61,308.56	92,826.91	31,518.35
Cash-Payroll	-24,545.30	0.00	24,545.30
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	36,763.26	92,826.91	56,063.65

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	92,826.91	92,826.91
Cash-Payroll	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	0.00	92,826.91	92,826.91

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of October 11, 2016

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program	(HUD)								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	0.00
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	327,414.00	327,414.00	0.00
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	245,584.58	244,154.58	7,383.42
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	339,634.58	297,816.58	43,187.42
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	160,622.37	87,307.10	258,267.90
CFP - 2016		04-13-16	04-12-18	04-12-20	358,393.00	322,553.70	44,774.57	0.00	358,393.00
				CFP Subtotal:	2,186,904.00	1,968,213.60	1,681,010.10	1,519,672.26	667,231.74
Replacement Housing Factor	(HUD)								
RHF - 2009(a)		09-15-09	10-29-16	07-27-17	282,108.00	253,897.20	282,108.00	0.00	282,108.00
RHF - 2009(b)		04-02-10	10-29-16	10-29-17	149,804.00	134,823.60	149,804.00	0.00	149,804.00
RHF - 2010		07-15-10	10-29-16	10-29-17	441,385.00	397,246.50	441,385.00	0.00	441,385.00
RHF - 2011		08-03-11	10-29-16	10-29-17	380,321.00	342,288.90	380,321.00	0.00	380,321.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-17	70,661.00	63,594.90	70,661.00	0.00	70,661.00
RHF - 2013(a)		09-09-13	09-08-16	09-08-17	208,904.00	188,013.60	208,904.00	0.00	208,904.00
RHF - 2013(b)		09-09-13	09-08-16	09-08-17	62,529.00	56,276.10	62,529.00	0.00	62,529.00
RHF - 2014		05-13-14	05-12-16	05-12-18	185,710.00	167,139.00	185,710.00	0.00	185,710.00
RHF - 2015		04-13-15	04-12-17	04-12-19	187,612.00	168,850.80	187,612.00	0.00	187,612.00
RHF - 2016		04-13-16	04-12-18	04-12-20	193,574.00	174,216.60	193,574.00	0.00	193,574.00
				RHF Subtotal:	2,162,608.00	1,946,347.20	2,162,608.00	0.00	2,162,608.00
HOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	19,908,767.13	19,908,767.13	1,934,033.87
Safety & Security Grant	(HUD)	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
				Safety & Security Subtotal:	250,000.00	225,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS - Family Self Sufficiency 2015		01-01-16	12-31-16		105,738.00	95,164.20	56,201.21	56,201.21	49,536.79
ROSS - Family Self Sufficiency 2014		09-29-14	02-13-16		104,856.00	94,370.40	104,856.00	104,856.00	0.00
ROSS - Family Self Sufficiency 2013		07-01-13	07-01-14		52,084.00	46,875.60	52,084	52,084.00	0.00
ROSS - Service Coordinator 2011		09-22-11	09-29-14		140,838.00	126,754.20	140,838	140,838.00	0.00
				ROSS Subtotal:	403,516.00	363,164.40	353,979.21	353,979.21	49,536.79
YouthBuild	(DOL)	06-01-11	05-31-15		997,492.00	897,742.80	997,492.00	997,492.00	0.00
				YouthBuild Subtotal:	997,492.00	897,742.80	997,492.00	997,492.00	0.00
YouthBuild (new)	(DOL)	08-11-14	12-10-17		974,124.00	876,711.60	694,235.70	773,165.37	200,958.63
				YouthBuild Subtotal:	974,124.00	876,711.60	694,235.70	773,165.37	200,958.63
21st Century	(DOE)	08-01-13	07-31-14		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50
				21st Century Subtotal:	324,331.00	291,897.90	199,395.53	199,395.50	124,935.50



BUDGET REPORT

2017 FISCAL YEAR

Budgeting is simply balancing your expenses with your income. If they don't balance and you spend more than you make, you will have a problem. Many AGENCIES don't realize that they spend more than they earn and slowly sink deeper into debt every year.

The Housing Authority of the City of Lakeland

Telephone: (863) 687-2911
Address: 430 Hartsell Avenue, Lakeland, Florida
33815

Website: www.lakelandhousing.org

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Since budgeting allows you to create a spending plan for LHA's money, it ensures that we will always have enough money for the things we need and the things that are important to the Board of Commissioners and Participants. Following a budget or spending plan will also keep LHA out of debt or help us work our way out of debt if we are currently in debt.

To Our Board of Commissioners

Strategic Highlights

Taking the time to create and analyze LHA's budget will offer many benefits to our agency, including these four:

1. LHA can predict when cash shortfalls may occur, enabling the staff in conjunction with the Board of Commissioners to plan in advance whether we will need to secure financing, tap into reserves or make adjustments to your payables schedule.
2. We can plan large expenditures (including Capital Expenses) more strategically, rather than being caught unprepared when these needs arise.
3. We can reduce interest and late fees expenses by planning financing needs well in advance.
4. We will have a better handle on our cash flow, which will increase our overall financial control.

Budget Highlights

Budgets that must be approved by the Board of Commissioners prior December 1, 2016:

1. AMP 1 Public Housing (West Lake Apartments, John Wright Homes and Cecil Gober Villas)
2. AMP 4 Public Housing Homeownership Program (Hampton Hills Homes)
3. Housing Choice Voucher Program (Section 8)
4. Central Office Cost Center (Lakeland Housing Authority Executive Office)
5. West Lake Management LLC.
6. New Organizational Chart

The Following budgets are for information only, these budgets will be presented and approved by the Owners and Investors of each community:

1. Colton Meadow Apartments

2. The Villas at Lake Bonnet
3. The Manor at West Bartow
4. Carrington Place Apartments
5. Renaissance at Washington Ridge

Operating Highlights

2017 Net Operating Income Forecast per Program and/or Community

1. AMP 1 Public Housing- \$5,693.46
2. AMP 4 Public Housing- \$0.00
3. HCV Section 8 HAP- \$279,366.60
4. HCV Section 8 Admin- \$2,400.56
5. COCC LHA Executive- \$689.41
6. West Lake Management- \$17,652.03
7. Colton Meadow Apartments- \$46,049.78
8. The Villas at Lake Bonnet- \$13,066.67
9. The Manor at West Bartow- \$35,030.01
10. Carrington Place Apartments- \$631.42
11. Renaissance at Washington Ridge- \$35,869.80

The combined Net Operating Income at the end of 2017 should be above \$436,449.76 not including fees from new developments such as the Micro-Cottages at Williamstown, the New West Lake Developments, the sale of the 10th Street Property and other fees scheduled to be paid during the 2017 FY.

Looking Ahead

1. What challenges and opportunities do we anticipate for the Lakeland Housing Authority?
 - a. Funding
 - b. Not having enough units
 - c. Debt

2. What are some of the needs we foresee in the community for 2017?
 - a. Public and Private Partnerships
 - b. LHA has to work with business to provide ideas
 - c. Getting residents to work
 - d. Aging population in Polk County
 - e. Helping the disabled and underprivileged
3. What are some of the plans LHA has for 2017 to generate more income?
 - a. Expand the business activities (Landscaping and Maintenance contracts outside the LHA Portfolio)
 - b. Develop more communities
 - c. Manage new communities
 - d. Schedule strategic planning meetings with the Board of Commissioners to create a business plan
 - e. More training
4. What would you the Board of Commissioners like to see LHA accomplish in 2017?
 - a. To be determined

Sincerely,

Carlos R. Pizarro An

Carlos R. Pizarro An, PHM, AHM, M.A.
Vice-President of Housing

Budgets Summary

Most Housing Experts would expect the Public Housing and Property Management industry to fall apart during the economic downturn but this was not the case with the Lakeland Housing Authority. We were able to stabilize the agency and reduce the debt we inherited with the Public Housing Program. Revenues have increased faster than the operating expense, the operating expense is being revised constantly to make sure the Agency continue to be solvent.

The LHA Staff and the Board of Commissioners have taken measures to stop the “bleeding” of funds. The Agency’s overall return on cash and assets for the past 3 years have been the best going back 20 years.

Increasing margins within the proposed budgets and gross margins will result in more cash flow for FY 2017. This will allow West Lake Management to increase its monthly management fees to the maximum allowed under each management agreement.

The proposed 2017 budgets (Draft Format) do not include any future income from Deferred Development Fees or any sale proceeds, as these funds will be designated for future developments and job programs.

The Following information is as of September 30, 2016 (All entities combined)

1. **Balance Sheet:** Based on the balance sheet our total cash including but not limited to cash operating accounts, petty cash, investments and reserves are totaling \$5,764,734.43.
2. **Cash Flow Analysis:** We are anticipating a total agency cash flow for 2016 of \$281,466.82 (Net income of **-\$2,415,130.21** -/+ Depreciation of \$2,133,663.39).
3. **Profit and Loss Analysis:** The profit for the 2016 FY is 3.47% ahead of schedule.
4. **Break-Even Analysis:** The 2015 Audited Financial Report (FDS)(FASS) transmitted to the Department of Housing and Urban Development shows that

the COCC was able to reduce the PH debt even more and we are expecting to continue such trend for 2016 and 2017.

- 5. Personnel Expense Forecast:** The expenses related to the personnel have and will go up from FY 2016 into FY 2017 as the Housing Choice Voucher program and Finance Department are full staffed. (Please see the attached Organizational Chart)

Additionally, the health insurance stipend given to each employee went from \$560 to \$625 per employee per month.

September 2016 Financials and 2017 Budgets

Attached you will find the September 2016 Financial Reports, the summary reports and the 2017 Budgets. LHA will be presenting the proper resolution at the November 2016 Board Meeting seeking approval of the 2017 proposed budgets in accordance and pursuant HUD Rules and Regulations.

**AMP 1 (West Lake, John Wright, Cecil Gober)
2017 Budget**

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	Original 2016 Budget
4430-13-400	Repairs/Maint - A/C Units	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$0.00
4430-18-000	Contract-Alarm Monitoring	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$8,100.00	\$3,800.00
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-24-000	Contract -Grounds -Landscaping	\$4,150.00	\$4,150.00	\$4,150.00	\$4,150.00	\$4,150.00	\$4,150.00	\$4,150.00	\$4,150.00	\$4,150.00	\$4,150.00	\$4,150.00	\$4,150.00	\$49,800.00	\$49,800.00
4430-99-000	Other Contracted Services	\$143.75	\$143.75	\$143.75	\$143.75	\$143.75	\$143.75	\$143.75	\$143.75	\$143.75	\$143.75	\$143.75	\$143.75	\$1,725.00	\$1,725.00
4439-00-000	Total Contract Costs	\$6,033.75	\$5,808.75	\$7,808.75	\$6,033.75	\$5,808.75	\$5,808.75	\$6,033.75	\$5,808.75	\$5,808.75	\$6,033.75	\$5,808.75	\$5,808.75	\$72,605.00	\$70,567.10
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$28,676.26	\$28,250.83	\$33,120.35	\$28,137.88	\$27,289.07	\$34,126.79	\$28,052.92	\$28,481.49	\$27,735.93	\$28,507.58	\$28,282.58	\$35,037.57	\$355,699.24	\$317,183.58
4500-00-000	GENERAL EXPENSES														
4510-00-000	Insurance -Property/Liability	\$3,877.88	\$3,877.88	\$3,877.88	\$3,877.88	\$3,877.88	\$3,877.88	\$3,877.88	\$3,877.88	\$3,877.88	\$3,877.88	\$3,877.88	\$3,877.88	\$46,534.56	\$48,695.76
4510-01-000	General Liability Insurance - Auto	\$1,495.89	\$1,495.89	\$1,495.89	\$1,495.89	\$1,495.89	\$1,495.89	\$1,495.89	\$1,495.89	\$1,495.89	\$1,495.89	\$1,495.89	\$1,495.89	\$17,950.68	\$12,572.28
4520-00-000	Payments in Lieu of Taxes	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$12,336.00	\$12,339.96
4570-00-000	Reduction in Rental Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
4590-00-000	Other General Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4599-00-000	TOTAL GENERAL EXPENSES	\$6,401.77	\$6,401.77	\$6,401.77	\$6,401.77	\$6,401.77	\$6,401.77	\$6,401.77	\$6,401.77	\$6,401.77	\$9,401.77	\$6,401.77	\$6,401.77	\$79,821.24	\$76,608.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS														
4715-01-001	Tenant Utility Payments-PH	\$2,592.67	\$2,592.67	\$2,592.67	\$2,592.67	\$2,592.67	\$2,592.67	\$2,592.67	\$2,592.67	\$2,592.67	\$2,592.67	\$2,592.67	\$2,592.67	\$31,112.04	\$30,000.00
4715-03-000	FSS Escrow Payments	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00	\$0.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENT	\$2,942.67	\$2,942.67	\$2,942.67	\$2,942.67	\$2,942.67	\$2,942.67	\$2,942.67	\$2,942.67	\$2,942.67	\$2,942.67	\$2,942.67	\$2,942.67	\$35,312.04	\$30,000.00
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation Expense	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$535,335.72	\$535,335.72
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$44,611.31	\$535,335.72	\$535,335.72
8000-00-000	TOTAL EXPENSES	\$133,507.41	\$136,819.24	\$141,484.76	\$135,564.65	\$138,255.85	\$148,812.40	\$137,849.92	\$139,272.27	\$135,889.70	\$138,026.81	\$140,301.85	\$147,850.37	\$1,673,635.28	\$1,565,392.61
9000-00-000	NET INCOME	(\$39,234.94)	(\$42,549.31)	(\$47,213.09)	(\$35,294.53)	(\$38,492.06)	(\$54,541.34)	(\$43,478.06)	(\$43,836.00)	(\$41,641.53)	(\$43,754.25)	(\$46,029.29)	(\$53,577.81)	(\$529,642.26)	(\$534,328.67)
9000-01-000	NOI BEFORE DEPRECIATION	\$5,376.37	\$2,062.00	(\$2,601.78)	\$9,316.78	\$6,119.25	(\$9,930.03)	\$1,133.25	\$775.31	\$2,969.78	\$857.06	(\$1,417.98)	(\$8,966.50)	\$5,693.46	

**Hampton Hills (12) Homeownership Program
2017 Budget**

	January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget	
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3100-00-000	TENANT INCOME														
3101-00-000	Rental Income														
3111-00-000	\$3,112.00	\$3,112.00	\$3,112.00	\$3,112.00	\$3,112.00	\$3,112.00	\$3,112.00	\$3,112.00	\$3,112.00	\$3,112.00	\$3,112.00	\$3,112.00	\$37,344.00	\$63,631.56	
3119-00-000	Total Rental Income													\$37,344.00	\$63,631.56
3120-00-000	Other Tenant Income														
3120-03-000	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$0.00	
3120-04-000	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$300.00	
3129-00-000	Total Other Tenant Income													\$1,800.00	\$300.00
3199-00-000	TOTAL TENANT INCOME													\$39,144.00	\$63,931.56
3400-00-000	Sales														
3401-00-000	\$2,588.92	\$2,591.82	\$2,589.41	\$2,622.26	\$2,577.47	\$2,541.13	\$2,541.12	\$2,541.12	\$2,516.52	\$2,537.35	\$2,537.35	\$2,537.43	\$30,721.90	\$32,727.00	
3499-00-000	TOTAL GRANT INCOME													\$30,721.90	\$32,727.00
3600-00-000	OTHER INCOME														
3605-00-000	\$0.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$200,000.00	\$0.00	
3605-00-001	Gain on Sale of Fixed Assets Offset Account for presentation only													(\$200,000.00)	
3610-00-000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.44	
3610-01-000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.11	
3699-00-000	TOTAL OTHER INCOME													\$0.00	\$2.55
3999-00-000	TOTAL INCOME													\$69,865.90	\$96,661.11
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	\$1,979.37	\$1,979.37	\$1,979.37	\$1,979.37	\$1,979.37	\$1,979.37	\$1,979.37	\$1,979.37	\$1,979.37	\$1,979.37	\$1,979.37	\$1,979.37	\$23,752.44	\$7,384.56	
4110-99-000	Total Administrative Salaries													\$23,752.44	\$7,384.56
4120-99-000	Total Admin. Salaries & Benefits													\$23,752.44	\$7,384.56
4130-00-000	Legal Expense														
4130-02-000	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$450.00	\$395.00	
4130-04-000	\$983.38	\$983.38	\$983.38	\$983.38	\$983.38	\$983.38	\$983.38	\$983.38	\$983.38	\$983.38	\$983.38	\$983.38	\$11,800.56	\$1,650.00	
4130-99-000	Total Legal Expense													\$12,250.56	\$9,429.56
4139-00-000	Other Admin Expenses														
4173-00-000	\$479.28	\$479.28	\$479.28	\$479.28	\$479.28	\$479.28	\$479.28	\$479.28	\$479.28	\$479.28	\$479.28	\$479.28	\$5,751.36	\$0.00	
4173-01-000	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00	\$0.00	
4173-02-000	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00	\$0.00	
4182-00-000	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$3,900.00	\$1,200.00	
4189-00-000	Total Other Admin Expenses													\$11,331.36	\$1,200.00
4190-00-000	Miscellaneous Admin Expenses														
4190-01-000	\$1,881.00	\$1,881.00	\$1,881.00	\$1,881.00	\$1,881.00	\$1,881.00	\$1,881.00	\$1,881.00	\$1,881.00	\$1,881.00	\$1,881.00	\$1,881.00	\$22,572.00	\$11,812.00	
4190-04-000	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$0.00	
4190-07-000	\$57.59	\$57.59	\$57.59	\$57.59	\$57.59	\$57.59	\$57.59	\$57.59	\$57.59	\$57.59	\$57.59	\$57.59	\$691.08	\$1,320.00	
4190-08-000	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$300.00	
4190-09-000	\$164.46	\$164.46	\$164.46	\$164.46	\$164.46	\$164.46	\$164.46	\$164.46	\$164.46	\$164.46	\$164.46	\$164.46	\$1,973.52	\$0.00	
4190-20-000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,800.00	
4190-20-100	\$72.40	\$75.30	\$72.89	\$105.74	\$60.95	\$24.61	\$24.60	\$24.60	\$0.00	\$20.83	\$20.83	\$20.87	\$523.62	\$232.51	
4190-22-000	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00	\$720.00	
4191-00-000	Total Miscellaneous Admin Expenses													\$27,380.22	\$22,184.51
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES													\$27,380.22	\$32,814.07
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	\$1,082.94	\$1,082.94	\$1,082.94	\$1,082.94	\$1,082.94	\$1,082.94	\$1,082.94	\$1,082.94	\$1,082.94	\$1,082.94	\$1,082.94	\$1,082.94	\$12,995.28	\$11,076.84	
4419-00-000	Total General Maint Expense													\$12,995.28	\$11,076.84
4420-00-000	Materials														
4420-01-000	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$318.68	

Hampton Hills (12) Homeownership Program 2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4420-02-000	Supplies-Appliance Parts	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$1,873.92
4420-03-100	Hardware Doors/Windows/Locks	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$420.68
4420-04-000	Electrical - Supplies/Fixtures	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$1,923.96
4420-05-000	Supplies-Exterminating	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$60.56
4420-07-000	Repairs - Materials & Supplies	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00	\$811.56
4420-09-000	Supplies- Tools Equipmt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71.84
4420-09-100	Security Equipment,Locks,Alarms	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$240.00	\$1,118.60
4429-00-000	Total Materials	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00	\$6,599.80
4430-00-000	Contract Costs														
4430-03-000	Contract-Building Repairs - Exterior	\$65.40	\$65.40	\$65.40	\$65.40	\$65.40	\$65.40	\$65.40	\$65.40	\$65.40	\$65.40	\$65.40	\$65.40	\$784.80	\$784.80
4430-04-000	Contract-Carpet Cleaning	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$1,488.00	\$1,488.00
4430-07-000	Contract-Exterminating/Pest Control	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00	\$400.00
4430-11-000	Contract-Plumbing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$453.80
4430-13-000	Contract-HVAC - Repairs & Maint	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$124.00	\$1,488.00	\$1,500.00
4430-13-400	Repairs/Maint - A/C Units	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00	\$92.88
4430-18-000	Contract-Alarm Monitoring	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00	\$2,500.00
4430-24-000	Contract -Grounds -Landscaping	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$10,200.00	\$12,000.00
4439-00-000	Total Contract Costs	\$1,571.73	\$1,571.73	\$1,571.73	\$1,571.73	\$1,571.73	\$1,571.73	\$1,571.73	\$1,571.73	\$1,571.73	\$1,571.73	\$1,571.73	\$1,571.77	\$18,860.80	\$19,219.48
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$2,854.67	\$2,854.67	\$2,854.67	\$2,854.67	\$2,854.67	\$2,854.67	\$2,854.67	\$2,854.67	\$2,854.67	\$2,854.67	\$2,854.67	\$2,854.71	\$34,256.08	\$36,896.12
4500-00-000	GENERAL EXPENSES														
4510-00-000	Insurance -Property/Liability	\$628.80	\$628.80	\$628.80	\$628.80	\$628.80	\$628.80	\$628.80	\$628.80	\$628.80	\$628.80	\$628.80	\$628.80	\$7,545.60	\$10,635.16
4510-01-000	General Liability Insurance - Auto	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$0.00
4570-00-000	Reduction in Rental Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4599-00-000	TOTAL GENERAL EXPENSES	\$638.80	\$638.80	\$638.80	\$638.80	\$638.80	\$638.80	\$638.80	\$638.80	\$638.80	\$638.80	\$638.80	\$638.80	\$7,665.60	\$10,635.16
4700-00-000	HOUSING ASSISTANCE PAYMENTS														
4715-01-001	Tenant Utility Payments-PH	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$564.00	\$0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$564.00	\$0.00
8000-00-000	TOTAL EXPENSES	\$5,850.92	\$5,853.82	\$5,851.41	\$5,884.26	\$5,839.47	\$5,803.13	\$5,803.12	\$5,803.12	\$5,778.52	\$5,799.35	\$5,799.35	\$5,799.43	\$69,865.90	\$80,345.35
9000-00-000	NET INCOME	\$0.00	(\$0.00)	\$0.00	\$0.00	(\$0.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.00)	\$16,315.76

