



430 Hartsell Avenue
Lakeland, FL 33815

(863) 687-2911

<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

July 17, 2023

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, July 17, 2023, at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Board Meeting Minutes for June 19, 2023**
- 3. FSS Graduation**
- 4. Public Forum**
- 5. Old Business**
- 6. New Business**
 - Employee of the Month
- 7. Sustainability Review Committee Overview**
- 8. Secretary's Report**
 - Housing and Operations
 - Administration and Finance
- 9. Legal Report**
- 10. Other Business**
 - Commissioner Retreat
- 11. Adjournment**

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, June 19, 2023
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Don Brown, Chairman
Shelly Asbury, Commissioner
David Samples, Commissioner
Heena Raju Gandhi, Commissioner
Annie Gibson, Commissioner
Dewey Chancey, Commissioner
Charles Welch, Commissioner (appointed)
Richard Richardson, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore, LHA Attorney- Via Zoom

The meeting was called to order at 6:00 p.m. by Chairman Brown.
The Pledge of Allegiance and a Moment of Silence were observed.

A quorum was established.

APPROVAL OF THE AGENDA

● Motion to approve the agenda with revision - Swearing In of New Commissioner and “Appointing of Commissioners to Committees” under New Business for June 19, 2023.
Motion by Commissioner Asbury, seconded by Commissioner Samples.

Vote:

Don Brown – Aye	David Samples – Aye	Heena Gandhi – Aye
Shelly Asbury – Present	Annie Gibson – Aye	Dewey Chancey - Present

ACCEPTANCE OF MINUTES

● Motion to approve and accept the minutes of the meeting of Board of Commissioners held on May 15, 2023.
Motion by Commissioner Gibson, seconded by Commissioner Gandhi.

Vote:

Don Brown – Aye	David Samples – Aye	Heena Gandhi – Aye
Shelly Asbury – Present	Annie Gibson – Aye	Dewey Chancey - Present

PUBLIC FORUM

There were no requests for public comment.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Employee of The Month

Breisha Guzman, Housing Specialist in Section 8, is the Employee of the Month for the month of May 2023. She was presented by Sendia Garcia, Section 8 Manager. LHA is very proud of Ms. Guzman as she exemplifies all the qualities of a team player. Her calm demeanor stands out along with her willingness to serve. She is extremely creative and works well with all Section 8 staff. Every department needs a person like her. She makes a manager's job easier. Over the years I've watched her develop into a remarkable young professional. I am excited to see what the future holds for her. It is my pleasure to have nominated Ms. Guzman for this recognition.

SWEARING OF COMMISSIONER

Mr. Gilmore swore in the newly appointed Commissioner, Mr. Charles Welch. He is an army veteran and a resident of the Renaissance Senior Building. Mr. Stevenson welcomed Commissioner Welch to the LHA Board.

APPOINTING OF COMMISSIONERS FOR COMMITTEES

Chairman Brown stated, "As we move forward, we can only improve and what I have seen thus far we are doing excellent." The committees and their representatives will be as follows.

- Residences Advisory Committee: Commissioner Welch will be Chairman and Commissioner Chancey will also serve on this committee.
- Personnel Committee: Commissioner Asbury will be Chairman and Commissioner Gandhi will also serve on this committee.
- Finance Committee: Commissioner Samples will be Chairman and Commissioner Gibson will also serve on this committee.

Commissioner Richardson will be able to be on any Committee and Chairman Brown will be able to attend all the Committee meetings.

Chairman Brown stated that the Executive Director will schedule a retreat for the Commissioners. Mr. Gilmore stated that Government in the Sunshine rules must be followed by each committee. Yes, you may have a retreat and commissioners can freely discuss matters. But I must caution you, the retreat is still a meeting and that meeting still must comply with Government in the Sunshine. Government in the Sunshine requires, even for a retreat, we must have minutes and the meeting must be open to the public. Legal Counsel was recommended to attend the Retreat to discuss and give proper instructions for the committees.