Central Office Cost Center (96)

2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3100-00-000	PROGRAM INCOME														
3120-06-100	Section 8 Processing Fees (Accounting)	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$9,000.00	\$9,000.00
3620-00-600	Mgmt Fee Income - HCV	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$210,000.00	\$210,000.00
3620-00-700	Mgmt Fee Income - PH	\$11,203.17	\$11,203.17	\$11,203.17	\$11,203.17	\$11,203.17	\$11,203.17	\$11,203.17	\$11,203.17	\$11,203.17	\$11,203.17	\$11,203.17	\$11,203.17	\$134,438.04	\$124,938.60
3620-01-000	Bookkeeping Fee Income	\$3,857.50	\$3,857.50	\$3,857.50	\$3,857.50	\$3,857.50	\$3,857.50	\$3,857.50	\$3,857.50	\$3,857.50	\$3,857.50	\$3,857.50	\$3,857.50	\$46,290.00	\$46,290.00
3650-00-000	Miscellaneous Other Income	\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00
3660-01-000	West Lake Mgmt. Income Fees	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$168,000.00	\$168,000.00
3690-00-000	Other Income (IT FEES)	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$39,000.00	\$39,000.00
3690-01-001	Grants Salary Contribution	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	\$12,000.00
3691-09-000	COCC Alloc - Non Fed	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00	\$36,000.00
3691-09-001	Capital Fund Operations (1406)	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$60,000.00	\$60,000.00
3699-00-000	TOTAL OTHER INCOME	\$59,560.67	\$65,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$720,728.04	\$696,228.60
3999-00-000	TOTAL INCOME	\$59,560.67	\$65,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$59,560.67	\$720,728.04	\$696,228.60
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries	\$34,828.39	\$34,828.39	\$34,828.39	\$34,828.39	\$34,828.39	\$51,546.01	\$34,828.39	\$34,828.39	\$34,828.39	\$34,828.39	\$34,828.39	\$51,546.01	\$451,375.89	\$443,202.84
4110-00-001	401K-401A Admin	\$1,393.14	\$1,393.14	\$1,393.14	\$1,393.14	\$1,393.14	\$1,393.14	\$1,393.14	\$1,393.14	\$1,393.14	\$1,393.14	\$1,393.14	\$1,393.14	\$16,717.63	\$16,528.68
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUT)	\$2,963.90	\$2,963.90	\$2,963.90	\$2,963.90	\$2,963.90	\$2,963.90	\$2,963.90	\$2,963.90	\$2,963.90	\$2,963.90	\$2,963.90	\$2,963.90	\$35,566.74	\$30,999.00
4110-00-004	Workers Comp Admin	\$968.58	\$968.58	\$968.58	\$968.58	\$968.58	\$968.58	\$968.58	\$968.58	\$968.58	\$968.58	\$968.58	\$968.58	\$11,622.93	\$11,504.40
4110-00-007	Payroll Prep Fees	\$137.50	\$137.50	\$137.50	\$137.50	\$137.50	\$137.50	\$137.50	\$137.50	\$137.50	\$137.50	\$137.50	\$137.50	\$1,650.00	\$526.08
4110-07-000	Health/Life Insurance	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$30,000.00	\$26,880.00
4110-99-000	Total Administrative Salaries	\$42,791.50	\$42,791.50	\$42,791.50	\$42,791.50	\$42,791.50	\$59,509.12	\$42,791.50	\$42,791.50	\$42,791.50	\$42,791.50	\$42,791.50	\$59,509.12	\$546,933.19	\$529,641.00
4120-99-000	Total Admin. Salaries & Benefits	\$42,791.50	\$42,791.50	\$42,791.50	\$42,791.50	\$42,791.50	\$59,509.12	\$42,791.50	\$42,791.50	\$42,791.50	\$42,791.50	\$42,791.50	\$59,509.12	\$546,933.19	\$529,641.00
4130-00-000	Legal Expense														
4130-04-000	General Legal Expense	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	\$12,000.00
4140-00-000	Travel/Training Expense	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$9,000.00	\$14,000.04
4140-00-100	Travel/Mileage	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$750.00	\$750.00
4171-00-000	Auditing Fees	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$7,500.00	\$0.00
4182-00-000	Consultants	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$259.00
4190-00-001	Candy & Coke Expense	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00	\$0.00
4190-01-000	Membership/Subscriptions/Fees	\$189.89	\$189.89	\$189.89	\$189.89	\$189.89	\$189.89	\$189.89	\$189.89	\$189.89	\$189.89	\$189.89	\$189.89	\$2,278.68	\$2,400.00
4190-02-000	Printing/Publications & Subscription	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00	\$1,800.00
4190-03-000	Advertising Publications	\$0.00	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$600.00	\$600.00
4190-04-000	Stationery & Office Supplies	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$3,840.00	\$3,840.00
4190-06-000	Computer Equipment	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$1,500.00	\$344.96
4190-07-000	Telephone	\$579.15	\$579.15	\$579.15	\$579.15	\$579.15	\$579.15	\$579.15	\$579.15	\$579.15	\$579.15	\$579.15	\$579.15	\$6,949.80	\$6,949.80
4190-08-000	Postage	\$515.15	\$515.15	\$515.15	\$515.15	\$515.15	\$515.15	\$515.15	\$515.15	\$515.15	\$515.15	\$515.15	\$515.15	\$6,181.80	\$6,181.80
4190-09-000	Computer Software License Fees/Exp	\$230.87	\$230.87	\$230.87	\$230.87	\$230.87	\$230.87	\$230.87	\$230.87	\$230.87	\$230.87	\$230.87	\$230.87	\$2,770.44	\$2,770.44
4190-10-000	Copiers - Lease & Service	\$690.19	\$690.19	\$690.19	\$690.19	\$690.19	\$690.19	\$690.19	\$690.19	\$690.19	\$690.19	\$690.19	\$690.19	\$8,282.28	\$4,587.12
4190-11-001	Accounting Contract/Consultant	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$42,000.00	\$42,000.00
4190-12-000	Computer Software Exp.	\$249.95	\$249.95	\$249.95	\$249.95	\$249.95	\$249.95	\$249.95	\$249.95	\$249.95	\$249.95	\$249.95	\$249.95	\$2,999.40	\$0.00
4190-13-000	Internet	\$1,728.91	\$1,728.91	\$1,728.91	\$1,728.91	\$1,728.91	\$1,728.91	\$1,728.91	\$1,728.91	\$1,728.91	\$1,728.91	\$1,728.91	\$1,728.91	\$20,746.92	\$20,746.92
4190-17-000	Temporary Administrative Labor	\$0.00	\$500.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00
4190-18-000	Small Office Equipment	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$600.00
4190-20-100	Bank Fees - Unrestricted	\$0.00	\$175.00	\$0.00	\$175.00	\$0.00	\$175.00	\$0.00	\$175.00	\$0.00	\$175.00	\$22.50	\$175.00	\$1,072.50	\$270.00

Central Office Cost Center (96)

2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4190-22-000	Other Misc Admin Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
4190-24-000	Govt Licenses-Fees-Permits	\$31.37	\$31.37	\$31.37	\$31.37	\$31.37	\$31.37	\$31.37	\$31.37	\$31.37	\$31.37	\$31.37	\$31.37	\$376.44	\$376.00
4190-25-000	Office Cleaning and Repairs	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60	\$763.20	\$0.00
4190-30-000	Equipment Service Contracts	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$480.00	\$480.00
4190-40-000	Administrative Contracts	\$140.57	\$140.57	\$140.57	\$140.57	\$140.57	\$140.57	\$140.57	\$140.57	\$140.57	\$140.57	\$140.57	\$140.57	\$1,686.84	\$1,530.00
4191-00-000	Total Miscellaneous Admin Expenses	\$10,242.15	\$11,617.15	\$14,242.15	\$10,917.15	\$10,442.15	\$13,917.15	\$11,242.15	\$11,917.15	\$11,242.15	\$13,917.15	\$10,464.65	\$10,417.15	\$140,578.30	\$101,477.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSE	\$53,033.65	\$54,408.65	\$57,033.65	\$53,708.65	\$53,233.65	\$73,426.27	\$54,033.65	\$54,708.65	\$54,033.65	\$56,708.65	\$53,256.15	\$69,926.27	\$687,511.49	\$658,127.08
4300-00-000	UTILITIES														
4310-00-000	Water	\$60.28	\$60.28	\$60.28	\$60.28	\$60.28	\$60.28	\$60.28	\$60.28	\$60.28	\$60.28	\$60.28	\$60.28	\$723.36	\$735.01
4320-00-000	Electricity	\$376.54	\$376.54	\$376.54	\$376.54	\$376.54	\$376.54	\$376.54	\$376.54	\$376.54	\$376.54	\$376.54	\$376.54	\$4,518.48	\$4,518.48
4340-00-000	Garbage/Trash Removal	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$372.00	\$372.00
4390-00-000	Sewer	\$51.71	\$51.71	\$51.71	\$51.71	\$51.71	\$51.71	\$51.71	\$51.71	\$51.71	\$51.71	\$51.71	\$51.71	\$620.52	\$620.52
4399-00-000	TOTAL UTILITY EXPENSES	\$519.53	\$519.53	\$519.53	\$519.53	\$519.53	\$519.53	\$519.53	\$519.53	\$519.53	\$519.53	\$519.53	\$519.53	\$6,234.36	\$6,246.01
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4411-00-000	Uniforms	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	\$1,500.00	\$0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Gr	\$568.94	\$568.94	\$568.94	\$568.94	\$568.94	\$568.94	\$568.94	\$568.94	\$568.94	\$568.94	\$568.94	\$568.94	\$6,827.28	\$6,827.28
4420-03-100	Hardware Doors/Windows/Locks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4420-06-000	Supplies-Janitorial/Cleaning	\$242.95	\$242.95	\$242.95	\$242.95	\$242.95	\$242.95	\$242.95	\$242.95	\$242.95	\$242.95	\$242.95	\$242.95	\$2,915.40	\$2,915.40
4429-00-000	Total Maintenance	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$11,242.68	\$9,742.68
4430-00-000	Contract Costs														
4430-03-000	Contract-Building Repairs - Exterior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00
4430-07-000	Contract-Exterminating/Pest Contro	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00
4430-09-000	Contract-Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$240.00
4430-13-000	Contract-HVAC - Repairs & Maint	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00
4430-18-000	Contract-Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00
4430-24-000	Contract -Grounds -Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
4439-00-000	Total Contract Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,915.00
4499-00-000	TOTAL MAINTENANCE AND CONTRACTS EXPENSES	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$1,061.89	\$811.89	\$11,242.68	\$14,657.68
4500-00-000	GENERAL EXPENSES														
4510-00-000	Insurance -Property/Liability	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$10,200.00	\$9,597.68
4510-01-000	General Liability Insurance - Auto	\$308.93	\$308.93	\$308.93	\$308.93	\$308.93	\$308.93	\$308.93	\$308.93	\$308.93	\$308.93	\$308.93	\$308.93	\$3,707.16	\$3,766.48
4525-10-000	Personal Property Tax	\$0.00	\$142.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.94	\$0.00
4590-00-000	Other General Expense	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$1,000.00	\$416.69
4599-00-000	TOTAL GENERAL EXPENSES	\$1,242.26	\$1,385.20	\$1,242.26	\$1,242.26	\$1,242.26	\$1,242.26	\$1,242.26	\$1,242.26	\$1,242.26	\$1,242.26	\$1,242.26	\$1,242.30	\$15,050.10	\$13,780.85
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation Expense	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$6,276.00	\$6,276.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZA	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$523.00	\$6,276.00	\$6,276.00
8000-00-000	TOTAL EXPENSES	\$56,380.33	\$57,648.27	\$60,380.33	\$56,805.33	\$56,580.33	\$76,522.95	\$57,380.33	\$57,805.33	\$57,380.33	\$59,805.33	\$56,602.83	\$73,022.99	\$726,314.63	\$699,087.62
9000-00-000	NET INCOME	\$3,180.35	\$7,912.41	(\$819.65)	\$2,755.35	\$2,980.35	(\$16,962.28)	\$2,180.35	\$1,755.35	\$2,180.35	(\$244.65)	\$2,957.85	(\$13,462.32)	(\$5,586.59)	(\$2,859.02)
9000-01-000	NET INCOME AFTER DEPRECIATION	\$3,703.35	\$8,435.41	(\$296.65)	\$3,278.35	\$3,503.35	(\$16,439.28)	\$2,703.35	\$2,278.35	\$2,703.35	\$278.35	\$3,480.85	(\$12,939.32)	\$689.41	

West Lake Management, LLC (28)

2017 Budget

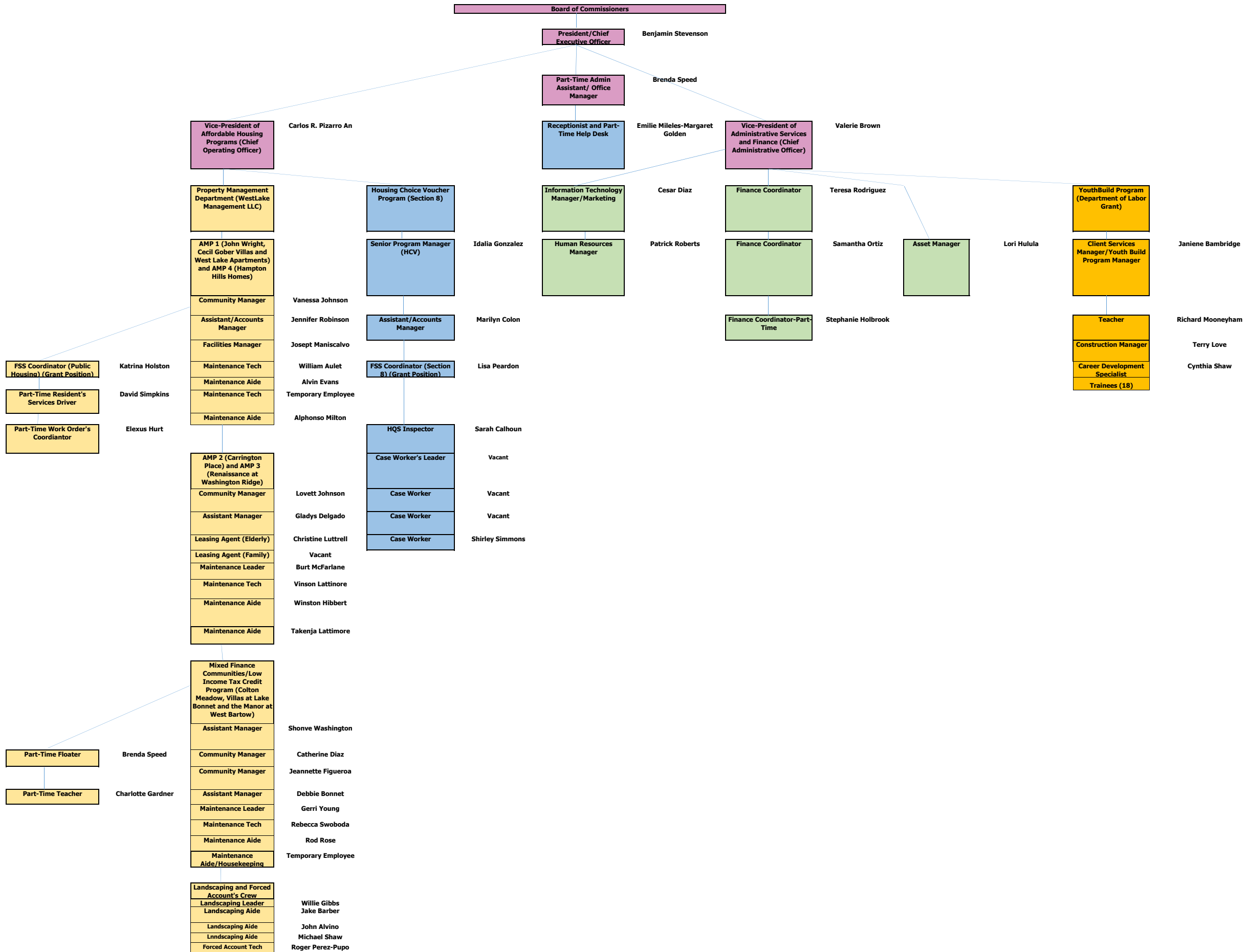
		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3620-00-100	Mgmt Fee Income - Dakota	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	\$12,000.00
3620-00-200	Mgmt Fee Income - Renaissance	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$90,000.00	\$90,000.00
3620-00-300	Mgmt Fee Income - Colton	\$4,838.59	\$4,838.59	\$4,838.59	\$4,838.59	\$4,838.59	\$4,838.59	\$4,838.59	\$4,838.59	\$4,838.59	\$4,838.59	\$4,838.59	\$4,838.59	\$58,063.08	\$34,800.00
3620-00-400	Mgmt Fee Income - Bonnet	\$4,135.27	\$4,135.27	\$4,135.27	\$4,135.27	\$4,135.27	\$4,135.27	\$4,135.27	\$4,135.27	\$4,135.27	\$4,135.27	\$4,135.27	\$4,135.27	\$49,623.24	\$36,000.00
3620-00-800	Mgmt Fee Income - West Bartow	\$4,948.23	\$4,948.23	\$4,948.23	\$4,948.23	\$4,948.23	\$4,948.23	\$4,948.23	\$4,948.23	\$4,948.23	\$4,948.23	\$4,948.23	\$4,948.23	\$59,378.76	\$50,782.32
3620-01-000	Bookkeeping Fee Income	\$2,872.50	\$2,872.50	\$2,872.50	\$2,872.50	\$2,872.50	\$2,872.50	\$2,872.50	\$2,872.50	\$2,872.50	\$2,872.50	\$2,872.50	\$2,872.50	\$34,470.00	\$34,470.00
3620-02-000	Asset Management Fee Income	\$2,360.00	\$2,360.00	\$2,360.00	\$2,360.00	\$2,360.00	\$2,360.00	\$2,360.00	\$2,360.00	\$2,360.00	\$2,360.00	\$2,360.00	\$2,360.00	\$28,320.00	\$28,320.00
3650-00-200	Lawn & Landscape Income	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$228,000.00	\$208,800.00
3690-00-000	Business Income and Forced Accounts	\$65,000.00	\$10,000.00	\$800.00	\$800.00	\$800.00	\$800.00	\$10,000.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$92,200.00	\$0.00
3699-00-000	TOTAL OTHER INCOME	\$111,654.59	\$56,654.59	\$47,454.59	\$47,454.59	\$47,454.59	\$47,454.59	\$56,654.59	\$47,454.59	\$47,454.59	\$47,454.59	\$47,454.59	\$47,454.59	\$652,055.08	\$495,172.32
3999-00-000	TOTAL INCOME	\$111,654.59	\$56,654.59	\$47,454.59	\$47,454.59	\$47,454.59	\$47,454.59	\$56,654.59	\$47,454.59	\$47,454.59	\$47,454.59	\$47,454.59	\$47,454.59	\$652,055.08	\$495,172.32
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries	\$13,301.00	\$13,301.00	\$13,301.00	\$13,301.00	\$13,301.00	\$18,169.00	\$13,301.00	\$13,301.00	\$13,301.00	\$13,301.00	\$13,301.00	\$18,169.00	\$169,348.00	\$105,625.00
4110-00-001	401K-401A Admin	\$330.67	\$330.67	\$330.67	\$330.67	\$330.67	\$330.67	\$330.67	\$330.67	\$330.67	\$330.67	\$330.67	\$330.67	\$3,968.00	\$1,518.72
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$747.82	\$747.82	\$747.82	\$747.82	\$747.82	\$747.82	\$747.82	\$747.82	\$747.82	\$747.82	\$747.82	\$747.82	\$8,973.83	\$4,541.16
4110-00-004	Workers Comp Admin	\$244.38	\$244.38	\$244.38	\$244.38	\$244.38	\$244.38	\$244.38	\$244.38	\$244.38	\$244.38	\$244.38	\$244.38	\$2,932.58	\$1,744.68
4110-00-007	Payroll Prep Fees	\$263.72	\$263.72	\$263.72	\$263.72	\$263.72	\$263.72	\$263.72	\$263.72	\$263.72	\$263.72	\$263.72	\$263.72	\$3,164.64	\$592.92
4110-07-000	Health/Life Insurance	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00	\$1,375.00	\$16,500.00	\$6,230.76
4110-99-000	Total Administrative Salaries	\$16,262.59	\$16,262.59	\$16,262.59	\$16,262.59	\$16,262.59	\$21,130.59	\$16,262.59	\$16,262.59	\$16,262.59	\$16,262.59	\$16,262.59	\$21,130.59	\$204,887.05	\$120,253.24
4120-99-000	Total Admin. Salaries & Benefits	\$16,262.59	\$16,262.59	\$16,262.59	\$16,262.59	\$16,262.59	\$21,130.59	\$16,262.59	\$16,262.59	\$16,262.59	\$16,262.59	\$16,262.59	\$21,130.59	\$204,887.05	\$120,253.24
4130-00-000	Legal Expense														
4130-02-000	Criminal Background / Credit Checks	\$0.00	\$0.00	\$0.00	\$0.00	\$57.00	\$0.00	\$0.00	\$0.00	\$171.00	\$0.00	\$0.00	\$0.00	\$228.00	\$0.00
4130-04-000	General Legal Expense	\$465.80	\$0.00	\$136.50	\$164.50	\$0.00	\$0.00	\$0.00	\$190.50	\$0.00	\$0.00	\$0.00	\$0.00	\$957.30	\$350.00
4130-99-000	Total Legal Expense	\$465.80	\$0.00	\$136.50	\$164.50	\$57.00	\$0.00	\$0.00	\$190.50	\$171.00	\$0.00	\$0.00	\$0.00	\$1,185.30	\$120,603.24
4139-00-000	Other Admin Expenses														
4140-00-000	Travel/Training Expense	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00	\$7,000.00
4174-00-001	Marketing Exp - Brochures & Other Ac	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$300.00
4189-00-000	Total Other Admin Expenses	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00	\$7,300.00
4190-00-000	Miscellaneous Admin Expenses														
4190-02-000	Printing/Publications & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-04-000	Stationery & Office Supplies	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$300.00
4190-07-000	Telephone	\$363.97	\$363.97	\$363.97	\$363.97	\$363.97	\$363.97	\$363.97	\$363.97	\$363.97	\$363.97	\$363.97	\$363.97	\$4,367.64	\$1,800.00
4190-13-000	Internet	\$424.93	\$424.93	\$424.93	\$424.93	\$424.93	\$424.93	\$424.93	\$424.93	\$424.93	\$424.93	\$424.93	\$424.93	\$5,099.16	\$5,099.16
4190-20-100	Bank Fees - Unrestricted	\$0.00	\$0.00	\$0.00	\$70.00	\$105.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8.00	\$8.00	\$8.00	\$199.00	\$96.00
4190-22-000	Other Misc Admin Expenses	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$1,320.00	\$0.00
4190-22-100	Other Misc Expenses	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$1,320.00	\$1,200.00
4190-22-300	West Bartow's Misc Renting Expense & Compliance Contracts	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00	\$0.00
4190-23-000	Compliance Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-24-000	Govt Licenses-Fees-Permits	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
4190-25-000	Office Cleaning and Repairs	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$0.00
4190-55-000	American Express Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4191-00-000	Total Miscellaneous Admin Expenses	\$1,308.90	\$1,308.90	\$1,308.90	\$1,978.90	\$1,413.90	\$1,308.90	\$1,308.90	\$1,308.90	\$1,308.90	\$1,316.90	\$1,316.90	\$1,316.90	\$16,505.80	\$7,895.16
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$18,412.29	\$17,946.49	\$18,082.99	\$18,780.99	\$18,108.49	\$22,814.49	\$17,946.49	\$18,136.99	\$18,117.49	\$17,954.49	\$17,954.49	\$22,822.49	\$227,078.15	\$136,998.40
4200-00-000	TENANT SERVICES														

West Lake Management, LLC (28)

2017 Budget

													Total		
													2017 Budget	2016 Budget	
		January	February	March	April	May	June	July	August	September	October	November	December		
4220-00-000	Resident Functions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4230-00-000	Resident Services Exp	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00	\$0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00	\$0.00
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	Maintenance Salaries	\$9,781.20	\$9,781.20	\$9,781.20	\$9,781.20	\$9,781.20	\$14,476.18	\$9,781.20	\$9,781.20	\$9,781.20	\$9,781.20	\$9,781.20	\$14,476.18	\$126,764.36	\$131,288.04
4410-01-000	Maintenance Labor-Grounds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4410-06-000	401K-401A Maintenance	\$346.84	\$346.84	\$346.84	\$346.84	\$346.84	\$346.84	\$346.84	\$346.84	\$346.84	\$346.84	\$346.84	\$346.84	\$4,162.08	\$4,008.82
4410-07-000	Payroll Taxes Maintenance	\$1,050.95	\$1,050.95	\$1,050.95	\$1,050.95	\$1,050.95	\$1,050.95	\$1,050.95	\$1,050.95	\$1,050.95	\$1,050.95	\$1,050.95	\$1,050.95	\$12,611.40	\$9,600.00
4410-08-000	Health/Life Insurance Maint.	\$2,279.03	\$2,279.03	\$2,279.03	\$2,279.03	\$2,279.03	\$2,279.03	\$2,279.03	\$2,279.03	\$2,279.03	\$2,279.03	\$2,279.03	\$2,279.03	\$27,348.36	\$12,000.00
4410-09-000	Workers Comp Maintenance	\$706.41	\$706.41	\$706.41	\$706.41	\$706.41	\$706.41	\$706.41	\$706.41	\$706.41	\$706.41	\$706.41	\$706.41	\$8,476.92	\$1,166.76
4410-10-000	Payroll Prep Fees Maint.	\$127.66	\$127.66	\$127.66	\$127.66	\$127.66	\$127.66	\$127.66	\$127.66	\$127.66	\$127.66	\$127.66	\$127.66	\$1,531.92	\$263.04
4411-00-000	Maintenance Uniforms	\$284.16	\$284.16	\$284.16	\$284.16	\$284.16	\$284.16	\$284.16	\$284.16	\$284.16	\$284.16	\$284.16	\$284.16	\$3,409.92	\$1,200.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00	\$4,200.00
4419-00-000	Total General Maint Expense	\$14,926.25	\$14,926.25	\$14,926.25	\$14,926.25	\$14,926.25	\$19,621.23	\$14,926.25	\$14,926.25	\$14,926.25	\$14,926.25	\$14,926.25	\$19,621.23	\$188,504.96	\$159,526.66
4420-00-000	Materials														
4420-01-000	Supplies-Grounds	\$515.43	\$515.43	\$515.43	\$515.43	\$515.43	\$515.43	\$515.43	\$515.43	\$515.43	\$515.43	\$515.43	\$515.43	\$6,185.16	\$1,200.00
4420-01-200	Lawn & Landscape Expenses Non Sala	\$1,702.42	\$1,702.42	\$1,702.42	\$1,702.42	\$1,702.42	\$1,702.42	\$1,702.42	\$1,702.42	\$1,702.42	\$1,702.42	\$1,702.42	\$1,702.42	\$20,429.04	\$10,999.22
4420-01-300	Seasonal Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$553.05	\$0.00	\$0.00	\$842.40	\$0.00	\$0.00	\$0.00	\$0.00	\$1,395.45	\$10,000.00
4420-03-000	Supplies-Painting/Decorating	\$18,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,000.00	\$0.00
4420-03-100	Hardware Doors/Windows/Locks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4420-06-000	Supplies-Janitorial/Cleaning	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$0.00
4420-07-000	Repairs - Materials & Supplies	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$800.00
4420-08-000	Supplies-Plumbing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4420-09-000	Supplies- Tools Equipmt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4420-10-000	Maint - Miscellaneous Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.91
4420-11-000	Supplies- HVAC	\$0.00	\$10.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.29	\$0.00
4420-12-000	Supplies- Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4429-00-000	Total Materials	\$20,317.85	\$2,328.14	\$2,317.85	\$2,317.85	\$2,870.90	\$2,317.85	\$2,317.85	\$3,160.25	\$2,317.85	\$2,317.85	\$2,317.85	\$2,317.85	\$47,219.94	\$27,312.13
4430-00-000	Contract Costs														
4430-05-000	Contract-Decorating/Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-15-000	Contract-Equipment Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-24-000	Contract -Grounds -Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4439-00-000	Total Contract Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$35,244.10	\$17,254.39	\$17,244.10	\$17,244.10	\$17,797.15	\$21,939.08	\$17,244.10	\$18,086.50	\$17,244.10	\$17,244.10	\$17,244.10	\$21,939.08	\$235,724.90	\$186,838.79
4500-00-000	GENERAL EXPENSES														
4510-01-000	General Liability Insurance - Auto	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$484.80
4590-01-000	COCC Cost Allocation	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$168,000.00	\$168,000.00
4599-00-000	TOTAL GENERAL EXPENSES	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$168,000.00	\$168,484.80
8000-00-000	TOTAL EXPENSES	\$67,956.39	\$49,500.88	\$49,627.09	\$50,325.09	\$50,205.64	\$59,053.57	\$49,490.59	\$50,523.49	\$49,661.59	\$49,498.59	\$49,498.59	\$59,061.57	\$634,403.05	\$492,321.99
9000-00-000	NET INCOME	\$43,698.20	\$7,153.71	(\$2,172.50)	(\$2,870.50)	(\$2,751.05)	(\$11,598.98)	\$7,164.00	(\$3,068.90)	(\$2,207.00)	(\$2,044.00)	(\$2,044.00)	(\$11,606.98)	\$17,652.03	\$2,850.33

Organizational Chart
The Housing Authority of the City of Lakeland



Colton Meadow, LLLP (56)

2017 Budget

Table with columns for months (January-December), Total 2017 Budget, and 2016 Budget. Rows include INCOME (TENANT INCOME, OTHER INCOME, TOTAL INCOME) and EXPENSES (ADMINISTRATIVE, LEGAL EXPENSE, OTHER ADMIN EXPENSES).

Colton Meadow, LLLP (56)

2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4190-02-000	Printing/Publications & Subscriptions	\$46.09	\$46.09	\$46.09	\$46.09	\$46.09	\$46.09	\$46.09	\$46.09	\$46.09	\$46.09	\$46.09	\$46.09	\$553.08	\$667.32
4190-03-000	Advertising Publications	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$3,304.08	\$3,571.92
4190-04-000	Stationery & Office Supplies	\$27.25	\$27.25	\$27.25	\$27.25	\$27.25	\$27.25	\$27.25	\$27.25	\$27.25	\$27.25	\$27.25	\$27.25	\$327.00	\$327.00
4190-07-000	Telephone	\$70.12	\$70.12	\$70.12	\$70.12	\$70.12	\$70.12	\$70.12	\$70.12	\$70.12	\$70.12	\$70.12	\$70.12	\$841.44	\$841.44
4190-08-000	Postage	\$9.76	\$9.76	\$9.76	\$9.76	\$9.76	\$9.76	\$9.76	\$9.76	\$9.76	\$9.76	\$9.76	\$9.76	\$117.12	\$0.00
4190-09-000	Computer Software License Fees/Exp	\$208.64	\$208.64	\$208.64	\$208.64	\$208.64	\$208.64	\$208.64	\$208.64	\$208.64	\$208.64	\$208.64	\$208.64	\$2,503.68	\$2,503.68
4190-10-000	Copiers - Lease & Service	\$147.48	\$147.48	\$147.48	\$147.48	\$147.48	\$147.48	\$147.48	\$147.48	\$147.48	\$147.48	\$147.48	\$147.48	\$1,769.76	\$1,815.60
4190-13-000	Internet	\$174.01	\$174.01	\$174.01	\$174.01	\$174.01	\$174.01	\$174.01	\$174.01	\$174.01	\$174.01	\$174.01	\$174.01	\$2,088.12	\$1,787.16
4190-17-000	Temporary Administrative Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-19-000	IT Contract Fees	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00	\$3,000.00
4190-20-000	Bank Fees - Restricted	\$0.00	\$0.00	\$105.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00
4190-20-100	Bank Fees - Unrestricted	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$766.80	\$935.40
4190-22-000	Other Misc Admin Expenses	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$450.00	\$57.00
4190-22-300	Misc Renting Expense & Compliance Contracts	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$4,056.00	\$3,999.96
4190-23-000	Compliance Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-24-000	Govt Licenses-Fees-Permits	\$0.00	\$0.00	\$0.00	\$638.75	\$0.00	\$46.85	\$31.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$717.10	\$703.00
4191-00-000	Total Miscellaneous Admin Expenses	\$1,648.09	\$1,648.09	\$1,753.09	\$2,646.84	\$1,648.09	\$1,694.94	\$1,679.59	\$1,648.09	\$1,648.09	\$1,648.09	\$1,648.09	\$1,648.09	\$20,959.18	\$20,209.48
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$14,442.95	\$13,942.95	\$17,047.95	\$14,941.70	\$13,942.95	\$16,850.00	\$13,974.45	\$13,942.95	\$13,942.95	\$14,442.95	\$13,942.95	\$16,803.15	\$178,217.86	\$165,049.56
4200-00-000	TENANT SERVICES														
4230-00-000	Resident Services Exp	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00	\$1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00	\$1,800.00
4300-00-000	UTILITIES														
4320-00-000	Electricity	\$581.34	\$342.42	\$407.29	\$416.53	\$443.72	\$706.06	\$693.76	\$518.80	\$445.03	\$676.78	\$676.78	\$676.78	\$6,585.29	\$8,121.36
4320-01-000	Electricity-Vacant Units	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.39	\$0.00	\$0.00	\$0.00	\$115.39	\$0.00
4340-00-000	Garbage/Trash Removal	\$262.49	\$1,552.00	\$1,173.31	\$1,658.29	\$1,713.69	\$563.49	\$1,920.05	\$446.37	\$1,745.82	\$1,252.73	\$1,252.73	\$1,252.73	\$14,793.70	\$15,032.76
4390-00-000	Sewer	\$2,553.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,553.83	\$0.00
4390-01-100	Water/Sewer Combined	\$5,592.37	\$4,200.39	\$168.85	\$21.14	\$8,716.41	\$4,618.52	\$21.14	\$9,405.55	\$21.14	\$3,107.30	\$3,107.30	\$3,107.30	\$42,087.41	\$37,287.60
4399-00-000	TOTAL UTILITY EXPENSES	\$8,990.03	\$6,094.81	\$1,749.45	\$2,095.96	\$10,873.82	\$5,888.07	\$2,634.95	\$10,370.72	\$2,327.38	\$5,036.81	\$5,036.81	\$5,036.81	\$66,135.62	\$60,441.72
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	Maintenance Salaries	\$2,380.00	\$2,380.00	\$2,380.00	\$2,380.00	\$2,380.00	\$5,588.27	\$2,380.00	\$2,380.00	\$2,380.00	\$2,380.00	\$2,380.00	\$5,588.27	\$34,976.53	\$48,119.96
4410-02-500	Maintenance - Temporary Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4410-06-000	401K-401A Maintenance	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$1,081.60	\$1,677.12
4410-07-000	Payroll Taxes Maintenance	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$2,301.10	\$2,820.00
4410-08-000	Health/Life Insurance Maint.	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$7,800.00	\$5,641.80
4410-09-000	Workers Comp Maintenance	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$751.98	\$1,951.20
4410-10-000	Payroll Prep Fees Maint.	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$330.00	\$446.88
4411-00-000	Maintenance Uniforms	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$880.20	\$1,497.48
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	\$23.69	\$98.97	\$252.18	\$321.86	\$183.15	\$46.02	\$117.36	\$75.84	\$81.91	\$165.29	\$165.29	\$165.29	\$1,696.85	\$1,395.96
4419-00-000	Total General Maint Expense	\$3,499.10	\$3,574.38	\$3,727.59	\$3,797.27	\$3,658.56	\$6,729.69	\$3,592.77	\$3,551.25	\$3,557.32	\$3,640.70	\$3,640.70	\$6,848.96	\$49,818.26	\$62,154.44
4420-00-000	Materials														
4420-01-000	Supplies-Grounds	\$150.95	\$150.95	\$150.95	\$150.95	\$150.95	\$150.95	\$150.95	\$150.95	\$150.95	\$150.95	\$150.95	\$150.95	\$1,811.40	\$1,811.40
4420-02-000	Supplies-Appliance Parts	\$140.16	\$140.16	\$140.16	\$140.16	\$140.16	\$140.16	\$140.16	\$140.16	\$140.16	\$140.16	\$140.16	\$140.16	\$1,681.92	\$1,681.92
4420-03-000	Supplies-Painting/Decorating	\$331.31	\$331.31	\$331.31	\$331.31	\$331.31	\$331.31	\$331.31	\$331.31	\$331.31	\$331.31	\$331.31	\$331.31	\$3,975.72	\$3,975.72
4420-03-100	Hardware Doors/Windows/Locks	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$12.00	\$12.00
4420-03-200	Window Treatments	\$32.25	\$32.25	\$32.25	\$32.25	\$32.25	\$32.25	\$32.25	\$32.25	\$32.25	\$32.25	\$32.25	\$32.25	\$387.00	\$387.00
4420-04-000	Electrical - Supplies/Fixtures	\$90.86	\$90.86	\$90.86	\$90.86	\$90.86	\$90.86	\$90.86	\$90.86	\$90.86	\$90.86	\$90.86	\$90.86	\$1,090.32	\$1,090.32
4420-05-000	Supplies-Exterminating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4420-06-000	Supplies-Janitorial/Cleaning	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$101.52	\$101.52
4420-07-000	Repairs - Materials & Supplies	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$297.00	\$297.00

Colton Meadow, LLLP (56) 2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4420-08-000	Supplies-Plumbing	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$37.56	\$37.56
4420-09-000	Supplies- Tools Equipmt	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$1,082.64	\$1,082.64
4420-09-100	Security Equipment,Locks,Alarms	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$1,038.00	\$1,038.00
4420-10-000	Maint - Miscellaneous Supplies	\$7.04	\$7.04	\$7.04	\$7.04	\$7.04	\$7.04	\$7.04	\$7.04	\$7.04	\$7.04	\$7.04	\$7.04	\$84.48	\$84.48
4420-11-000	Supplies- HVAC	\$33.77	\$33.77	\$33.77	\$33.77	\$33.77	\$33.77	\$33.77	\$33.77	\$33.77	\$33.77	\$33.77	\$33.77	\$405.24	\$405.24
4420-12-000	Supplies- Painting	\$73.13	\$73.13	\$73.13	\$73.13	\$73.13	\$73.13	\$73.13	\$73.13	\$73.13	\$73.13	\$73.13	\$73.13	\$877.56	\$877.56
4429-00-000	Total Materials	\$1,073.53	\$1,073.53	\$1,073.53	\$1,073.53	\$1,073.53	\$1,073.53	\$1,073.53	\$1,073.53	\$1,073.53	\$1,073.53	\$1,073.53	\$1,073.53	\$12,882.36	\$14,278.32
4430-00-000	Contract Costs														
4430-01-000	Contract-Fire Alarm/Extinguisher	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$444.96	\$444.96
4430-01-100	Fire Alarms/Extinguisher Repairs	\$10.00	\$10.00	\$10.00	\$756.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$866.00	\$120.00
4430-03-000	Contract-Building Repairs - Exterior	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4430-03-100	Contract-Building Repairs - Interior	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4430-03-300	Repairs - Windows/Glass	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4430-05-000	Contract-Decorating/Painting	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4430-05-200	Painting Contract - Cycle Paint	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-06-000	Contract-Electrical	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-07-000	Contract-Exterminating/Pest Control	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$7,389.24	\$7,389.24
4430-13-000	Contract-HVAC - Repairs & Maint	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
4430-15-000	Contract-Equipment Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-18-000	Contract-Alarm Monitoring	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00	\$3,000.00
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-24-000	Contract -Grounds -Landscaping	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00	\$24,000.00
4430-24-100	Grounds - Sprinkler Maint	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-26-000	Contract-Security Camera System	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$5,771.16	\$5,771.16
4439-00-000	Total Contract Costs	\$3,533.78	\$3,533.78	\$3,533.78	\$4,279.78	\$3,533.78	\$3,533.78	\$3,533.78	\$3,533.78	\$3,533.78	\$3,533.78	\$3,533.78	\$3,533.78	\$43,151.36	\$42,405.36
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$8,106.41	\$8,181.69	\$8,334.90	\$9,150.58	\$8,265.87	\$11,337.00	\$8,200.08	\$8,158.56	\$8,164.63	\$8,248.01	\$8,248.01	\$11,456.27	\$105,851.98	\$118,838.12
4500-00-000	GENERAL EXPENSES														
4510-00-000	Insurance -Property/Liability	\$3,515.32	\$3,515.32	\$3,515.32	\$3,515.32	\$3,515.32	\$3,515.32	\$3,515.32	\$3,515.32	\$3,515.32	\$3,515.32	\$3,515.32	\$3,515.32	\$42,183.84	\$49,443.72
4510-01-000	General Liability Insurance - Auto	\$61.16	\$61.16	\$61.16	\$61.16	\$61.16	\$61.16	\$61.16	\$61.16	\$61.16	\$61.16	\$61.16	\$61.16	\$733.92	\$1,286.28
4521-01-000	Replacement reserve Escrow	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$21,600.00	\$21,600.00
4525-00-000	Real Estate Taxes	\$2,715.20	\$2,715.20	\$2,715.20	\$2,715.20	\$2,715.20	\$2,715.20	\$2,715.20	\$2,711.56	\$2,711.56	\$2,711.56	\$2,711.56	\$2,711.56	\$32,564.20	\$24,436.80
4570-00-000	Reduction in Rental Income	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$5,026.32	\$5,026.32
4599-00-000	TOTAL GENERAL EXPENSES	\$8,510.54	\$8,510.54	\$8,510.54	\$8,510.54	\$8,510.54	\$8,510.54	\$8,510.54	\$8,506.90	\$8,506.90	\$8,506.90	\$8,506.90	\$8,506.90	\$102,108.28	\$101,793.12
4800-00-000	FINANCING EXPENSE														
4853-02-000	Loan Servicing Fee	\$167.40	\$167.40	\$167.40	\$167.40	\$167.40	\$167.40	\$167.40	\$167.40	\$167.40	\$167.40	\$167.40	\$167.40	\$2,008.80	\$2,008.80
4855-00-000	Interest Expense-Mortgage	\$1,026.17	\$1,026.17	\$1,026.17	\$1,026.17	\$1,026.17	\$1,026.17	\$1,026.17	\$1,026.17	\$1,026.17	\$1,026.17	\$1,026.17	\$1,026.17	\$12,314.04	\$12,314.04
4855-03-000	Interest Expense - Home Loan	\$144.87	\$144.87	\$144.87	\$144.87	\$144.87	\$144.87	\$144.87	\$144.87	\$144.87	\$144.87	\$144.87	\$144.87	\$1,738.44	\$1,738.44
4855-04-000	Interest Expense - LHA	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$33,816.00	\$72,999.96
4899-00-000	TOTAL FINANCING EXPENSES	\$4,156.44	\$4,156.44	\$4,156.44	\$4,156.44	\$4,156.44	\$4,156.44	\$4,156.44	\$4,156.44	\$4,156.44	\$4,156.44	\$4,156.44	\$4,156.44	\$49,877.28	\$89,061.24
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation Expense	\$37,854.00	\$37,854.00	\$37,854.00	\$37,854.00	\$37,854.00	\$37,854.00	\$37,854.00	\$37,854.00	\$37,854.00	\$37,854.00	\$37,854.00	\$37,854.00	\$454,248.00	\$454,248.00
5100-50-000	Amortization Expense	\$1,159.00	\$1,159.00	\$1,159.00	\$1,159.00	\$1,159.00	\$1,159.00	\$1,159.00	\$1,159.00	\$1,159.00	\$1,159.00	\$1,159.00	\$1,159.00	\$13,908.00	\$13,908.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$39,013.00	\$39,013.00	\$39,013.00	\$39,013.00	\$39,013.00	\$39,013.00	\$39,013.00	\$39,013.00	\$39,013.00	\$39,013.00	\$39,013.00	\$39,013.00	\$468,156.00	\$468,156.00
5600-00-100	CAPITAL REPLACEMENT ITEMS														
5600-01-000	Refrigerators	\$572.63	\$0.00	\$572.63	\$0.00	\$0.00	\$572.63	\$0.00	\$0.00	\$572.63	\$0.00	\$0.00	\$572.63	\$2,863.15	\$1,100.00
5600-02-000	Stoves/Ranges	\$0.00	\$425.00	\$0.00	\$425.00	\$0.00	\$0.00	\$425.00	\$0.00	\$0.00	\$425.00	\$0.00	\$0.00	\$1,700.00	\$850.00
5600-04-000	Hot Water Heaters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.00	\$0.00	\$190.00	\$190.00
5600-05-000	Washer/Driers	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$0.00
5600-06-000	Cabinet/Counter Tops	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00