SUSTAINABILITY PLAN REVIEW COMMITTEE

Commissioner Asbury gave the Sustainability Plan Review Committee updates for the meeting held June 14, 2023. The Committee discussed the monthly financials. We also discussed some current projects and potential new projects that the agency may be moving forward with.

SECRETARY'S REPORT

Mr. Stevenson stated Polk County had given a June 15, 2023 deadline to have site control of the property in Auburndale. The size of the site is approximately 5 acres. LHA met that deadline. The next step is to form an LLC with NuJak Companies and apply for tax credits. LHA will also apply for an interest free loan from FHFC. The loan repayment is due at closing. The new development will be for the elderly with about 100 units and will use the million dollars in SHIP funds awarded to the Partnership by Polk County. Commissioner Asbury asked, "where is the property in Auburndale?" Mr. Stevenson stated the address is 2610 Old Dixie Highway.

10th Street Affordable Housing Project

Mr. Stevenson stated LHA is collaborating with the General Contractor to issue some new drawings for the purpose of getting new bids from the subcontractors. Hopefully, this process will help reduce the price of the project. The development may be all rentals due to the high price of construction.

HOUSING AND OPERATION

Carlos Pizzaro stated, "we continue working with Episcopal Apartments Complex." Staff are currently processing the 82 Section 8 families. They will be effective July 1st. "We tried to process everyone by June 1st, but the property manager, which is not our manager and the investor, couldn't process all of their paperwork. So, the paperwork

was picked up about one week ago and we're working on processing everybody through the whole system, so LHA can start receiving subsidies for that property”.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Mr. Gilmore spoke about the HDLI Commissioner's conference. They have three sessions that fill up very quickly because they're small sessions. We have a limit of 30 people per session. They are very concentrated commissioner sessions and occurring on September 7th-8th, September 11th -12th, and the final session is September 14th-15th.

OTHER BUSINESS

Mr. Stevenson presented a short video of Eddie Woodard Apartments. This is how LHA will start to advertise the properties.

ADJOURNMENT

The meeting adjourned 7:10 P.M.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ July 2023

Secretary's Report
July 2023
DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

FHFC is expected to have its regular round of requests for low-income housing tax credits applications in the Fall. The Developer Partner will be submitting an application for the tax credits. They will also be requesting the Local Government Contribution designation from the Polk County Board of Commissioners or the City of Lakeland. The Local Government Contribution is a requirement in order to be eligible to submit an application for 9% tax credits. The Developer Partner will also submit a SAIL (State Apartment Incentive Loan) Program application. LHA will make a contribution of public housing funds and Section 8 Project-Based Vouchers to support the financial structure of the deal.

LHA has engaged a consultant to assist with submitting an application for Replacement Section 8 vouchers to be used for Phase III. These vouchers will be converted into Project Based Vouchers to be used as a part of the 9% tax credit financing structure. This process is moving slowly but surely. The

Secretary's Report

July 2023

Developer Partner is in the process of applying for 9% tax credits as a part of the Hurricane Disaster Area allocation.

West Lake Phase III Disposition and Demolition

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

Renaissance at Washington Ridge

The repair work on the air conditioning units inside each housing unit has been completed. Staff have stopped the roof repair process. LHA staff has started to explore funding opportunities for the redevelopment of this property. Staff are exploring using the Rental Assistance Demonstration (RAD) process in combination with a 4% bond, and Public Housing Capital Fund to finance demolition and new construction at this site. HUD made some revisions to the RAD application process that provides extra incentives for projects that combine RAD and 4% bonds.

The new strategy is to submit an application for low-income housing tax credits via a 4% bond. The 4% bond will be combined with a RAD application that will provide project-based vouchers for the property. A consultant has been engaged to assist with the RAD application process as well as the tax credit application. If all continues to go well, we will be submitting the application in the Fall.

Carrington Place formerly known as Dakota Apartments

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

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

Eddie Woodard Apartments

Secretary's Report
July 2023



LHA staff has submitted a request to HUD for approval to use approximately \$2-2.3 million of the Arbor Manor sales proceeds to join a partnership with a Private Developer, Housing Trust Group, to manage a new construction affordable housing development in Mulberry. This is a 96-unit 100% affordable housing development. The Developer asked for LHA's assistance with the financial issues. The developer has also requested thirty-one (31) project-based vouchers for the property. In exchange, LHA will manage the property and have the right of first refusal at the end of the tax credit compliance period. HUD must approve the request for use of funds and PBVs associated with this project.

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

The Jacksonville Field Office is requesting additional information. The office also has a new Director that started in January. The staff is still compiling the requested information.

This property is now taking applications for future tenants. All applicants are approved by an outside third party on behalf of the Developer Partner, Housing Trust Group.

Polk County Partnership

Staff has identified a site on Old Dixie Highway in Auburndale that will serve as the site for the affordable housing project with Polk County. The Partnership has executed a Contract To Purchase a 5-acre vacant lot at this location. The plan is to construct a 100-unit elderly facility. Polk County staff has requested the Partnership to make a presentation to the Polk County Board of Commissioners on August 18, 2023. The presentation will provide an update on the project and request the County authorize the million-dollar commitment to the project.

LHA will also be reaching out to Neighborhood Lending Partners about partnering with to apply for additional federal funding to provide affordable housing opportunities for persons with household incomes at 50% AMI and below. NLP will offer an additional funding source for this project.

Secretary's Report
July 2023
10th Street Apartments

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

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

Resolution #22-1513 was presented to the Board at the Special Board meeting held on June 13, 2022. This resolution requested authorization for the Executive Director to sign all documents necessary to complete a financial closing for this project. The team has received a pricing estimate from the project's General Contractor for the cost of construction of the new housing units. We now need to complete the annexation process with the City of Lakeland. LHA and PCJ are also creating a list of the closing documents with help from our respective legal counsels. Staff are hopeful that we can complete all terms for the closing by the end of December 2023.

Move To Work

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

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

Secretary's Report

July 2023

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

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

LHA staff is hopeful the Move To Work initiative will improve affordable housing opportunities for citizens of Lakeland and Polk County. We intend to continue to provide self-sufficiency programs and training for our families. These efforts include parenting training and counseling, credit repair and building, after school tutorial programs, SAT and ACT training programs, housekeeping and other programs that improve the overall quality of life for LHA tenants.

Family Self-Sufficiency

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

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

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

Secretary's Report July 2023

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

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

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

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

Tutoring Solutions, LLC in partnership with LHA is providing after-school tutoring and standardized test preparation for low-income students. Any student residing on an LHA property, or in its surrounding neighborhood may stop by for services. The current properties are Twin Lakes Estates Phase II, Colton Meadows, and the Villas of Lake Bonnet.

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

Community and Other Activities

LHA staff is preparing a new website for the agency. Commissioners may preview the website by visiting <https://FL011.azurewebsites.net>. The website shows the new layout for LHA and includes links to properties, Section 8, YouthBuild and other agency functions. Staff would like to include photos and brief bio for each commissioner on the webpage.

LHA continues to partner with the Elks Lounge #318 to provide fish fries at each of the senior properties. The Elks will be providing these services free of charge to residents of the LHA properties.