Colton Meadow, LLLP (56)

2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
5600-08-000	HVAC(Buildings, units, etc...)	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$2,000.00	\$300.00
5600-17-000	Ceiling Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
5600-18-000	Other Capital Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$1,440.00
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPENSES	\$2,072.63	\$425.00	\$572.63	\$925.00	\$1,000.00	\$572.63	\$5,425.00	\$1,500.00	\$572.63	\$425.00	\$690.00	\$572.63	\$14,753.15	\$16,480.00
5699-01-000	Rmbrs. Replacement Reserve	(\$2,072.63)	(\$425.00)	(\$572.63)	(\$925.00)	(\$1,000.00)	(\$572.63)	(\$5,425.00)	(\$1,500.00)	(\$572.63)	(\$425.00)	(\$690.00)	(\$572.63)	(\$14,753.15)	\$16,480.00
8000-00-000	TOTAL EXPENSES	\$83,369.36	\$80,049.42	\$78,962.27	\$78,018.21	\$84,912.61	\$85,905.05	\$76,639.45	\$84,298.56	\$76,261.29	\$79,554.10	\$79,054.10	\$85,122.57	\$972,147.03	\$1,005,139.76
9000-00-000	NET INCOME	(\$37,532.31)	(\$34,214.68)	(\$33,127.53)	(\$32,183.47)	(\$39,077.87)	(\$40,070.31)	(\$30,783.09)	(\$38,463.82)	(\$30,426.55)	(\$33,719.36)	(\$33,219.36)	(\$39,287.83)	(\$422,106.22)	(\$466,337.48)
9000-01-000	NOI AFTER DEPRECIATION	\$1,480.69	\$4,798.32	\$5,885.47	\$6,829.53	(\$64.87)	(\$1,057.31)	\$8,229.91	\$549.18	\$8,586.45	\$5,293.64	\$5,793.64	(\$274.83)	\$46,049.78	\$1,818.52

Villas at Lake Bonnet, LLLP (57)

2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3100-00-000	TENANT INCOME														
3101-00-000	Rental Income														
3111-00-000	Tenant Rent	\$33,594.54	\$33,594.54	\$33,594.54	\$33,594.54	\$33,594.54	\$33,594.54	\$33,594.54	\$33,594.54	\$33,594.54	\$33,594.54	\$33,594.54	\$33,594.54	\$403,134.48	\$403,134.48
3112-02-000	Gain to Lease Sec8	\$15,911.97	\$15,911.97	\$15,911.97	\$15,911.97	\$15,911.97	\$15,911.97	\$15,911.97	\$15,911.97	\$15,911.97	\$15,911.97	\$15,911.97	\$15,911.97	\$190,943.64	\$190,943.64
3114-00-000	Less: Concessions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	(\$608.04)
3119-00-000	Total Rental Income	\$49,506.51	\$49,506.51	\$49,506.51	\$49,506.51	\$49,506.51	\$49,506.51	\$49,506.51	\$49,506.51	\$49,506.51	\$49,506.51	\$49,506.51	\$49,506.51	\$594,078.12	\$593,470.08
3120-00-000	Other Tenant Income														
3120-03-000	Damages & Cleaning	\$553.00	\$553.00	\$553.00	\$553.00	\$553.00	\$553.00	\$553.00	\$553.00	\$553.00	\$553.00	\$553.00	\$553.00	\$6,636.00	\$7,236.00
3120-04-000	Late and Admin Charges	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$3,420.00	\$3,420.00
3120-05-000	Legal Fees - Tenant	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00	\$0.00
3120-06-000	NSF Charges	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$75.00	\$75.00
3120-09-000	Misc.Tenant Income	\$85.39	\$85.39	\$85.39	\$85.39	\$85.39	\$85.39	\$85.39	\$85.39	\$85.39	\$85.39	\$85.39	\$85.39	\$1,024.68	\$387.84
3120-10-000	Application Fees	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$1,440.00	\$1,440.00
3120-11-000	Forfeited Security Deposits	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
3129-00-000	Total Other Tenant Income	\$1,299.64	\$1,299.64	\$1,299.64	\$1,299.64	\$1,299.64	\$1,299.64	\$1,299.64	\$1,299.64	\$1,299.64	\$1,299.64	\$1,299.64	\$1,299.64	\$15,595.68	\$13,758.84
3199-00-000	TOTAL TENANT INCOME	\$50,806.15	\$50,806.15	\$50,806.15	\$50,806.15	\$50,806.15	\$50,806.15	\$50,806.15	\$50,806.15	\$50,806.15	\$50,806.15	\$50,806.15	\$50,806.15	\$609,673.80	\$607,228.92
3600-00-000	OTHER INCOME														
3610-00-000	Interest Income - Restricted	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22.71	\$0.00
3690-00-000	Other Income	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$0.00
3699-00-000	TOTAL OTHER INCOME	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$122.71	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,222.71	\$0.00
3999-00-000	TOTAL INCOME	\$50,906.15	\$50,906.15	\$50,906.15	\$50,906.15	\$50,906.15	\$50,906.15	\$50,928.86	\$50,906.15	\$50,906.15	\$50,906.15	\$50,906.15	\$50,906.15	\$610,896.51	\$607,228.92
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries	\$4,458.55	\$4,458.55	\$4,458.55	\$4,458.55	\$4,458.55	\$7,318.75	\$4,458.55	\$4,458.55	\$4,458.55	\$4,458.55	\$4,458.55	\$7,318.75	\$59,222.94	\$68,568.04
4110-00-001	401K-401A Admin	\$178.76	\$178.76	\$178.76	\$178.76	\$178.76	\$178.76	\$178.76	\$178.76	\$178.76	\$178.76	\$178.76	\$178.76	\$2,145.15	\$3,428.36
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$380.32	\$380.32	\$380.32	\$380.32	\$380.32	\$380.32	\$380.32	\$380.32	\$380.32	\$380.32	\$380.32	\$380.32	\$4,563.80	\$4,114.08
4110-00-004	Workers Comp Admin	\$165.71	\$165.71	\$165.71	\$165.71	\$165.71	\$165.71	\$165.71	\$165.71	\$165.71	\$165.71	\$165.71	\$165.71	\$1,988.55	\$960.00
4110-00-007	Payroll Prep Fees	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$660.00	\$151.68
4110-00-020	Admin Wages-Overtime	\$97.23	\$97.23	\$97.23	\$97.23	\$97.23	\$97.23	\$97.23	\$97.23	\$97.23	\$97.23	\$97.23	\$97.23	\$1,166.76	\$0.00
4110-07-000	Health/Life Insurance	\$937.50	\$937.50	\$937.50	\$937.50	\$937.50	\$937.50	\$937.50	\$937.50	\$937.50	\$937.50	\$937.50	\$937.50	\$11,250.00	\$7,800.00
4110-99-000	Total Administrative Salaries	\$6,273.07	\$6,273.07	\$6,273.07	\$6,273.07	\$6,273.07	\$9,133.27	\$6,273.07	\$6,273.07	\$6,273.07	\$6,273.07	\$6,273.07	\$9,133.27	\$80,997.20	\$85,022.16
4120-99-000	Total Admin. Salaries & Benefits	\$6,273.07	\$6,273.07	\$6,273.07	\$6,273.07	\$6,273.07	\$9,133.27	\$6,273.07	\$6,273.07	\$6,273.07	\$6,273.07	\$6,273.07	\$9,133.27	\$80,997.20	\$85,022.16
4130-00-000	Legal Expense														
4130-00-001	Eviction Legal Fees	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00	\$45.00
4130-02-000	Criminal Background / Credit Checks	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$793.20	\$793.20
4130-04-000	General Legal Expense	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$4,465.80	\$4,465.80
4130-99-000	Total Legal Expense	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$5,979.00	\$90,326.16
4139-00-000	Other Admin Expenses														
4140-00-000	Travel/Training Expense	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$1,000.00	\$2,000.00
4170-00-000	Accounting/Bookkeeping Fees	\$562.50	\$562.50	\$562.50	\$562.50	\$562.50	\$562.50	\$562.50	\$562.50	\$562.50	\$562.50	\$562.50	\$562.50	\$6,750.00	\$6,756.00
4171-00-000	Auditing Fees	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$9,648.00	\$9,330.00
4173-00-000	Management Fee	\$4,440.73	\$3,187.17	\$3,646.92	\$3,542.03	\$3,406.62	\$3,624.46	\$3,669.97	\$4,135.27	\$3,462.30	\$3,462.30	\$3,462.30	\$3,462.30	\$43,502.37	\$36,000.00
4173-03-000	Asset Management Fee-FHFC	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
4174-00-000	Marketing Events	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$600.00
4174-00-001	Marketing Exp - Brochures & Other Adv	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$180.00	\$180.00
4189-00-000	Total Other Admin Expenses	\$6,372.23	\$4,618.67	\$8,078.42	\$4,973.53	\$4,838.12	\$5,055.96	\$5,101.47	\$5,566.77	\$4,893.80	\$5,393.80	\$4,893.80	\$4,893.80	\$64,680.37	\$57,866.00
4190-00-000	Miscellaneous Admin Expenses														

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		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4190-01-000	Membership/Subscriptions/Fees	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$3,000.00
4190-02-000	Printing/Publications & Subscriptions	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$552.96	\$526.32
4190-03-000	Advertising Publications	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$275.34	\$3,304.08	\$3,959.28
4190-04-000	Stationery & Office Supplies	\$107.09	\$107.09	\$107.09	\$107.09	\$107.09	\$107.09	\$107.09	\$107.09	\$107.09	\$107.09	\$107.09	\$107.09	\$1,285.08	\$1,285.08
4190-07-000	Telephone	\$64.26	\$64.26	\$64.26	\$64.26	\$64.26	\$64.26	\$64.26	\$64.26	\$64.26	\$64.26	\$64.26	\$64.26	\$771.12	\$433.80
4190-08-000	Postage	\$14.23	\$14.23	\$14.23	\$14.23	\$14.23	\$14.23	\$14.23	\$14.23	\$14.23	\$14.23	\$14.23	\$14.23	\$170.76	\$170.76
4190-09-000	Computer Software License Fees/Exp	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$2,562.96	\$2,562.96
4190-10-000	Copiers - Lease & Service	\$160.34	\$160.34	\$160.34	\$160.34	\$160.34	\$160.34	\$160.34	\$160.34	\$160.34	\$160.34	\$160.34	\$160.34	\$1,924.08	\$1,924.08
4190-13-000	Internet	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$2,004.60	\$1,679.04
4190-17-000	Temporary Administrative Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-19-000	IT Contract Fees	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00	\$3,600.00
4190-20-100	Bank Fees - Unrestricted	\$84.10	\$84.10	\$84.10	\$84.10	\$84.10	\$84.10	\$84.10	\$84.10	\$84.10	\$84.10	\$84.10	\$84.10	\$1,009.20	\$1,009.20
4190-22-000	Other Misc Admin Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-22-300	Misc Renting Expense & Compliance Contr	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00	\$3,600.00
4190-24-000	Govt Licenses-Fees-Permits	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00	\$0.00	\$294.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$944.00	\$0.00
4191-00-000	Total Miscellaneous Admin Expenses	\$1,832.07	\$1,832.07	\$1,832.07	\$2,482.07	\$1,832.07	\$1,832.07	\$2,126.07	\$1,832.07	\$1,832.07	\$1,832.07	\$1,832.07	\$1,832.07	\$22,928.84	\$23,750.52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$14,975.62	\$13,222.06	\$16,681.81	\$14,226.92	\$13,441.51	\$16,519.55	\$13,998.86	\$14,170.16	\$13,497.19	\$13,997.19	\$13,497.19	\$16,357.39	\$174,585.41	\$171,942.68
4200-00-000	TENANT SERVICES														
4230-00-000	Resident Services Exp	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00	\$2,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00	\$2,500.00
4300-00-000	UTILITIES														
4320-00-000	Electricity	\$154.24	\$79.70	\$398.18	\$550.00	\$660.49	\$411.04	\$461.40	\$119.46	\$766.86	\$402.97	\$402.97	\$402.97	\$4,810.28	\$4,835.64
4320-01-000	Electricity-Vacant Units	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$240.00	\$0.00
4340-00-000	Garbage/Trash Removal	\$2,094.87	\$2,094.87	\$2,094.87	\$2,094.87	\$2,094.87	\$2,094.87	\$2,094.87	\$2,094.87	\$2,094.87	\$2,094.87	\$2,094.87	\$2,094.87	\$25,138.44	\$22,623.24
4390-01-100	Water/Sewer Combined	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$25,800.00	\$24,648.24
4399-00-000	TOTAL UTILITY EXPENSES	\$4,419.11	\$4,344.57	\$4,663.05	\$4,814.87	\$4,925.36	\$4,675.91	\$4,726.27	\$4,384.33	\$5,031.73	\$4,667.84	\$4,667.84	\$4,667.84	\$55,988.72	\$52,107.12
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	Maintenance Salaries	\$3,380.00	\$3,380.00	\$3,380.00	\$3,380.00	\$3,380.00	\$5,588.27	\$3,380.00	\$3,380.00	\$3,380.00	\$3,380.00	\$3,380.00	\$5,588.27	\$44,976.53	\$59,933.30
4410-02-500	Maintenance - Temporary Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4410-06-000	401K-401A Maintenance	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$90.13	\$1,081.60	\$2,284.80
4410-07-000	Payroll Taxes Maintenance	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$191.76	\$2,301.10	\$3,709.80
4410-08-000	Health/Life Insurance Maint.	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$7,800.00	\$8,203.08
4410-09-000	Workers Comp Maintenance	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$62.67	\$751.98	\$2,410.08
4410-10-000	Payroll Prep Fees Maint.	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$27.50	\$330.00	\$646.92
4411-00-000	Maintenance Uniforms	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$73.35	\$880.20	\$399.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$1,187.64	\$1,983.48
4419-00-000	Total General Maint Expense	\$4,574.38	\$4,574.38	\$4,574.38	\$4,574.38	\$4,574.38	\$6,782.64	\$4,574.38	\$4,574.38	\$4,574.38	\$4,574.38	\$4,574.38	\$6,782.64	\$59,309.05	\$77,586.98
4420-00-000	Materials														
4420-01-000	Supplies-Grounds	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$2,458.20
4420-01-300	Seasonal Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4420-02-000	Supplies-Appliance Parts	\$180.06	\$180.06	\$180.06	\$180.06	\$180.06	\$180.06	\$180.06	\$180.06	\$180.06	\$180.06	\$180.06	\$180.06	\$2,160.72	\$1,103.76
4420-03-000	Supplies-Painting/Decorating	\$185.61	\$185.61	\$185.61	\$185.61	\$185.61	\$185.61	\$185.61	\$185.61	\$185.61	\$185.61	\$185.61	\$185.61	\$2,227.32	\$2,227.32
4420-03-100	Hardware Doors/Windows/Locks	\$27.03	\$27.03	\$27.03	\$27.03	\$27.03	\$27.03	\$27.03	\$27.03	\$27.03	\$27.03	\$27.03	\$27.03	\$324.36	\$324.36
4420-03-200	Window Treatments	\$24.63	\$24.63	\$24.63	\$24.63	\$24.63	\$24.63	\$24.63	\$24.63	\$24.63	\$24.63	\$24.63	\$24.63	\$295.56	\$295.56
4420-04-000	Electrical - Supplies/Fixtures	\$207.06	\$207.06	\$207.06	\$207.06	\$207.06	\$207.06	\$207.06	\$207.06	\$207.06	\$207.06	\$207.06	\$207.06	\$2,484.72	\$2,484.72
4420-05-000	Supplies-Exterminating	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$130.20	\$130.20
4420-06-000	Supplies-Janitorial/Cleaning	\$78.98	\$78.98	\$78.98	\$78.98	\$78.98	\$78.98	\$78.98	\$78.98	\$78.98	\$78.98	\$78.98	\$78.98	\$947.76	\$947.76
4420-07-000	Repairs - Materials & Supplies	\$18.41	\$18.41	\$18.41	\$18.41	\$18.41	\$18.41	\$18.41	\$18.41	\$18.41	\$18.41	\$18.41	\$18.41	\$220.92	\$220.92
4420-08-000	Supplies-Plumbing	\$16.41	\$16.41	\$16.41	\$16.41	\$16.41	\$16.41	\$16.41	\$16.41	\$16.41	\$16.41	\$16.41	\$16.41	\$196.92	\$196.92
4420-09-000	Supplies- Tools Equipmt	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$1,082.64	\$1,082.64
4420-09-100	Security Equipment,Locks,Alarms	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$251.76	\$251.76
4420-10-000	Maint - Miscellaneous Supplies	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$231.48	\$231.48
4420-11-000	Supplies- HVAC	\$76.41	\$76.41	\$76.41	\$76.41	\$76.41	\$76.41	\$76.41	\$76.41	\$76.41	\$76.41	\$76.41	\$76.41	\$916.92	\$916.92

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		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4420-12-000	Supplies- Painting	\$220.23	\$220.23	\$220.23	\$220.23	\$220.23	\$220.23	\$220.23	\$220.23	\$220.23	\$220.23	\$220.23	\$220.23	\$2,642.76	\$2,642.76
4429-00-000	Total Materials	\$1,226.17	\$1,226.17	\$1,226.17	\$1,226.17	\$1,226.17	\$1,226.17	\$1,226.17	\$1,226.17	\$1,226.17	\$1,226.17	\$1,226.17	\$1,226.17	\$14,714.04	\$17,498.76
4430-00-000	Contract Costs														
4430-01-000	Contract-Fire Alarm/Extinguisher	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$788.50	\$0.00	\$0.00	\$0.00	\$0.00	\$788.50	\$370.00
4430-03-300	Repairs - Windows/Glass	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$155.64	\$155.64
4430-05-000	Contract-Decorating/Painting	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00	\$2,400.00
4430-06-000	Contract-Electrical	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00
4430-07-000	Contract-Exterminating/Pest Control	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$2,640.00	\$5,279.16
4430-11-000	Contract-Plumbing	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00	\$4,243.68
4430-18-000	Contract-Alarm Monitoring	\$63.40	\$63.40	\$63.40	\$63.40	\$63.40	\$63.40	\$63.40	\$63.40	\$63.40	\$63.40	\$63.40	\$63.40	\$760.80	\$760.80
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-24-000	Contract -Grounds -Landscaping	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$25,000.00	\$21,000.00
4430-26-000	Contract-Security Camera System	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$2,004.00	\$6,814.44
4439-00-000	Total Contract Costs	\$2,896.70	\$3,396.70	\$2,896.70	\$2,896.70	\$2,896.70	\$2,896.70	\$3,396.70	\$3,685.20	\$2,896.70	\$2,896.70	\$2,896.70	\$2,896.70	\$36,548.94	\$41,023.72
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$8,697.25	\$9,197.25	\$8,697.25	\$8,697.25	\$8,697.25	\$10,905.52	\$9,197.25	\$9,485.75	\$8,697.25	\$8,697.25	\$8,697.25	\$10,905.52	\$110,572.03	\$136,109.46
4500-00-000	GENERAL EXPENSES														
4510-00-000	Insurance -Property/Liability	\$1,785.50	\$892.75	\$1,822.35	\$3,479.97	\$4,378.16	\$3,714.73	\$3,702.51	\$2,946.86	\$3,533.77	\$3,714.73	\$3,702.51	\$2,946.86	\$36,620.70	\$48,895.44
4510-01-000	General Liability Insurance - Auto	\$305.08	\$305.08	\$305.08	\$305.08	\$305.08	\$305.08	\$305.08	\$305.08	\$305.08	\$305.08	\$305.08	\$305.08	\$3,660.96	\$3,786.36
4521-00-000	Misc. Taxes/Licenses/Insurance	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$22,500.00	\$22,500.00
4525-00-000	Real Estate Taxes	\$3,429.87	\$3,429.87	\$3,429.87	\$3,429.87	\$3,429.87	\$1,714.95	\$8,894.06	\$3,559.16	\$3,559.16	\$2,572.40	\$2,572.40	\$2,572.40	\$42,593.88	\$30,868.80
4570-00-000	Reduction in Rental Income	\$299.19	\$299.19	\$299.19	\$299.19	\$99.00	\$299.19	\$299.19	\$299.19	\$299.19	\$299.19	\$299.19	\$299.19	\$3,390.09	\$3,590.28
4599-00-000	TOTAL GENERAL EXPENSES	\$7,694.64	\$6,801.89	\$7,731.49	\$9,389.11	\$10,087.11	\$7,908.95	\$15,075.84	\$8,985.29	\$9,572.20	\$8,766.40	\$8,754.18	\$7,998.53	\$108,765.63	\$109,640.88
4800-00-000	FINANCING EXPENSE														
4853-02-000	Loan Servicing Fee	\$1,937.93	\$0.00	\$0.00	\$0.00	\$1,937.93	\$0.00	\$0.00	\$0.00	\$0.00	\$1,937.93	\$1,937.93	\$0.00	\$7,751.72	\$7,751.72
4855-00-000	Interest Expense-Mortgage	\$3,182.71	\$3,182.71	\$3,182.71	\$3,182.71	\$3,182.71	\$3,182.71	\$3,182.71	\$3,182.71	\$3,182.71	\$3,182.71	\$3,182.71	\$3,182.71	\$38,192.52	\$38,192.52
4855-03-000	Interest Expense - Home Loan	\$163.78	\$163.78	\$163.78	\$163.78	\$163.78	\$163.78	\$163.78	\$163.78	\$163.78	\$218.58	\$218.58	\$218.62	\$2,129.80	\$2,238.63
4521-01-000	Replacement reserve Escrow	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	\$2,500.00	21,600.00
4855-04-000	Interest Expense - LHA	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$75,744.00	\$75,744.00
4899-00-000	TOTAL FINANCING EXPENSES	\$13,396.42	\$11,458.49	\$11,458.49	\$11,458.49	\$13,396.42	\$11,458.49	\$11,458.49	\$11,458.49	\$11,458.49	\$13,451.22	\$13,451.22	\$11,513.33	\$145,418.04	\$123,926.87
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation Expense	\$45,922.00	\$45,922.00	\$45,922.00	\$45,922.00	\$45,922.00	\$45,922.00	\$45,922.00	\$45,922.00	\$45,922.00	\$45,922.33	\$45,922.33	\$45,922.37	\$551,065.03	\$551,065.69
5100-50-000	Amortization Expense	\$1,543.00	\$1,543.00	\$1,543.00	\$1,543.00	\$1,543.00	\$1,543.00	\$1,543.00	\$1,543.00	\$1,543.00	\$1,542.50	\$1,542.50	\$1,542.50	\$18,514.50	\$18,513.50
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$47,465.00	\$47,465.00	\$47,465.00	\$47,465.00	\$47,465.00	\$47,465.00	\$47,465.00	\$47,465.00	\$47,465.00	\$47,464.83	\$47,464.83	\$47,464.87	\$569,579.53	\$569,579.19
5600-00-100	CAPITAL REPLACEMENT ITEMS														
5600-01-000	Refrigerators	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$5,000.00	\$1,100.00
5600-02-000	Stoves/Ranges	\$680.00	\$0.00	\$680.00	\$680.00	\$0.00	\$680.00	\$0.00	\$680.00	\$0.00	\$0.00	\$680.00	\$0.00	\$4,080.00	\$850.00
5600-04-000	Hot Water Heaters	\$190.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.00	\$0.00	\$380.00	\$190.00
5600-05-000	Parking Lots/Paving	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5600-07-000	Grounds Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
5600-09-000	Awnings	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$0.00	\$0.00	\$500.00	\$300.00
5600-17-000	Ceiling Fans	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$600.00
5600-18-000	Other Capital Replacement	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$1,440.00	\$1,440.00
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPENSE	\$2,090.00	\$220.00	\$1,900.00	\$900.00	\$1,220.00	\$900.00	\$1,220.00	\$900.00	\$220.00	\$1,220.00	\$1,040.00	\$170.00	\$12,000.00	\$16,480.00
5699-01-000	Rmbrs. Replacement Reserve	(\$2,090.00)	(\$220.00)	(\$1,900.00)	(\$900.00)	(\$1,220.00)	(\$900.00)	(\$1,220.00)	(\$900.00)	(\$220.00)	(\$1,220.00)	(\$1,040.00)	(\$170.00)	(\$12,000.00)	\$16,480.00
8000-00-000	TOTAL EXPENSES	\$96,856.37	\$92,697.59	\$96,905.42	\$96,259.97	\$98,220.98	\$99,141.74	\$102,130.04	\$96,157.35	\$95,930.19	\$97,253.06	\$96,740.84	\$99,115.84	\$1,167,409.37	\$1,165,806.20
9000-00-000	NET INCOME	(\$45,950.22)	(\$41,791.44)	(\$45,999.27)	(\$45,353.82)	(\$47,314.83)	(\$48,235.59)	(\$51,201.18)	(\$45,251.20)	(\$45,024.04)	(\$46,346.91)	(\$45,834.69)	(\$48,209.69)	(\$556,512.86)	(\$558,577.28)
9000-01-000	NOI AFTER DEPRECIATION	\$1,514.78	\$5,673.56	\$1,465.73	\$2,111.18	\$150.17	(\$770.59)	(\$3,736.18)	\$2,213.80	\$2,440.96	\$1,117.92	\$1,630.14	(\$744.82)	\$13,066.67	\$11,001.91

The Manor at West Bartow (62)

2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3100-00-000	TENANT INCOME														
3101-00-000	Rental Income														
3111-00-000	Tenant Rent	\$16,840.00	\$16,671.52	\$16,897.00	\$14,924.28	\$16,893.53	\$16,490.00	\$17,105.32	\$16,188.74	\$16,066.43	\$16,066.43	\$16,066.43	\$16,066.43	\$196,276.11	\$192,797.16
3112-02-000	Subsidy Project Based HCV	\$52,600.00	\$52,600.00	\$52,600.00	\$52,600.00	\$52,600.00	\$52,600.00	\$52,600.00	\$52,600.00	\$52,600.00	\$52,600.00	\$52,600.00	\$52,600.00	\$631,200.00	\$528,464.40
3119-00-000	Total Rental Income	\$69,440.00	\$69,271.52	\$69,497.00	\$67,524.28	\$69,493.53	\$69,090.00	\$69,705.32	\$68,788.74	\$68,666.43	\$68,666.43	\$68,666.43	\$68,666.43	\$827,476.11	\$721,261.56
3120-00-000	Other Tenant Income														
3120-01-000	Vending Income	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$144.00	\$139.00
3120-01-100	Laundry Room Income	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$1,320.00	\$1,320.00
3120-03-000	Damages & Cleaning	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00	\$948.00
3120-04-000	Late and Admin Charges	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00	\$120.00
3120-06-000	NSF Charges	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00	\$200.00	\$0.00
3120-06-100	Section 8 Processing Fees (Accounting)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$9,000.00)	(\$9,000.00)
3120-09-000	Misc.Tenant Income	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$400.00
3120-10-000	Application Fees	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$1,167.48	\$1,167.48
3120-11-000	Forfeited Security Deposits	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$240.00	\$250.00
3129-00-000	Total Other Tenant Income	(\$255.71)	(\$305.71)	(\$305.71)	(\$305.71)	(\$255.71)	(\$305.71)	(\$305.71)	(\$305.71)	(\$255.71)	(\$305.71)	(\$305.71)	(\$255.71)	(\$3,468.52)	\$4,344.48
3199-00-000	TOTAL TENANT INCOME	\$69,184.29	\$68,965.81	\$69,191.29	\$67,218.57	\$69,237.82	\$68,784.29	\$69,399.61	\$68,483.03	\$68,410.72	\$68,360.72	\$68,360.72	\$68,410.72	\$824,007.59	\$716,606.04
3600-00-000	OTHER INCOME														
3610-00-000	Interest Income - Restricted	\$84.50	\$86.75	\$85.38	\$85.38	\$85.38	\$85.38	\$85.38	\$85.38	\$85.58	\$85.58	\$85.58	\$85.62	\$1,025.89	\$1,021.66
3699-00-000	TOTAL OTHER INCOME	\$84.50	\$86.75	\$85.38	\$85.38	\$85.38	\$85.38	\$85.38	\$85.38	\$85.58	\$85.58	\$85.58	\$85.62	\$1,025.89	\$1,021.66
3999-00-000	TOTAL INCOME	\$69,268.79	\$69,052.56	\$69,276.67	\$67,303.95	\$69,323.20	\$68,869.67	\$69,484.99	\$68,568.41	\$68,496.30	\$68,446.30	\$68,446.30	\$68,496.34	\$825,033.48	\$717,627.70
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries	\$6,116.67	\$6,116.67	\$6,116.67	\$6,116.67	\$6,116.67	\$9,052.67	\$6,116.67	\$6,116.67	\$6,116.67	\$6,116.67	\$6,116.67	\$9,052.67	\$79,272.01	\$71,859.96
4110-00-001	401K-401A Admin	\$305.33	\$305.33	\$305.33	\$305.33	\$305.33	\$305.33	\$305.33	\$305.33	\$305.33	\$305.33	\$305.33	\$305.33	\$3,664.00	\$3,494.64
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$520.50	\$520.50	\$520.50	\$520.50	\$520.50	\$520.50	\$520.50	\$520.50	\$520.50	\$520.50	\$520.50	\$520.50	\$6,246.00	\$4,961.76
4110-00-004	Workers Comp Admin	\$170.10	\$170.10	\$170.10	\$170.10	\$170.10	\$170.10	\$170.10	\$170.10	\$170.10	\$170.10	\$170.10	\$170.10	\$2,041.25	\$1,459.20
4110-00-007	Payroll Prep Fees	\$30.92	\$30.92	\$30.92	\$30.92	\$30.92	\$30.92	\$30.92	\$30.92	\$30.92	\$30.92	\$30.92	\$30.92	\$371.04	\$333.24
4110-07-000	Health/Life Insurance	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$15,000.00	\$5,141.88
4110-99-000	Total Administrative Salaries	\$8,393.52	\$8,393.52	\$8,393.52	\$8,393.52	\$8,393.52	\$11,329.53	\$8,393.52	\$8,393.52	\$8,393.52	\$8,393.52	\$8,393.52	\$11,329.53	\$106,594.30	\$87,250.68
4120-99-000	Total Admin. Salaries & Benefits	\$8,393.52	\$8,393.52	\$8,393.52	\$8,393.52	\$8,393.52	\$11,329.53	\$8,393.52	\$8,393.52	\$8,393.52	\$8,393.52	\$8,393.52	\$11,329.53	\$106,594.30	\$87,250.68
4130-00-000	Legal Expense														
4130-00-001	Eviction Legal Fees	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00	\$1,200.00
4130-02-000	Criminal Background / Credit Checks	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4130-04-000	General Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4130-99-000	Total Legal Expense	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$4,320.00	\$1,320.00
4139-00-000	Other Admin Expenses														
4140-00-000	Travel/Training Expense	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,500.00
4140-00-100	Travel/Mileage	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$240.00	\$240.00
4171-00-000	Auditing Fees	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$11,070.00	\$12,500.00
4173-00-000	Management Fee	\$4,725.18	\$4,498.16	\$4,323.73	\$3,369.96	\$4,829.73	\$5,075.49	\$5,162.97	\$4,974.21	\$4,974.21	\$4,974.21	\$4,974.21	\$4,974.21	\$56,856.27	\$50,782.32
4173-02-000	Asset Management Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,100.00
4174-00-000	Marketing Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$10.00	\$10.00	\$40.00	\$120.00
4189-00-000	Total Other Admin Expenses	\$5,667.68	\$5,440.66	\$5,766.23	\$4,312.46	\$5,772.23	\$6,017.99	\$6,105.47	\$5,916.71	\$6,426.71	\$5,926.71	\$5,926.71	\$5,926.71	\$69,206.27	\$70,242.32
4190-00-000	Miscellaneous Admin Expenses														

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		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4190-01-000	Membership/Subscriptions/Fees	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00
4190-02-000	Printing/Publications & Subscriptions	\$64.29	\$190.99	\$64.29	\$64.29	\$108.29	\$64.29	\$64.29	\$64.29	\$64.29	\$64.29	\$64.29	\$64.29	\$942.18	\$936.12
4190-03-000	Advertising Publications	\$550.64	\$275.32	\$275.32	\$275.32	\$550.64	\$275.32	\$275.32	\$275.32	\$275.32	\$275.32	\$275.32	\$275.32	\$3,854.48	\$3,922.92
4190-04-000	Stationery & Office Supplies	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
4190-06-000	Computer Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00
4190-07-000	Telephone	\$1,131.13	\$993.43	\$623.58	\$596.37	\$527.22	\$613.57	\$530.89	\$52.23	\$546.13	\$717.28	\$546.17	\$745.24	\$7,623.24	\$7,612.64
4190-08-000	Postage	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.38	\$65.00	\$65.00
4190-09-000	Computer Software License Fees/Exp	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$3,056.52	\$3,056.52
4190-10-000	Copiers - Lease & Service	\$152.01	\$135.19	\$152.01	\$130.29	\$150.00	\$149.79	\$142.06	\$124.09	\$159.70	\$159.70	\$159.70	\$159.70	\$1,774.24	\$1,916.40
4190-13-000	Internet	\$158.04	\$158.04	\$158.04	\$158.04	\$158.04	\$158.04	\$158.04	\$158.04	\$158.04	\$158.04	\$158.04	\$158.04	\$1,896.48	\$1,896.48
4190-18-000	Small Office Equipment	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$240.00	\$240.00
4190-19-000	IT Contract Fees	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00	\$4,200.00
4190-20-000	Bank Fees - Restricted	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4190-20-100	Bank Fees - Unrestricted	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4190-22-000	Other Misc Admin Expenses	\$250.00	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00
4190-22-300	Misc Renting Expense & Compliance Cor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-24-000	Govt Licenses-Fees-Permits	\$81.25	\$81.25	\$81.25	\$650.00	\$150.00	\$81.25	\$134.50	\$81.25	\$81.25	\$81.25	\$81.25	\$81.25	\$1,665.75	\$975.00
4190-30-000	Equipment Service Contracts	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$4,365.60	\$0.00
4191-00-000	Total Miscellaneous Admin Expenses	\$3,501.29	\$2,948.15	\$2,718.42	\$3,488.24	\$2,758.12	\$2,756.19	\$2,419.03	\$1,869.15	\$2,398.66	\$2,569.81	\$2,398.70	\$2,597.73	\$32,423.49	\$26,261.08
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$17,922.49	\$17,142.33	\$17,238.17	\$16,554.22	\$17,283.87	\$20,463.71	\$17,278.02	\$16,539.38	\$17,578.89	\$17,250.04	\$17,078.93	\$20,213.97	\$212,544.06	\$185,074.08
4200-00-000	TENANT SERVICES														
4220-00-000	Resident Functions														\$0.00
4230-00-000	Resident Services Exp	\$281.19	\$275.02	\$300.00	\$300.00	\$300.00	\$300.00	\$52.15	\$122.69	\$300.00	\$300.00	\$300.00	\$300.00	\$3,131.05	\$3,600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$281.19	\$275.02	\$300.00	\$300.00	\$300.00	\$300.00	\$52.15	\$122.69	\$300.00	\$300.00	\$300.00	\$300.00	\$3,131.05	\$3,600.00
4300-00-000	UTILITIES														
4310-00-000	Water	\$1,794.25	\$1,769.10	\$3,066.48	\$1,618.64	\$1,564.96	\$1,745.52	\$1,596.68	\$1,586.92	\$1,586.92	\$1,586.92	\$1,586.92	\$1,586.92	\$21,090.23	\$16,624.56
4320-00-000	Electricity	\$2,734.09	\$2,180.09	\$4,107.07	\$3,114.04	\$2,950.35	\$3,568.12	\$3,324.65	\$3,370.52	\$3,683.11	\$3,683.11	\$3,683.11	\$3,683.11	\$40,081.37	\$44,197.32
4320-01-000	Electricity-Vacant Units	\$35.32	\$35.32	\$35.32	\$72.73	\$58.25	\$35.32	\$185.63	\$35.69	\$64.28	\$64.28	\$64.28	\$64.28	\$750.70	\$771.36
4330-00-000	Gas	\$739.48	\$42.16	\$483.64	\$1,040.95	\$457.76	\$669.68	\$689.38	\$483.64	\$483.64	\$483.64	\$483.64	\$483.64	\$6,541.25	\$5,803.68
4340-00-000	Garbage/Trash Removal	\$1,092.15	\$1,092.96	\$2,188.90	\$935.36	\$833.71	\$842.21	\$821.99	\$672.92	\$1,307.58	\$1,307.58	\$1,307.58	\$1,307.58	\$13,710.52	\$15,690.96
4390-00-000	Sewer	\$2,730.35	\$2,685.72	\$1,650.00	\$2,601.86	\$2,504.02	\$2,635.74	\$2,527.16	\$2,520.04	\$2,520.04	\$2,520.04	\$2,520.04	\$1,650.00	\$29,065.01	\$17,380.08
4399-00-000	TOTAL UTILITY EXPENSES	\$9,125.64	\$7,805.35	\$11,531.41	\$9,383.58	\$8,369.05	\$9,496.59	\$9,145.49	\$8,669.73	\$9,645.57	\$9,645.57	\$9,645.57	\$8,775.53	\$111,239.08	\$100,467.96
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	Maintenance Salaries	\$3,467.00	\$3,467.00	\$3,467.00	\$3,467.00	\$3,467.00	\$5,201.00	\$3,467.00	\$3,467.00	\$3,467.00	\$3,467.00	\$3,467.00	\$5,201.00	\$45,072.00	\$47,652.84
4410-01-000	Maintenance Labor-Grounds	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$1,680.00
4410-06-000	401K-401A Maintenance	\$198.55	\$198.55	\$198.55	\$198.55	\$198.55	\$198.55	\$198.55	\$198.55	\$198.55	\$198.55	\$198.55	\$198.55	\$2,382.60	\$2,382.60
4410-07-000	Payroll Taxes Maintenance	\$392.17	\$392.17	\$392.17	\$392.17	\$392.17	\$392.17	\$392.17	\$392.17	\$392.17	\$392.17	\$392.17	\$392.17	\$4,706.04	\$2,859.12
4410-08-000	Health/Life Insurance Maint.	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$7,800.00	\$6,000.00
4410-09-000	Workers Comp Maintenance	\$113.33	\$113.33	\$113.33	\$113.33	\$113.33	\$113.33	\$113.33	\$113.33	\$113.33	\$113.33	\$113.33	\$113.33	\$1,360.00	\$1,461.24
4410-10-000	Payroll Prep Fees Maint.	\$64.25	\$64.25	\$64.25	\$64.25	\$64.25	\$64.25	\$64.25	\$64.25	\$64.25	\$64.25	\$64.25	\$64.25	\$771.00	\$1,823.08
4411-00-000	Maintenance Uniforms	\$167.36	\$167.36	\$167.36	\$167.36	\$167.36	\$167.36	\$167.36	\$167.36	\$167.36	\$167.36	\$167.36	\$167.36	\$2,008.32	\$1,500.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	\$45.76	\$45.76	\$45.76	\$45.76	\$45.76	\$45.76	\$45.76	\$45.76	\$45.76	\$45.76	\$45.76	\$45.76	\$549.12	\$480.00
4419-00-000	Total General Maint Expense	\$5,148.42	\$5,148.42	\$5,148.42	\$5,148.42	\$5,148.42	\$6,882.42	\$5,148.42	\$5,148.42	\$5,148.42	\$5,148.42	\$5,148.42	\$6,882.42	\$65,249.08	\$65,358.88
4420-00-000	Materials														
4420-01-000	Supplies-Grounds	\$72.83	\$72.83	\$72.83	\$72.83	\$72.83	\$72.83	\$0.00	\$72.83	\$72.83	\$72.83	\$72.83	\$72.87	\$801.17	\$874.00
4420-02-000	Supplies-Appliance Parts	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,100.00	\$1,200.00
4420-03-000	Supplies-Painting/Decorating	\$435.49	\$435.49	\$0.00	\$435.49	\$435.49	\$0.00	\$0.00	\$435.49	\$435.49	\$0.00	\$435.49	\$435.49	\$3,483.92	\$5,225.88
4420-03-100	Hardware Doors/Windows/Locks	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00	\$0.00
4420-03-200	Window Treatments	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$420.00	\$700.00
4420-04-000	Electrical - Supplies/Fixtures	\$356.88	\$356.88	\$150.00	\$356.88	\$356.88	\$150.00	\$356.88	\$356.88	\$150.00	\$356.88	\$356.88	\$356.88	\$3,661.92	\$4,282.56
4420-05-000	Supplies-Exterminating	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4420-06-000	Supplies-Janitorial/Cleaning	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$0.00	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$1,749.55	\$850.00