Secretary's Report

July 2023

LHA has submitted another application for the Career Source Polk Best Places to Work award. If selected, this will be the third year in a row that LHA has received the award. The announcement of award winners will be made at the CSP Annual Meeting in August.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

July 2023

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake (Under demolition)
 2. Cecil Gober
 3. John Wright Homes
 4. Carrington Place (Formerly known as Dakota Apartments)
 5. Renaissance/Washington Ridge
 6. Villas at Lake Bonnet
 7. Colton Meadow
 8. The Manor at West Bartow
 9. The Micro-Cottages at Williamstown
 10. Twin Lakes Estates Senior PHASE I and II
 11. Eddie Woodard (Under leasing)
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Youth-Build of Lakeland
 - Total number of visitors for the month of June 2023: 707

HUD Releases Final NSPIRE Inspection Standards Notice

HUD released its Final Inspections Standards Notice for HUD's new inspection protocol, NSPIRE. The final Standards Notice describes HUD's final inspection standards for Public Housing and Multifamily Housing programs, including Project-based Rental Assistance (PBRA), Section 202 and 811 programs, and HUD-insured Multifamily Housing programs. HUD's final NSPIRE rule was released on May 11th. HUD has yet to publish the final scoring notice or the NSIPRE Administrative Procedures notice.

The notice details the inspectable items at HUD-assisted and Multifamily-insured properties and identifies life-threatening, severe, moderate, and low-risk deficiencies. Once NSPIRE is implemented, the severity levels of these deficiencies will impact NSPIRE scores.

The final standards notice incorporates feedback from the proposed standards notice HUD released in 2022.

Changes in the final notice include:

- Requiring life-threatening and severe deficiencies to be addressed within 24 hours – all other deficiencies must be addressed within 60 days or a reasonable period.
- Making the Smoke Alarm Standard consistent with the National Fire Protection Association (NFPA) Standard 72.
- Detailing the specific function, operability, and structural integrity requirements for fire doors.
- Requiring carbon monoxide alarms to be installed in compliance with the 2018 International Fire Code.
- Setting minimum temperature requirements during cold months and requiring permanent heating sources.
- Including criteria for when guardrails and handrails are required.
- Developing deficiencies based on observed mold conditions or elevated moisture levels measured using a moisture meter.

According to HUD's proposed NSPIRE Scoring Notice, HUD will not score smoke detectors but will continue to use an asterisk to denote smoke detector deficiencies. These are still considered life-threatening deficiencies and

must be remedied within the timeline established by HUD. HUD will also not score new affirmative requirements that are not in UPCS but are included in the NSPIRE proposed rule during the first 12 months of NSPIRE. HUD will, however, provide a score of record for administrative purposes.

Program type: **All Relevant Programs/PH/S8HCV/Updated:06/30/2023**

Level of Information: **Polk County vs State FL**

Race/Ethnicity

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

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	40%	59%	0%	0%	0%	0%	1%
FL: Polk County	24%	74%	0%	0%	1%	0%	0%

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	28%	72%
FL: Polk County	18%	82%

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
05/31/2023	98%	7/07/2023

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed 1 port-out in for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 3 active port ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 24 vouchers to movers. We received 88 Requests for Tenancy Approvals during the month. We processed 3 initial move-in and 3 port-ins, and 1 port outs were sent to another jurisdiction.

Active Clients

LHA is servicing 1,383 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1345
• Mainstream	54
• VASH	80
• Tenant Protection	96
• Port Out	6
• Port In	7
• Foster Youth	10
• EHV	54

EOP – End of Participation

LHA processed 2 EOP's with a date effective the month. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	7
• Deceased	1
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	2
Total	10

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
05/31/2023	102.63%	7/07/2023

General information and activities for the month

- The Housing Choice Voucher Department processed 99 annual certifications and 72 interim certifications.
- The Inspections Unit conducted a total of 100 inspections.
- A total of 7 hearings were conducted.