The Manor at West Bartow (62)

2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4420-07-000	Repairs - Materials & Supplies	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$0.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$1,320.00	\$0.00
4420-08-000	Supplies-Plumbing	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00	\$1,000.00
4420-09-000	Supplies- Tools Equipmt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
4420-10-000	Maint - Miscellaneous Supplies	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00	\$500.00
4420-10-200	Carpet and Flooring Supplies	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$1,050.00	\$1,050.00
4420-11-000	Supplies- HVAC	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,650.00	\$1,682.16
4420-12-000	Supplies- Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4429-00-000	Total Materials	\$1,633.42	\$1,633.42	\$991.05	\$1,633.42	\$1,633.42	\$991.05	\$596.05	\$1,633.42	\$1,426.54	\$1,197.93	\$1,633.42	\$1,633.42	\$16,636.56	\$18,564.60
4430-00-000	Contract Costs														
4430-01-000	Contract-Fire Alarm/Extinguisher	\$0.00	\$0.00	\$0.00	\$0.00	\$767.50	\$30.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$0.00	\$1,797.50	\$3,000.00
4430-03-000	Contract-Building Repairs - Exterior	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	\$750.00	\$500.00
4430-03-100	Contract-Building Repairs - Interior	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$600.00
4430-04-000	Contract-Carpet Cleaning	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$300.00	\$2,000.00
4430-05-000	Contract-Decorating/Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
4430-07-000	Contract-Exterminating/Pest Control	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$5,778.00	\$5,778.00
4430-08-000	Contract-Floor Covering	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$7,200.00
4430-09-450	MISC. Operating Expense	\$58.90	\$58.90	\$58.90	\$58.90	\$58.90	\$58.90	\$58.90	\$58.90	\$58.90	\$58.90	\$58.90	\$58.90	\$706.80	\$706.80
4430-13-000	Contract-HVAC - Repairs & Maint	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00	\$900.00
4430-17-000	Contract-Elevator Monitoring	\$448.17	\$448.17	\$448.17	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$5,575.68	\$6,000.00
4430-18-000	Contract-Alarm Monitoring	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$2,198.28	\$575.00
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-24-000	Contract -Grounds -Landscaping	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	\$10,800.00
4430-99-000	Other Contracted Services	\$580.00	\$580.00	\$580.00	\$580.00	\$580.00	\$580.00	\$580.00	\$580.00	\$580.00	\$580.00	\$580.00	\$580.00	\$6,960.00	\$6,960.00
4439-00-000	Total Contract Costs	\$3,326.76	\$2,976.76	\$2,976.76	\$2,998.72	\$4,016.22	\$3,128.72	\$2,998.72	\$2,998.72	\$2,998.72	\$3,848.72	\$3,498.72	\$2,998.72	\$38,766.26	\$46,219.80
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$10,108.60	\$9,758.60	\$9,116.23	\$9,780.56	\$10,798.06	\$11,002.19	\$8,743.19	\$9,780.56	\$9,573.68	\$10,195.07	\$10,280.56	\$11,514.56	\$120,651.90	\$130,143.28
4500-00-000	GENERAL EXPENSES														
4510-00-000	Insurance -Property/Liability	\$3,922.71	\$3,922.71	\$3,922.71	\$3,922.71	\$3,922.71	\$3,922.71	\$3,922.71	\$3,922.71	\$3,922.71	\$3,922.71	\$3,922.71	\$3,922.71	\$51,023.41	\$45,159.00
4510-01-000	General Liability Insurance - Auto	\$81.54	\$81.54	\$81.54	\$81.54	\$81.54	\$81.54	\$81.54	\$81.54	\$81.54	\$81.54	\$81.54	\$81.54	\$471.92	\$272.70
4525-00-000	Real Estate Taxes	\$139.91	\$139.91	\$139.91	\$139.91	\$139.91	\$139.91	\$139.91	\$139.91	\$139.91	\$139.91	\$139.91	\$139.91	\$3,660.26	\$2,222.40
4525-10-000	Personal Property Tax	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.37	\$233.36	\$700.00
4570-00-000	Reduction in Rental Income	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$712.00	\$2,136.00
4599-00-000	TOTAL GENERAL EXPENSES	\$2,063.86	\$6,251.74	\$4,143.48	\$844.60	\$6,931.01	\$4,109.07	\$10,802.02	\$4,216.01	\$4,184.78	\$4,184.78	\$4,184.78	\$4,184.82	\$56,100.95	\$50,490.10
4800-00-000	FINANCING EXPENSE														
4853-02-000	Loan Servicing Fee	\$0.00	\$502.50	\$0.00	\$0.00	\$1,145.73	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$4,648.23	\$5,137.25
4855-00-000	Interest Expense-Mortgage	\$18,218.52	\$18,195.28	\$18,171.90	\$18,148.39	\$18,124.74	\$18,100.95	\$18,077.02	\$18,052.96	\$18,028.90	\$18,004.84	\$17,980.78	\$17,956.72	\$217,061.00	\$223,531.23
4855-01-000	Interest - Third Mortgage	\$666.50	\$666.50	\$666.50	\$666.50	\$666.50	\$666.50	\$666.50	\$666.50	\$666.50	\$666.50	\$666.50	\$666.50	\$7,998.00	\$7,998.02
4855-02-000	Interest Expense - Developer Fee	\$4,719.10	\$4,719.10	\$4,719.10	\$4,719.10	\$4,719.10	\$4,719.10	\$4,719.10	\$4,719.10	\$4,719.10	\$4,719.10	\$4,719.10	\$4,719.10	\$56,629.20	\$54,672.00
4899-00-000	TOTAL FINANCING EXPENSES	\$23,604.12	\$24,083.38	\$23,557.50	\$23,533.99	\$24,656.07	\$23,486.55	\$23,462.62	\$23,438.56	\$23,414.50	\$26,390.44	\$23,366.38	\$23,342.32	\$286,336.43	\$321,338.50
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation Expense	\$39,275.00	\$39,275.00	\$39,275.00	\$39,275.00	\$39,275.00	\$39,275.00	\$39,275.00	\$39,275.00	\$39,275.00	\$39,275.00	\$39,275.00	\$39,275.00	\$471,300.00	\$471,300.00
5100-50-000	Amortization Expense	\$2,665.00	\$2,665.00	\$2,665.00	\$2,665.00	\$2,665.00	\$2,665.00	\$2,665.00	\$2,665.00	\$2,665.00	\$2,665.00	\$2,665.00	\$2,665.00	\$31,980.00	\$31,980.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATIO	\$41,940.00	\$41,940.00	\$41,940.00	\$41,940.00	\$41,940.00	\$41,940.00	\$41,940.00	\$41,940.00	\$41,940.00	\$41,940.00	\$41,940.00	\$41,940.00	\$503,280.00	\$503,280.00
5600-00-100	CAPITAL REPLACEMENT ITEMS														
5600-01-000	Refrigerators	\$0.00	\$520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,040.00	
5600-02-000	Stoves/Ranges	\$0.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$840.00	
5600-04-000	Hot Water Heaters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5600-05-000	Parking Lots/Paving	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5600-07-000	Grounds Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5600-08-000	HVAC(Buildings, units, etc...)	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$6,000.00	
5600-09-000	Awnings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5600-12-000	Carpet & Flooring Replacement	\$1,688.00	\$0.00	\$1,688.00	\$0.00	\$0.00	\$0.00	\$1,688.00	\$0.00	\$0.00	\$0.00	\$1,688.00	\$1,688.00	\$8,440.00	
5600-17-000	Ceiling Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPEN	\$3,188.00	\$520.00	\$1,688.00	\$420.00	\$0.00	\$1,500.00	\$3,188.00	\$520.00	\$0.00	\$420.00	\$3,188.00	\$1,688.00	\$16,320.00	

The Manor at West Bartow (62)

2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
5699-01-000	Rmbrs. Replacement Reserve	(\$3,188.00)	(\$520.00)	(\$1,688.00)	(\$420.00)	\$0.00	(\$1,500.00)	(\$3,188.00)	(\$520.00)	\$0.00	(\$420.00)	(\$3,188.00)	(\$1,688.00)	(\$16,320.00)	
5700-01-000	Transfer In														
8000-00-000	TOTAL EXPENSES	\$105,045.91	\$107,256.43	\$107,826.80	\$102,336.96	\$110,278.07	\$110,798.11	\$111,423.50	\$104,706.94	\$106,637.43	\$109,905.91	\$106,796.23	\$110,271.20	\$1,293,283.47	
9000-00-000	NET INCOME	(\$35,777.12)	(\$38,203.87)	(\$38,550.13)	(\$35,033.01)	(\$40,954.87)	(\$41,928.44)	(\$41,938.51)	(\$36,138.53)	(\$38,141.13)	(\$41,459.61)	(\$38,349.93)	(\$41,774.86)	(\$468,249.99)	
	Actual NOI	\$6,162.88	\$3,736.13	\$3,389.87	\$6,906.99	\$985.13	\$11.56	\$1.49	\$5,801.47	\$3,798.87	\$480.39	\$3,590.07	\$165.14	\$35,030.01	

**Dakota Park Partnership (.partdak)
2017 Budget**

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3100-00-000	TENANT INCOME														
3101-00-000	Rental Income														
3111-00-000	Tenant Rent	\$9,549.98	\$9,549.98	\$9,549.98	\$9,549.98	\$9,549.98	\$9,549.98	\$9,549.98	\$9,549.98	\$9,549.98	\$9,549.98	\$9,549.98	\$9,549.98	\$114,599.76	\$114,599.76
3112-02-000	Gain to Lease Sec8	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$21,312.00	\$21,312.00
3114-00-000	Less: Concessions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,200.00)
3119-00-000	Total Rental Income	\$11,325.98	\$11,325.98	\$11,325.98	\$11,325.98	\$11,325.98	\$11,325.98	\$11,325.98	\$11,325.98	\$11,325.98	\$11,325.98	\$11,325.98	\$11,325.98	\$135,911.76	\$134,711.76
3120-00-000	Other Tenant Income														
3120-03-000	Damages & Cleaning	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$2,688.00	\$3,975.00
3120-04-000	Late and Admin Charges	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00	\$2,692.56
3120-05-000	Legal Fees - Tenant	\$390.00	\$390.00	\$390.00	\$390.00	\$390.00	\$390.00	\$390.00	\$390.00	\$390.00	\$390.00	\$390.00	\$390.00	\$4,680.00	\$4,680.00
3120-09-000	Misc.Tenant Income	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$1,986.00	\$1,986.00
3120-10-000	Application Fees	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$480.00	\$480.00
3120-11-000	Forfeited Security Deposits	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00	\$0.00
3129-00-000	Total Other Tenant Income	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$17,034.00	\$13,813.56
3199-00-000	TOTAL TENANT INCOME	\$12,745.48	\$12,745.48	\$12,745.48	\$12,745.48	\$12,745.48	\$12,745.48	\$12,745.48	\$12,745.48	\$12,745.48	\$12,745.48	\$12,745.48	\$12,745.48	\$152,945.76	\$148,525.32
3400-00-000	GRANT INCOME														
3401-00-000	Government Subsidy Income	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$74,610.00	\$77,385.00
3499-00-000	TOTAL GRANT INCOME	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$6,217.50	\$74,610.00	\$77,385.00
3600-00-000	OTHER INCOME														
3610-00-000	Interest Income - Restricted	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$12.00	\$12.00
3610-01-000	Interest Income - Unrestricted	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88	\$10.56	\$0.00
3690-00-000	Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3699-00-000	TOTAL OTHER INCOME	\$1.88	\$1.88	\$1.88	\$1.88	\$1.88	\$1.88	\$1.88	\$1.88	\$1.88	\$1.88	\$1.88	\$1.88	\$22.56	\$12.00
3999-00-000	TOTAL INCOME	\$18,964.86	\$18,964.86	\$18,964.86	\$18,964.86	\$18,964.86	\$18,964.86	\$18,964.86	\$18,964.86	\$18,964.86	\$18,964.86	\$18,964.86	\$18,964.86	\$227,578.32	\$225,922.32
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries	\$1,538.45	\$1,538.45	\$1,538.45	\$1,538.45	\$1,538.45	\$1,538.45	\$1,538.45	\$1,538.45	\$1,538.45	\$1,538.45	\$1,538.45	\$1,538.45	\$18,461.40	\$24,000.00
4110-00-001	401K-401A Admin	\$61.54	\$61.54	\$61.54	\$61.54	\$61.54	\$61.54	\$61.54	\$61.54	\$61.54	\$61.54	\$61.54	\$61.54	\$738.48	\$1,200.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$110.49	\$110.49	\$110.49	\$110.49	\$110.49	\$110.49	\$110.49	\$110.49	\$110.49	\$110.49	\$110.49	\$110.49	\$1,325.88	\$1,440.00
4110-00-004	Workers Comp Admin	\$87.59	\$87.59	\$87.59	\$87.59	\$87.59	\$87.59	\$87.59	\$87.59	\$87.59	\$87.59	\$87.59	\$87.59	\$1,051.08	\$543.00
4110-00-007	Payroll Prep Fees	\$15.31	\$15.31	\$15.31	\$15.31	\$15.31	\$15.31	\$15.31	\$15.31	\$15.31	\$15.31	\$15.31	\$15.31	\$183.72	\$370.44
4110-07-000	Health/Life Insurance	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$2,700.00
4110-99-000	Total Administrative Salaries	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$22,960.56	\$30,253.44
4120-99-000	Total Admin. Salaries & Benefits	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$1,913.38	\$22,960.56	\$30,253.44
4130-00-000	Legal Expense														
4130-00-001	Eviction Legal Fees	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00	\$2,400.00
4130-02-000	Criminal Background / Credit Checks	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$180.00	\$180.00
4130-04-000	General Legal Expense	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00	\$189.00
4130-99-000	Total Legal Expense	\$245.00	\$245.00	\$245.00	\$245.00	\$245.00	\$245.00	\$245.00	\$245.00	\$245.00	\$245.00	\$245.00	\$245.00	\$2,940.00	\$33,022.44
4139-00-000	Other Admin Expenses														
4140-00-000	Travel/Training Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4171-00-000	Auditing Fees	\$925.00	\$925.00	\$925.00	\$925.00	\$925.00	\$925.00	\$925.00	\$925.00	\$925.00	\$925.00	\$925.00	\$925.00	\$11,100.00	\$10,600.00
4173-00-000	Management Fee	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	\$12,000.00
4173-02-000	Asset Management Fee	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$8,400.00	\$8,400.00
4182-00-000	Consultants	\$209.84	\$209.84	\$209.84	\$209.84	\$209.84	\$209.84	\$209.84	\$209.84	\$209.84	\$209.84	\$209.84	\$209.84	\$2,518.08	\$0.00

Dakota Park Partnership (.partdak)

2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4189-00-000	Total Other Admin Expenses	\$2,834.84	\$2,834.84	\$2,834.84	\$2,834.84	\$2,834.84	\$2,834.84	\$2,834.84	\$2,834.84	\$2,834.84	\$2,834.84	\$2,834.84	\$2,834.84	\$34,018.08	\$31,000.00
4190-00-000	Miscellaneous Admin Expenses														
4190-01-000	Membership/Subscriptions/Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-02-000	Printing/Publications & Subscriptions	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$84.00	\$84.00
4190-03-000	Advertising Publications	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$276.00	\$276.00
4190-04-000	Stationery & Office Supplies	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$300.00
4190-07-000	Telephone	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$540.00	\$540.00
4190-08-000	Postage	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00	\$60.00
4190-09-000	Computer Software License Fees/Exp	\$125.07	\$125.07	\$125.07	\$125.07	\$125.07	\$125.07	\$125.07	\$125.07	\$125.07	\$125.07	\$125.07	\$125.07	\$1,500.84	\$1,500.84
4190-10-000	Copiers - Lease & Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-13-000	Internet	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$1,080.00	\$1,080.00
4190-17-000	Temporary Administrative Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-19-000	IT Contract Fees	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
4190-20-000	Bank Fees - Restricted	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4190-20-100	Bank Fees - Unrestricted	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$420.00	\$420.00
4190-22-000	Other Misc Admin Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4190-22-300	Misc Renting Expense & Compliance Contracts	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$1,920.00	\$1,920.00
4190-24-000	Govt Licenses-Fees-Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
4191-00-000	Total Miscellaneous Admin Expenses	\$625.07	\$625.07	\$625.07	\$625.07	\$625.07	\$625.07	\$625.07	\$625.07	\$625.07	\$625.07	\$625.07	\$625.07	\$7,500.84	\$8,100.84
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$5,618.29	\$5,618.29	\$5,618.29	\$5,618.29	\$5,618.29	\$5,618.29	\$5,618.29	\$5,618.29	\$5,618.29	\$5,618.29	\$5,618.29	\$5,618.29	\$67,419.48	\$72,123.28
4200-00-000	TENANT SERVICES														
4220-00-000	Resident Functions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00
4220-01-000	Other Tenant Svcs.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4230-00-000	Resident Services Exp	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$499.56	\$500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$41.63	\$499.56	\$1,250.00
4300-00-000	UTILITIES														
4310-00-000	Water	\$57.83	\$57.83	\$20.27	\$36.53	\$75.52	\$36.53	\$11.69	\$15.61	\$39.03	\$39.03	\$39.03	\$39.03	\$467.93	\$1,101.86
4320-00-000	Electricity	\$589.59	\$589.59	\$679.46	\$168.85	\$853.70	\$479.84	\$519.12	\$449.78	\$546.09	\$546.09	\$546.09	\$546.09	\$6,514.29	\$5,909.49
4340-00-000	Garbage/Trash Removal	\$1,179.16	\$1,179.16	\$1,066.31	\$1,137.82	\$2,237.18	\$1,153.55	\$1,161.38	\$70.00	\$1,127.90	\$1,127.90	\$1,127.90	\$1,127.90	\$13,696.16	\$12,745.92
4390-00-000	Sewer	\$57.02	\$57.02	\$73.19	\$39.12	\$28.30	\$0.00	\$63.25	\$49.54	\$43.84	\$43.84	\$43.84	\$43.84	\$542.80	\$621.48
4399-00-000	TOTAL UTILITY EXPENSES	\$1,883.60	\$1,883.60	\$1,839.23	\$1,382.32	\$3,194.70	\$1,669.92	\$1,755.44	\$584.93	\$1,756.86	\$1,756.86	\$1,756.86	\$1,756.86	\$21,221.18	\$20,378.75
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	Maintenance Salaries	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$10,800.00	\$12,000.00
4410-06-000	401K-401A Maintenance	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$595.00
4410-07-000	Payroll Taxes Maintenance	\$54.00	\$54.00	\$54.00	\$54.00	\$54.00	\$54.00	\$54.00	\$54.00	\$54.00	\$54.00	\$54.00	\$54.00	\$648.00	\$720.00
4410-08-000	Health/Life Insurance Maint.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
4410-09-000	Workers Comp Maintenance	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$496.80	\$496.80
4410-10-000	Payroll Prep Fees Maint.	\$5.29	\$5.29	\$5.29	\$5.29	\$5.29	\$5.29	\$5.29	\$5.29	\$5.29	\$5.29	\$5.29	\$5.29	\$63.48	\$63.48
4411-00-000	Maintenance Uniforms	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$50.04	\$50.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00
4419-00-000	Total General Maint Expense	\$1,064.86	\$1,064.86	\$1,064.86	\$1,064.86	\$1,064.86	\$1,064.86	\$1,064.86	\$1,064.86	\$1,064.86	\$1,064.86	\$1,064.86	\$1,064.86	\$12,778.32	\$15,125.28
4420-00-000	Materials														
4420-01-000	Supplies-Grounds	\$31.25	\$31.25	\$31.25	\$31.25	\$31.25	\$31.25	\$31.25	\$31.25	\$31.25	\$31.25	\$31.25	\$31.25	\$375.00	\$375.00
4420-02-000	Supplies-Appliance Parts	\$19.38	\$19.38	\$19.38	\$19.38	\$19.38	\$19.38	\$19.38	\$19.38	\$19.38	\$19.38	\$19.38	\$19.38	\$232.56	\$232.56
4420-03-000	Supplies-Painting/Decorating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00
4420-03-100	Hardware Doors/Windows/Locks	\$8.13	\$8.13	\$8.13	\$8.13	\$8.13	\$8.13	\$8.13	\$8.13	\$8.13	\$8.13	\$8.13	\$8.13	\$97.56	\$97.56
4420-04-000	Electrical - Supplies/Fixtures	\$0.00	\$0.00	\$0.00	\$152.50	\$152.50	\$0.00	\$152.50	\$0.00	\$0.00	\$0.00	\$152.50	\$152.50	\$762.50	\$1,830.00
4420-06-000	Supplies-Janitorial/Cleaning	\$12.25	\$12.25	\$12.25	\$12.25	\$12.25	\$12.25	\$12.25	\$12.25	\$12.25	\$12.25	\$12.25	\$12.25	\$147.00	\$147.00
4420-07-000	Repairs - Materials & Supplies	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00	\$12,000.00
4420-08-000	Supplies-Plumbing	\$70.38	\$0.00	\$70.38	\$0.00	\$70.38	\$0.00	\$70.38	\$0.00	\$70.38	\$0.00	\$70.38	\$0.00	\$422.28	\$844.56
4420-11-000	Supplies- HVAC	\$23.65	\$23.65	\$23.65	\$23.65	\$23.65	\$23.65	\$23.65	\$23.65	\$23.65	\$23.65	\$23.65	\$23.65	\$283.80	\$283.80
4420-12-000	Supplies- Painting	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$1,146.00	\$1,146.00

**Dakota Park Partnership (.partdak)
2017 Budget**

		January	February	March	April	May	June	July	August	September	October	November	December	Total 2017 Budget	2016 Budget
4429-00-000	Total Materials	\$760.54	\$690.16	\$760.54	\$842.66	\$913.04	\$690.16	\$913.04	\$690.16	\$760.54	\$690.16	\$913.04	\$842.66	\$9,466.70	\$17,106.48
4430-00-000	Contract Costs														
4430-01-000	Contract-Fire Alarm/Extinguisher	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$21.28	\$255.36	\$255.36
4430-03-000	Contract-Building Repairs - Exterior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135.00
4430-05-000	Contract-Decorating/Painting	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$600.00	\$1,200.00
4430-05-200	Painting Contract - Cycle Paint	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
4430-07-000	Contract-Exterminating/Pest Control	\$144.67	\$144.67	\$144.67	\$144.67	\$144.67	\$144.67	\$144.67	\$144.67	\$144.67	\$144.67	\$144.67	\$144.67	\$1,736.04	\$1,736.04
4430-09-000	Contract-Other	\$0.00	\$78.69	\$0.00	\$78.69	\$0.00	\$78.69	\$0.00	\$78.69	\$0.00	\$78.69	\$0.00	\$78.69	\$472.14	\$944.28
4430-13-000	Contract-HVAC - Repairs & Maint	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$465.00	\$465.00
4430-16-000	Contract-Maintenance Consultants	\$56.25	\$0.00	\$56.25	\$0.00	\$56.25	\$0.00	\$56.25	\$0.00	\$56.25	\$0.00	\$56.25	\$0.00	\$337.50	\$675.00
4430-18-000	Contract-Alarm Monitoring	\$64.76	\$64.76	\$64.76	\$64.76	\$64.76	\$64.76	\$64.76	\$64.76	\$64.76	\$64.76	\$64.76	\$64.76	\$777.12	\$777.12
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-24-000	Contract -Grounds -Landscaping	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	\$12,000.00
4439-00-000	Total Contract Costs	\$1,425.71	\$1,348.15	\$1,425.71	\$1,348.15	\$1,425.71	\$1,348.15	\$1,425.71	\$1,348.15	\$1,425.71	\$1,348.15	\$1,425.71	\$1,348.15	\$16,643.16	\$24,187.80
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$3,251.11	\$3,103.17	\$3,251.11	\$3,255.67	\$3,403.61	\$3,103.17	\$3,403.61	\$3,103.17	\$3,251.11	\$3,103.17	\$3,403.61	\$3,255.67	\$38,888.18	\$56,419.56
4500-00-000	GENERAL EXPENSES														
4510-00-000	Insurance -Property/Liability	\$1,619.80	\$1,619.80	\$1,619.80	\$1,619.80	\$1,619.80	\$1,619.80	\$1,619.80	\$1,619.80	\$1,619.80	\$1,619.80	\$1,619.80	\$1,619.80	\$19,437.60	\$16,694.04
4510-01-000	General Liability Insurance - Auto	\$32.61	\$32.61	\$32.61	\$32.61	\$32.61	\$32.61	\$32.61	\$32.61	\$32.61	\$32.61	\$32.61	\$32.61	\$391.32	\$0.00
4525-00-000	Real Estate Taxes	\$863.25	\$863.25	\$863.25	\$863.25	\$863.25	\$863.25	\$863.25	\$863.25	\$863.25	\$863.25	\$863.25	\$863.25	\$10,359.00	\$7,769.28
4570-00-000	Reduction in Rental Income	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$1,200.00
4599-00-000	TOTAL GENERAL EXPENSES	\$2,565.66	\$2,565.66	\$2,565.66	\$2,565.66	\$2,565.66	\$2,565.66	\$2,565.66	\$2,565.66	\$2,565.66	\$2,565.66	\$2,565.66	\$2,565.66	\$30,787.92	\$25,663.32
4700-00-000	HOUSING ASSISTANCE PAYMENTS														
4715-01-002	Tenant Utility Payments - PH	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00	\$2,934.00
4715-03-000	FSS Escrow Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,956.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00	\$7,890.00
4800-00-000	FINANCING EXPENSE														
4851-00-000	HOPE VI Mortgage Note Interest	\$2,970.02	\$2,970.02	\$2,970.02	\$2,970.02	\$2,970.02	\$2,970.02	\$2,970.02	\$2,970.02	\$2,970.02	\$2,970.02	\$2,970.02	\$2,970.02	\$35,640.24	\$35,640.24
4852-00-000	SunTrust Mortgage Note Interest	\$2,444.30	\$2,444.30	\$2,282.46	\$2,488.81	\$2,404.08	\$2,426.95	\$2,341.78	\$2,415.17	\$2,410.54	\$2,410.54	\$2,410.54	\$2,410.54	\$28,890.01	\$29,604.70
4899-00-000	TOTAL FINANCING EXPENSES	\$5,414.32	\$5,414.32	\$5,252.48	\$5,458.83	\$5,374.10	\$5,396.97	\$5,311.80	\$5,385.19	\$5,380.56	\$5,380.56	\$5,380.56	\$5,380.56	\$64,530.25	\$65,244.94
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation Expense	\$1,858.42	\$1,858.42	\$1,858.42	\$1,858.42	\$1,858.42	\$1,858.42	\$1,858.42	\$1,858.42	\$1,858.42	\$1,858.42	\$1,858.42	\$1,858.42	\$22,301.04	\$22,329.00
5100-50-000	Amortization Expense	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$4,056.00	\$4,056.81
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$2,196.42	\$2,196.42	\$2,196.42	\$2,196.42	\$2,196.42	\$2,196.42	\$2,196.42	\$2,196.42	\$2,196.42	\$2,196.42	\$2,196.42	\$2,196.42	\$26,357.04	\$26,385.81
5500-00-000	Cashflow Expense to Ltd. Partner	\$0.00	\$0.00	\$0.00	\$0.00	\$0.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.33	\$0.00
5600-00-100	CAPITAL REPLACEMENT ITEMS														
5600-01-000	Refrigerators	\$0.00	\$559.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$1,109.79	\$2,750.00
5600-02-000	Stoves/Ranges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	\$425.00	\$1,700.00
5600-04-000	Hot Water Heaters	\$0.00	\$0.00	\$326.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$352.00	\$0.00	\$200.00	\$878.88	\$1,256.00
5600-08-000	HVAC(Buildings, units, etc...)	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$2,850.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,850.00	\$3,000.00
5600-09-000	Awnings	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.25	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$540.25	\$600.00
5600-18-000	Other Capital Replacement	\$0.00	\$0.00	\$0.00	\$292.11	\$895.00	\$0.00	\$1,550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,737.11	\$2,000.00
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPENSES	\$200.00	\$559.79	\$326.88	\$292.11	\$2,895.00	\$190.25	\$4,400.00	\$0.00	\$0.00	\$402.00	\$600.00	\$675.00	\$10,541.03	\$11,306.00
5699-01-000	Rmbrs. Replacement Reserve	(\$200.00)	(\$559.79)	(\$326.88)	(\$292.11)	(\$2,895.00)	(\$190.25)	(\$4,400.00)	\$0.00	\$0.00	(\$402.00)	(\$600.00)	(\$675.00)	(\$10,541.03)	(\$11,306.00)
8000-00-000	TOTAL EXPENSES	\$21,271.03	\$21,123.09	\$21,064.82	\$20,818.82	\$22,694.74	\$20,892.06	\$21,192.85	\$19,795.29	\$21,110.53	\$20,962.59	\$21,263.03	\$21,115.09	\$253,303.94	\$275,355.66
9000-00-000	NET INCOME	(\$2,306.17)	(\$2,158.23)	(\$2,099.96)	(\$1,853.96)	(\$3,729.88)	(\$1,927.20)	(\$2,227.99)	(\$830.43)	(\$2,145.67)	(\$1,997.73)	(\$2,298.17)	(\$2,150.23)	(\$25,725.62)	(\$49,433.34)
9000-01-000	NOI AFTER DEPRECIATION	(\$109.75)	\$38.19	\$96.46	\$342.46	(\$1,533.46)	\$269.22	(\$31.57)	\$1,365.99	\$50.75	\$198.69	(\$101.75)	\$46.19	\$631.42	(\$23,047.53)

Renaissance Partnership (.partren)															
2017 Budget															
		January	February	March	April	May	June	July	August	September	October	November	December	Total Total 2017 Budget	2016 Budget
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3100-00-000	TENANT INCOME														
3101-00-000	Rental Income														
3110-04-000	Other Tenant Rent Adj	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$995.19	\$995.19	\$995.19	\$2,985.57	\$11,942.28
3111-00-000	Tenant Rent	\$47,177.00	\$47,089.00	\$47,339.52	\$47,252.99	\$48,012.61	\$46,652.83	\$47,652.40	\$47,680.97	\$47,732.32	\$47,867.15	\$47,867.15	\$47,867.15	\$570,191.09	\$574,405.80
3112-02-000	Gain to Lease Sec8	\$10,893.00	\$11,160.13	\$10,953.00	\$11,180.00	\$11,074.00	\$11,828.10	\$11,632.00	\$11,240.00	\$11,902.93	\$10,480.47	\$10,480.47	\$10,480.47	\$133,304.57	\$125,765.64
3119-00-000	Total Rental Income	\$58,070.00	\$58,249.13	\$58,292.52	\$58,432.99	\$59,086.61	\$58,480.93	\$59,284.40	\$58,920.97	\$59,635.25	\$59,342.81	\$59,342.81	\$59,342.81	\$706,481.23	\$712,113.72
3120-00-000	Other Tenant Income														
3120-01-000	Vending Income	\$75.51	\$75.51	\$75.51	\$75.51	\$75.51	\$75.51	\$75.51	\$75.51	\$75.51	\$75.51	\$75.51	\$75.51	\$906.12	\$906.12
3120-01-100	Laundry Room Income	\$331.27	\$331.27	\$331.27	\$331.27	\$331.27	\$331.27	\$331.27	\$331.27	\$331.27	\$331.27	\$331.27	\$331.27	\$3,975.24	\$5,305.44
3120-03-000	Damages & Cleaning	\$330.04	\$330.04	\$330.04	\$330.04	\$330.04	\$330.04	\$330.04	\$330.04	\$330.04	\$330.04	\$330.04	\$330.04	\$3,960.45	\$5,108.28
3120-04-000	Late and Admin Charges	\$444.44	\$444.44	\$444.44	\$444.44	\$444.44	\$444.44	\$444.44	\$444.44	\$444.44	\$444.44	\$444.44	\$444.44	\$5,333.33	\$4,875.00
3120-05-000	Legal Fees - Tenant	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$5,484.00	\$5,484.00
3120-06-000	NSF Charges	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$3.13	\$37.56	\$37.56
3120-09-000	Misc.Tenant Income	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$5,000.00	\$45.00
3120-10-000	Application Fees	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$480.00	\$600.00
3120-11-000	Forfeited Security Deposits	\$185.55	\$185.55	\$185.55	\$185.55	\$185.55	\$185.55	\$185.55	\$185.55	\$185.55	\$185.55	\$185.55	\$185.55	\$2,226.56	\$3,820.56
3129-00-000	Total Other Tenant Income	\$2,283.61	\$2,283.61	\$2,283.61	\$2,283.61	\$2,283.61	\$2,283.61	\$2,283.61	\$2,283.61	\$2,283.61	\$2,283.61	\$2,283.61	\$2,283.61	\$27,403.26	\$26,181.96
3199-00-000	TOTAL TENANT INCOME	\$60,353.61	\$60,532.74	\$60,576.13	\$60,716.60	\$61,370.22	\$60,764.54	\$61,568.01	\$61,204.58	\$61,918.86	\$61,626.42	\$61,626.42	\$61,626.42	\$733,884.49	\$738,295.68
3400-00-000	GRANT INCOME														
3401-00-000	Government Subsidy Income	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$344,490.00	\$295,207.56
3499-00-000	TOTAL GRANT INCOME	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$28,707.50	\$344,490.00	\$295,207.56
3600-00-000	OTHER INCOME														
3610-00-000	Interest Income - Restricted	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$143.88	\$2,109.84
3650-00-000	Miscellaneous Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3699-00-000	TOTAL OTHER INCOME	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$11.99	\$143.88	\$2,109.84
3999-00-000	TOTAL INCOME	\$89,073.10	\$89,252.23	\$89,295.62	\$89,436.09	\$90,089.71	\$89,484.03	\$90,287.50	\$89,924.07	\$90,638.35	\$90,345.91	\$90,345.91	\$90,345.91	\$1,078,518.37	\$1,035,613.08
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries	\$8,429.35	\$8,429.35	\$8,429.35	\$8,429.35	\$8,429.35	\$12,225.84	\$8,429.35	\$8,429.35	\$8,429.35	\$8,429.35	\$8,429.35	\$12,225.84	\$108,745.20	\$107,032.28
4110-00-001	401K-401A Admin	\$316.37	\$316.37	\$316.37	\$316.37	\$316.37	\$316.37	\$316.37	\$316.37	\$316.37	\$316.37	\$316.37	\$316.37	\$3,796.49	\$3,367.32
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$717.34	\$717.34	\$717.34	\$717.34	\$717.34	\$717.34	\$717.34	\$717.34	\$717.34	\$717.34	\$717.34	\$717.34	\$8,608.04	\$6,482.76
4110-00-004	Workers Comp Admin	\$234.42	\$234.42	\$234.42	\$234.42	\$234.42	\$234.42	\$234.42	\$234.42	\$234.42	\$234.42	\$234.42	\$234.42	\$2,813.04	\$2,490.60
4110-00-007	Payroll Prep Fees	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$1,320.00	\$603.96
4110-07-000	Health/Life Insurance	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$22,500.00	\$11,833.80
4110-99-000	Total Administrative Salaries	\$11,682.48	\$11,682.48	\$11,682.48	\$11,682.48	\$11,682.48	\$15,478.97	\$11,682.48	\$11,682.48	\$11,682.48	\$11,682.48	\$11,682.48	\$15,478.97	\$147,782.77	\$131,810.72
4120-99-000	Total Admin. Salaries & Benefits	\$11,682.48	\$11,682.48	\$11,682.48	\$11,682.48	\$11,682.48	\$15,478.97	\$11,682.48	\$11,682.48	\$11,682.48	\$11,682.48	\$11,682.48	\$15,478.97	\$147,782.77	\$131,810.72
4130-00-000	Legal Expense														
4130-00-001	Eviction Legal Fees	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$457.00	\$5,484.00	\$7,200.00
4130-02-000	Criminal Background / Credit Checks	\$110.85	\$110.85	\$110.85	\$110.85	\$110.85	\$110.85	\$110.85	\$110.85	\$110.85	\$110.85	\$110.85	\$110.85	\$1,330.20	\$1,200.00
4130-04-000	General Legal Expense	\$136.50	\$136.50	\$136.50	\$136.50	\$136.50	\$136.50	\$136.50	\$136.50	\$136.50	\$136.50	\$136.50	\$136.50	\$1,638.00	\$1,500.00
4130-99-000	Total Legal Expense	\$704.35	\$704.35	\$704.35	\$704.35	\$704.35	\$704.35	\$704.35	\$704.35	\$704.35	\$704.35	\$704.35	\$704.35	\$8,452.20	\$141,710.72
4139-00-000	Other Admin Expenses														
4140-00-000	Travel/Training Expense	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00	\$2,400.00
4140-00-100	Travel/Mileage	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00

Renaissance Partnership (.partren)

2017 Budget

														Total Total 2017 Budget	2016 Budget
		January	February	March	April	May	June	July	August	September	October	November	December		
4170-00-000	Accounting/Bookkeeping Fees	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$17,640.00	\$17,640.00
4171-00-000	Auditing Fees	\$1,041.67	\$1,041.67	\$1,041.67	\$1,041.67	\$1,041.67	\$1,041.67	\$1,041.67	\$1,041.67	\$1,041.67	\$1,041.67	\$1,041.67	\$1,041.67	\$12,500.00	\$12,470.81
4173-00-000	Management Fee	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$90,000.00	\$90,000.00
4173-02-000	Asset Management Fee	\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00	\$1,960.00	\$23,520.00	\$23,520.00
4174-00-000	Marketing Events	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$300.00
4174-00-001	Marketing Exp - Brochures & Other Adv	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$200.00	\$200.00
4182-00-000	Consultants	\$5,000.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$6,100.00	\$1,200.00
4182-01-000	Extra Time Work Stipend	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
4189-00-000	Total Other Admin Expenses	\$17,323.34	\$12,423.34	\$12,423.34	\$12,423.34	\$12,423.34	\$12,423.34	\$12,423.34	\$12,423.34	\$12,423.34	\$12,423.34	\$12,423.34	\$12,423.26	\$153,980.00	\$149,050.81
4190-00-000	Miscellaneous Admin Expenses														
4190-01-000	Membership/Subscriptions/Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$980.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,480.00	\$0.00
4190-02-000	Printing/Publications & Subscriptions	\$35.78	\$35.78	\$35.78	\$35.78	\$35.78	\$35.78	\$35.78	\$35.78	\$35.78	\$35.78	\$35.78	\$35.78	\$429.36	\$429.36
4190-03-000	Advertising Publications	\$57.32	\$57.32	\$57.32	\$57.32	\$57.32	\$57.32	\$57.32	\$57.32	\$57.32	\$57.32	\$57.32	\$57.32	\$687.84	\$687.84
4190-03-100	Marketing Exp -Brochures	\$10.71	\$10.71	\$10.71	\$10.71	\$10.71	\$10.71	\$10.71	\$10.71	\$10.71	\$10.71	\$10.71	\$10.71	\$128.52	\$128.52
4190-04-000	Stationery & Office Supplies	\$199.27	\$199.27	\$199.27	\$199.27	\$199.27	\$199.27	\$199.27	\$199.27	\$199.27	\$199.27	\$199.27	\$199.27	\$2,391.24	\$2,391.24
4190-06-000	Computer Equipment	\$122.01	\$122.01	\$122.01	\$122.01	\$122.01	\$122.01	\$122.01	\$122.01	\$122.01	\$122.01	\$122.01	\$122.01	\$1,464.12	\$1,464.12
4190-07-000	Telephone	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00	\$6,000.00
4190-08-000	Postage	\$8.70	\$8.70	\$8.70	\$8.70	\$8.70	\$8.70	\$8.70	\$8.70	\$8.70	\$8.70	\$8.70	\$8.70	\$104.40	\$104.40
4190-09-000	Computer Software License Fees/Exp	\$612.82	\$612.82	\$612.82	\$612.82	\$612.82	\$612.82	\$612.82	\$612.82	\$612.82	\$612.82	\$612.82	\$612.82	\$7,353.84	\$7,353.84
4190-10-000	Copiers - Lease & Service	\$354.77	\$354.77	\$354.77	\$354.77	\$354.77	\$354.77	\$354.77	\$354.77	\$354.77	\$354.77	\$354.77	\$354.77	\$4,257.24	\$4,257.24
4190-13-000	Internet	\$347.34	\$347.34	\$347.34	\$347.34	\$347.34	\$347.34	\$347.34	\$347.34	\$347.34	\$347.34	\$347.34	\$347.34	\$4,168.08	\$4,168.08
4190-17-000	Temporary Administrative Labor	\$0.00	\$1,546.16	\$0.00	\$823.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,370.06	\$0.00
4190-19-000	IT Contract Fees	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00	\$6,000.00
4190-20-000	Bank Fees - Restricted	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00	\$60.00
4190-20-100	Bank Fees - Unrestricted	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$750.00	\$750.00
4190-22-000	Other Misc Admin Expenses	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$450.00	\$450.00
4190-22-300	Misc Renting Expense & Compliance Co	\$858.02	\$858.02	\$858.02	\$858.02	\$858.02	\$858.02	\$858.02	\$858.02	\$858.02	\$858.02	\$858.02	\$858.02	\$10,296.24	\$10,296.24
4190-24-000	Govt Licenses-Fees-Permits	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$857.16	\$857.16
4190-30-000	Equipment Service Contracts	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	\$3,883.17	\$5,429.33	\$3,883.17	\$4,707.07	\$4,863.17	\$3,883.17	\$5,383.17	\$3,883.17	\$3,883.17	\$3,883.17	\$3,883.17	\$3,883.17	\$51,448.10	\$46,598.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$33,593.34	\$30,239.50	\$28,693.34	\$29,517.24	\$29,673.34	\$32,489.83	\$30,193.34	\$28,693.34	\$28,693.34	\$28,693.34	\$28,693.34	\$32,489.75	\$361,663.07	\$337,359.57
4200-00-000	TENANT SERVICES														
4220-00-000	Resident Functions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4230-00-000	Resident Services Exp	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00	\$3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00	\$3,000.00
4300-00-000	UTILITIES														
4310-00-000	Water	\$466.67	\$422.72	\$841.89	\$841.89	\$1,833.05	\$898.04	\$832.03	\$220.47	\$1,062.43	\$466.67	\$466.67	\$466.63	\$8,819.16	\$7,121.14
4320-00-000	Electricity	\$2,800.00	\$3,672.14	\$2,290.68	\$2,630.56	\$3,185.11	\$3,461.25	\$3,313.48	\$2,689.53	\$3,434.83	\$2,800.00	\$2,800.00	\$2,800.00	\$35,877.58	\$34,137.76
4340-00-000	Garbage/Trash Removal	\$1,116.67	\$829.13	\$2,159.76	\$1,181.12	\$1,958.02	\$1,453.13	\$1,195.02	\$955.20	\$1,616.87	\$1,116.67	\$1,116.67	\$1,116.63	\$15,814.89	\$13,097.92
4390-00-000	Sewer	\$1,419.35	\$2,024.09	\$2,450.86	\$2,249.07	\$2,249.07	\$2,320.09	\$1,349.80	\$826.37	\$2,218.43	\$1,419.35	\$1,419.35	\$1,419.35	\$21,365.18	\$17,032.20
4399-00-000	TOTAL UTILITY EXPENSES	\$5,802.69	\$6,948.08	\$7,743.19	\$6,902.64	\$9,225.25	\$8,132.51	\$6,690.33	\$4,691.57	\$8,332.56	\$5,802.69	\$5,802.69	\$5,802.61	\$81,876.81	\$71,389.02
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	Maintenance Salaries	\$9,257.73	\$9,257.73	\$9,257.73	\$9,257.73	\$9,257.73	\$14,924.90	\$9,257.73	\$9,257.73	\$9,257.73	\$9,257.73	\$9,257.73	\$14,924.90	\$122,427.14	\$122,609.60
4410-06-000	401K-401A Maintenance	\$472.26	\$472.26	\$472.26	\$472.26	\$472.26	\$472.26	\$472.26	\$472.26	\$472.26	\$472.26	\$472.26	\$472.26	\$5,667.17	\$2,922.00
4410-07-000	Payroll Taxes Maintenance	\$787.83	\$787.83	\$787.83	\$787.83	\$787.83	\$787.83	\$787.83	\$787.83	\$787.83	\$787.83	\$787.83	\$787.83	\$9,453.99	\$7,440.48
4410-08-000	Health/Life Insurance Maint.	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$30,000.00	\$12,210.00
4410-09-000	Workers Comp Maintenance	\$257.46	\$257.46	\$257.46	\$257.46	\$257.46	\$257.46	\$257.46	\$257.46	\$257.46	\$257.46	\$257.46	\$257.46	\$3,089.49	\$5,308.56
4410-10-000	Payroll Prep Fees Maint.	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$1,320.00	\$1,341.96
4411-00-000	Maintenance Uniforms	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$2,346.96	\$2,346.96
4412-00-000	Maintenance Travel/Training	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00

Renaissance Partnership (.partren)															
2017 Budget															
													Total	2016	
													Total	Budget	
													2017	Budget	
		January	February	March	April	May	June	July	August	September	October	November	December	2017	2016
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	\$205.51	\$205.51	\$619.30	\$261.50	\$277.88	\$70.88	\$144.72	\$820.00	\$266.16	\$375.00	\$375.00	\$375.00	\$3,996.46	\$4,500.00
4419-00-000	Total General Maint Expense	\$13,886.38	\$13,886.38	\$14,300.17	\$13,942.37	\$13,958.75	\$19,418.92	\$13,825.59	\$14,500.87	\$13,947.03	\$14,055.87	\$14,055.87	\$19,723.04	\$179,501.21	\$154,179.56
4420-00-000	Materials														
4420-01-000	Supplies-Grounds	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$1,080.00	\$1,080.00
4420-02-000	Supplies-Appliance Parts	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00	\$4,500.00
4420-03-000	Supplies-Painting/Decorating	\$121.44	\$121.44	\$121.44	\$121.44	\$121.44	\$121.44	\$121.44	\$121.44	\$121.44	\$121.44	\$121.44	\$121.44	\$1,457.28	\$1,457.28
4420-03-100	Hardware Doors/Windows/Locks	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
4420-03-200	Window Treatments	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00	\$300.00
4420-04-000	Electrical - Supplies/Fixtures	\$305.85	\$305.85	\$305.85	\$305.85	\$305.85	\$305.85	\$305.85	\$305.85	\$305.85	\$305.85	\$305.85	\$305.85	\$3,670.20	\$3,670.20
4420-05-000	Supplies-Exterminating	\$1.60	\$1.60	\$1.60	\$1.60	\$1.60	\$1.60	\$1.60	\$1.60	\$1.60	\$1.60	\$1.60	\$1.60	\$19.20	\$19.20
4420-06-000	Supplies-Janitorial/Cleaning	\$329.88	\$329.88	\$329.88	\$329.88	\$329.88	\$329.88	\$329.88	\$329.88	\$329.88	\$329.88	\$329.88	\$329.88	\$3,958.56	\$3,958.56
4420-07-000	Repairs - Materials & Supplies	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	\$12,000.00
4420-08-000	Supplies-Plumbing	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$5,000.04	\$5,000.04
4420-09-000	Supplies- Tools Equipmt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
4420-09-100	Security Equipment,Locks,Alarms	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$600.00
4420-10-000	Maint - Miscellaneous Supplies	\$56.72	\$56.72	\$56.72	\$56.72	\$56.72	\$56.72	\$56.72	\$56.72	\$56.72	\$56.72	\$56.72	\$56.72	\$680.64	\$680.64
4420-11-000	Supplies- HVAC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4420-12-000	Supplies- Painting	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00	\$4,200.00
4429-00-000	Total Materials	\$3,222.16	\$3,222.16	\$3,222.16	\$3,222.16	\$3,222.16	\$3,222.16	\$3,222.16	\$3,222.16	\$3,222.16	\$3,222.16	\$3,222.16	\$3,222.16	\$38,665.92	\$44,965.92
4430-00-000	Contract Costs														
4430-01-000	Contract-Fire Alarm/Extinguisher	\$374.39	\$374.39	\$374.39	\$374.39	\$374.39	\$374.39	\$374.39	\$374.39	\$374.39	\$374.39	\$374.39	\$374.39	\$4,492.68	\$4,492.68
4430-03-000	Contract-Building Repairs - Exterior	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00	\$1,500.00
4430-03-100	Contract-Building Repairs - Interior	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$5,000.04	\$5,000.04
4430-04-000	Contract-Carpet Cleaning	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$1,080.00	\$1,080.00
4430-05-000	Contract-Decorating/Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-05-200	Painting Contract - Cycle Paint	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00	\$6,000.00
4430-06-000	Contract-Electrical	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00	\$1,800.00
4430-07-000	Contract-Exterminating/Pest Control	\$964.00	\$964.00	\$964.00	\$964.00	\$964.00	\$964.00	\$964.00	\$964.00	\$964.00	\$964.00	\$964.00	\$964.00	\$11,568.00	\$11,568.00
4430-09-000	Contract-Other	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00	\$1,800.00
4430-11-000	Contract-Plumbing	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00	\$1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$10,200.00	\$10,200.00
4430-17-000	Contract-Elevator Monitoring	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$7,800.00	\$7,800.00
4430-18-000	Contract-Alarm Monitoring	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$15,600.00	\$15,600.00
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-24-000	Contract -Grounds -Landscaping	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$50,000.00	\$48,000.00
4430-24-100	Grounds - Sprinkler Maint	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$600.00
4430-25-100	Garbage Removal - Other/Emerg	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
4439-00-000	Total Contract Costs	\$10,036.73	\$10,036.73	\$10,036.73	\$10,036.73	\$10,036.73	\$10,036.73	\$10,036.73	\$10,036.73	\$10,036.73	\$10,036.73	\$10,036.73	\$10,036.73	\$120,440.72	\$118,440.72
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$27,145.26	\$27,145.26	\$27,559.05	\$27,201.25	\$27,217.63	\$32,677.80	\$27,084.47	\$27,759.75	\$27,205.91	\$27,314.75	\$27,314.75	\$32,981.92	\$338,607.85	\$317,586.20
4500-00-000	GENERAL EXPENSES														
4510-00-000	Insurance -Property/Liability	\$6,288.30	\$6,288.30	\$6,288.30	\$6,288.30	\$6,288.30	\$6,288.30	\$6,288.30	\$6,288.30	\$6,288.30	\$6,288.30	\$6,288.30	\$6,288.30	\$75,459.60	\$73,880.88
4510-01-000	General Liability Insurance - Auto	\$159.85	\$159.85	\$159.85	\$159.85	\$159.85	\$159.85	\$159.85	\$159.85	\$159.85	\$159.85	\$159.85	\$159.85	\$1,918.20	\$2,014.56
4521-00-000	Misc. Taxes/Licenses/Insurance	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$450.00	\$450.00
4570-00-000	Reduction in Rental Income	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00	\$4,200.00
4580-00-000	Security/Law Enforcement	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
4599-00-000	TOTAL GENERAL EXPENSES	\$6,748.15	\$6,898.15	\$6,748.15	\$6,748.15	\$6,898.15	\$6,748.15	\$6,748.15	\$6,748.15	\$6,748.15	\$6,748.15	\$6,898.15	\$6,748.15	\$81,427.80	\$81,745.44
4700-00-000	HOUSING ASSISTANCE PAYMENTS														
4715-01-002	Tenant Utility Payments - PH	\$1,591.00	\$1,671.00	\$1,796.00	\$1,471.00	\$1,524.00	\$1,604.00	\$1,226.00	\$1,076.00	\$1,054.00	\$1,054.00	\$1,054.00	\$1,054.00	\$16,175.00	\$20,880.00
4715-03-000	FSS Escrow Payments	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$1,824.00	\$6,223.56
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMEN	\$1,743.00	\$1,823.00	\$1,948.00	\$1,623.00	\$1,676.00	\$1,756.00	\$1,378.00	\$1,228.00	\$1,206.00	\$1,206.00	\$1,206.00	\$1,206.00	\$17,999.00	\$27,103.56
4800-00-000	FINANCING EXPENSE														

Renaissance Partnership (.partren) 2017 Budget

		January	February	March	April	May	June	July	August	September	October	November	December	Total Total 2017 Budget	2016 Budget
4851-00-000	HOPE VI Mortgage Note Interest	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$115,059.96	\$115,059.96
4852-00-000	SunTrust Mortgage Note Interest	\$3,800.13	\$3,791.38	\$3,540.02	\$3,763.44	\$3,616.58	\$3,732.31	\$3,602.19	\$3,712.86	\$3,705.17	\$3,250.00	\$3,250.00	\$3,250.00	\$43,014.08	\$43,248.06
4899-00-000	TOTAL FINANCING EXPENSES	\$13,388.46	\$13,379.71	\$13,128.35	\$13,351.77	\$13,204.91	\$13,320.64	\$13,190.52	\$13,301.19	\$13,293.50	\$12,838.33	\$12,838.33	\$12,838.33	\$158,074.04	\$158,308.02
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation Expense	\$59,635.00	\$59,635.00	\$59,635.00	\$59,635.00	\$59,635.00	\$59,635.00	\$59,635.00	\$59,635.00	\$59,635.00	\$59,635.00	\$59,635.00	\$59,635.00	\$715,620.00	\$715,620.00
5100-50-000	Amortization Expense	\$1,344.00	\$1,344.00	\$1,344.00	\$1,344.00	\$1,344.00	\$1,344.00	\$1,344.00	\$1,344.00	\$1,344.00	\$1,344.00	\$1,344.00	\$1,344.00	\$16,128.00	\$16,128.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATIO	\$60,979.00	\$60,979.00	\$60,979.00	\$60,979.00	\$60,979.00	\$60,979.00	\$60,979.00	\$60,979.00	\$60,979.00	\$60,979.00	\$60,979.00	\$60,979.00	\$731,748.00	\$731,748.00
5600-00-100	CAPITAL REPLACEMENT ITEMS														
5600-01-000	Refrigerators	\$554.56	\$554.56	\$554.56	\$554.56	\$554.56	\$554.56	\$554.56	\$554.56	\$554.56	\$554.56	\$554.56	\$554.56	\$6,654.72	\$6,600.00
5600-02-000	Stoves/Ranges	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$5,100.00	\$5,100.00
5600-04-000	Hot Water Heaters	\$352.00	\$352.00	\$352.00	\$352.00	\$352.00	\$352.00	\$352.00	\$352.00	\$352.00	\$352.00	\$352.00	\$352.00	\$4,224.00	\$4,224.00
5600-06-000	Cabinet/Counter Tops	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
5600-07-000	Grounds Improvements	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00	\$6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	\$0.00	\$631.31	\$0.00	\$0.00	\$5,463.77	\$2,035.00	\$2,350.00	\$0.00	\$1,338.51	\$0.00	\$0.00	\$1,000.00	\$12,818.59	\$6,500.00
5600-09-000	Awnings	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$7,200.00	\$7,200.00
5600-12-000	Carpet & Flooring Replacement	\$67,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,500.00	\$12,000.00
5600-14-000	Doors, Windows, Exterior	\$0.00	\$174.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$174.00	\$0.00
5600-15-000	Play Ground Equipment	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$3,000.00
5600-17-000	Ceiling Fans	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$600.00
5600-18-000	Other Capital Replacement	\$2,421.78	\$267.50	\$4,932.65	\$292.11	\$0.00	\$0.00	\$3,852.49	\$0.00	\$925.00	\$1,500.00	\$1,500.00	\$1,500.00	\$17,191.53	\$18,000.00
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPEN	\$72,503.34	\$3,654.37	\$12,514.21	\$2,873.67	\$8,045.33	\$4,616.56	\$8,784.05	\$2,581.56	\$4,845.07	\$4,081.56	\$4,081.56	\$5,081.56	\$133,662.84	\$70,424.00
5699-01-000	Rmbrs. Replacement Reserve	(\$72,503.34)	(\$3,654.37)	(\$12,514.21)	(\$2,873.67)	(\$8,045.33)	(\$4,616.56)	(\$8,784.05)	(\$2,581.56)	(\$4,845.07)	(\$4,081.56)	(\$4,081.56)	(\$5,081.56)	(\$133,662.84)	\$70,424.00
8000-00-000	TOTAL EXPENSES	\$149,649.91	\$147,662.71	\$147,049.09	\$146,573.06	\$149,124.29	\$156,353.94	\$146,513.82	\$143,651.01	\$146,708.47	\$143,832.27	\$143,982.27	\$153,295.77	\$1,774,396.57	\$1,728,239.81
9000-00-000	NET INCOME	(\$60,576.81)	(\$58,410.48)	(\$57,753.47)	(\$57,136.97)	(\$59,034.58)	(\$66,869.91)	(\$56,226.32)	(\$53,726.94)	(\$56,070.12)	(\$53,486.36)	(\$53,636.36)	(\$62,949.86)	(\$695,878.20)	(\$692,626.73)
9000-01-000	NOI AFTER DEPRECIATION	\$402.19	\$2,568.52	\$3,225.53	\$3,842.03	\$1,944.42	(\$5,890.91)	\$4,752.68	\$7,252.06	\$4,908.88	\$7,492.64	\$7,342.64	(\$1,970.86)	\$35,869.80	

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 # 16-1435
The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to establish the Fiscal Year 2017 Payment Standards for Section 8 residents effective December 1, 2016.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Re: 2017 Fair Market Rent rates/Payment Standards
- C. Originator: Carlos Pizarro

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 2017 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 December 1, 2016 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
HUD Final Fiscal Year 2017 Fair Market Rent	\$636	\$640	\$838	\$1,111	\$1,407
Proposed Payment Standard Effective 12/1/16 (110% of Fair Market Rent)	\$699	\$704	\$921	\$1,222	\$1,548
Current Payment Standard Effective 03/01/2016 (95% of 2016 Fair Market Rent)	\$650	\$655	\$856	\$1,140	\$1,445



FY 2017 FAIR MARKET RENT DOCUMENTATION SYSTEM

The Final FY 2017 FMRs for All Bedroom Sizes

Final FY 2017 & Final FY 2016 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2017 FMR	\$636	\$640	\$838	\$1,111	\$1,407
Final FY 2016 FMR	\$684	\$689	\$901	\$1,200	\$1,521
Percentage Change	-7.0%	-7.1%	-7.0%	-7.4%	-7.5%

Polk County, Florida is part of the Lakeland-Winter Haven, FL MSA, which consists of the following counties: Polk County, FL. All information here applies to the entirety of the Lakeland-Winter Haven, FL MSA.

Fair Market Rent Calculation Methodology

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[Show/Hide Methodology Narrative](#)
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Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2010-2014 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2017 provided the estimate is statistically reliable. For FY2017, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself.

If an area does not have a reliable 2010-2014 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin or error test described above. If so, the FY2017 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2017.

2. HUD calculates a recent mover adjustment factor by comparing a 2014 1-year 40th percentile recent mover 2-bedroom rent to the 2010-2014 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.
3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data and applies this to the 5-year base rent estimate.
4. Rents are calculated as of 2015 using the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2014 to annual 2015.
5. All estimates are then inflated from 2015 to FY2017 using a national trend factor based on the forecast of gross rent changes through FY2017.
6. FY2017 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.

The results of the Fair Market Rent Step-by-Step Process

1. The following are the 2014 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for Lakeland-Winter Haven, FL MSA.

Area	ACS ₂₀₁₄ 5-Year	ACS ₂₀₁₄ 5-Year	Ratio	Result
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	2-Bedroom Adjusted Standard Quality Gross Rent	2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error		
Lakeland- Winter Haven, FL MSA	<u>\$778</u>	\$10	\$10 / \$778=0.013	0.013 < .5 Use ACS ₂₀₁₄ 5-Year Lakeland- Winter Haven, FL MSA 2-Bedroom Adjusted Standard Quality Gross Rent

Since the ACS₂₀₁₄ Margin of Error Ratio is less than .5, the ACS₂₀₁₄ Lakeland-Winter Haven, FL MSA value is used for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent:

Area	ACS ₂₀₁₄ Rent
Lakeland-Winter Haven, FL MSA	\$778

2. A recent mover adjustment factor is applied based on the smallest area of geography which contains Lakeland-Winter Haven, FL MSA and has an ACS₂₀₁₄ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

Area	ACS ₂₀₁₄ 1-Year Adjusted Standard Quality Recent- Mover Gross Rent	ACS ₂₀₁₄ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Result
Lakeland- Winter Haven, FL	<u>\$754</u>	\$33	0.044	0.044 < .5 Use ACS ₂₀₁₄ 1-Year Lakeland-Winter Haven, FL MSA

Area	ACS ₂₀₁₄ 1-Year Adjusted Standard Quality Recent- Mover Gross Rent	ACS ₂₀₁₄ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Result
MSA – 2 Bedroom				2-Bedroom Adjusted Standard Quality Recent- Mover Gross Rent

The smallest area of geography which contains Lakeland-Winter Haven, FL MSA and has an ACS₂₀₁₄ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 is Lakeland-Winter Haven, FL MSA.

- The calculation of the relevant Recent-Mover Adjustment Factor for Lakeland-Winter Haven, FL MSA is as follows:

ACS ₂₀₁₄ 5-Year Area	ACS ₂₀₁₄ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₁₄ 1-Year 40th Percentile Adjusted Standard Quality Recent- Mover Gross Rent
Lakeland-Winter Haven, FL MSA – 2 Bedroom	\$778	\$754

Area	Ratio	Recent-Mover Adjustment Factor
Lakeland-Winter Haven, FL MSA	\$754 / \$778 =0.969	0.9692 < 1.0 Recent-Mover Adjustment Factor floored at 1.0

- The calculation of the relevant CPI Update Factors for Lakeland-Winter Haven, FL MSA is as follows: HUD updates the 2014 intermediate rent with the ratio of the annual 2015 local or regional CPI to the annual 2014 local or regional CPI to establish rents as of 2015.

	Update Factor	Type
CPI Update Factor	1.0229	Region CPI

5. The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2015 to 2017. This makes Fair Market Rents "as of" FY2017.

National Trend Factor
<u>1.0531</u>

6. The FY 2017 2-Bedroom Fair Market Rent for Lakeland-Winter Haven, FL MSA is calculated as follows:

Area	<u>ACS₂₀₁₄</u> <u>5-Year</u> <u>Estimate</u>	<u>Recent-</u> <u>Mover</u> <u>Adjustment</u> <u>Factor</u>	<u>Annual</u> <u>2014 to</u> <u>2015 CPI</u> <u>Adjustment</u>	<u>Trending</u> <u>1.0531</u> <u>to</u> <u>FY2017</u>	FY 2017 2-Bedroom FMR
Lakeland- Winter Haven, FL MSA	\$778	1.000	1.0229	1.0531	\$778 * 1.000 * 1.0229 * 1.0531=\$838

7. In keeping with HUD policy, the preliminary FY 2017 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2017 2-Bedroom FMR	FY 2017 Florida State Minimum	Final FY2017 2-Bedroom FMR
Lakeland- Winter Haven, FL MSA	\$838	<u>\$652</u>	\$838 ≥ \$652 Use Lakeland-Winter Haven, FL MSA FMR of \$838

Final FY2017 Rents for All Bedroom Sizes for Lakeland-Winter Haven, FL MSA

The following table shows the Final FY 2017 FMRs by bedroom sizes.

Click on the links in the table to see how the bedroom rents were derived.

Final FY 2017 FMRs By Unit Bedrooms

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2017 FMR	\$636	\$640	\$838	\$1,111	\$1,407

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page: http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/2017summary.odn?&year=2017&fmrtype=Final&selection_type=county&fips=1210599999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Alachua County, FL

Baker County, FL

Bay County, FL

Bradford County, FL

Brevard County, FL

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2017 Metropolitan FMR Area:

Lakeland-Winter Haven, FL MSA

Select Metropolitan FMR Area

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 [HUD LIHTC Database](#)

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RESOLUTION NO. 16-1435

APPROVING THE PAYMENT STANDARD FOR FISCAL YEAR 2017

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 2017 Payment Standards to be 110% of the rate published by the Department of Housing and Urban Development--effective December 1, 2016.

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 No. 16-1435 dated October 17, 2016.

Attested by:

Benjamin Stevenson, Secretary

Michael A. Pimentel, Chair