Reports from the Communities

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

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Williamstown
Occupancy	100%	100%	99%	99%	100%	100%	99%	99%	96%	99%
Down units due to modernization/Insurance	4 offline fire units								Under Pre-leasing activities	
Vacant units	0	0	2	3	0	0	1	3	92	1
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	Vanessa C. Johnson

**Family Self-Sufficiency
FSS Program Statistics**

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>20</u>	<u>186</u>	<u>46</u>	<u>25%</u>
<u>FSS Public Housing</u>	<u>50</u>	<u>90</u>	<u>41</u>	<u>46%</u>

<u>FSS Public Housing – Renaissance</u>	<u>50</u>	<u>27</u>	<u>12</u>	<u>44%</u>
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Escrow Balances

<u>Programs</u>	<u>Escrow Balances</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>\$220,831</u>	<u>186</u>	<u>46</u>	<u>25</u>
<u>FSS Public Housing</u>	<u>\$78,195</u>	<u>45</u>	<u>20</u>	<u>52%</u>
<u>FSS Public Housing – Renaissance</u>	<u>\$40,118</u>	<u>27</u>	<u>12</u>	<u>44%</u>

Escrow Balances

- The balance of the Section 8 FSS escrow is \$220,831 and Public Housing \$118,725

Recruiting

- **70 Prospective persons are on the FSS Waiting List**

Housing Choice Voucher Program (Section 8):

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

(HCV) Termination/Forfeiture/Transfer/Disbursement:

- Zero (0) forfeiture in the amount of \$0, contract ended/request to end participation from the program.
- Forfeitures to the FSS escrow account replenish the Housing Assistance Payments (HAP) account, so that more families may be served. For May the forfeiture total is \$0.

COMMUNITY NETWORKING

Agency Connection Network Meeting every Wednesday via Zoom Monthly Meeting. This partner meeting will be held on the first - 1st Wednesday of every month. The LHA will join Homeless Coalition of Polk County monthly meeting every third - 3rd Wednesday. With the networking opportunity as mentioned, the LHA – FSS will coordinate our monthly meeting with community partner to develop the FSS Program Coordinating Committee (PCC).

- Aurelia McGruder – Life Planning
- Oria Acebal – IRS - Tax Preparation – LHA VITA Site – Tax Services
- Von McGriff -Tutoring Solutions,LLC–Tutoring for Elementary/Middle High School Students
- Polk County School District – (ACT/SAT, Collegiate Guidelines)
- Polk State College – Athletic Guidelines
- Polk County School District – Terri Laster
- Impowered Minds – Jason Glanton
- Polk County Career Source
- Agency Connection Network

FSS PROGRAM COORDINATING COMMITTEE

Program Coordinating Committee (PCC) meeting has been canceled until further notice due to the coordination of New FSS Final Rule. However, outreach and recruitment are forthcoming to redevelop the Program Coordinating Committee. The new LHA FSS communication pattern will be developed for a hybrid/virtual meeting committee. An update of the community partners will be forthcoming. Initially, the PCC Meeting plans are being considered for 10-12 partners.

FAMILY SELF SUFFICIENCY – SERVICES and ACTIVITIES

- Volunteer Tax Service Assistance Program (VITA) – Extended Saturdays
- FSS Workshop – Financial Education and Employability Skills

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: July 12, 2023

RE: June 2023 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for periods ending June 30, 2023 for the following entities:

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

Note that I attached the May 2023 financial statements for the entity listed below.

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

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

Valerie A. Turner

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



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and six (6) months (Year to Date) ending June 30, 2023

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of $-\$176,603$ for the year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV has a NOI of $-\$80,190$ for Program Administration and $\$158,528$ for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is $-\$213,190$ for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is $\$9,241$ for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is $\$52,007$ for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is $\$82,750$ for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet has an NOI of $\$35,602$ for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of $\$37,338$ for the year.
9. Hampton Hills (AMP 4):
This item number is reserved for the former AMP.
10. YouthBuild:
YouthBuild has an NOI of $\$23,585$ for the year to date.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of $\$62,324$ for the year-to-date.





12. West Lake 1, LTD (AMP 6):
The property has a NOI of \$353,825.

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

LAKELAND HOUSING AUTHORITY (FL011) Affordable Housing Portfolio				
Item #	Property #	Name	NOI Before Depreciation	NOI Prior Period
			June 2023	May 2023
1	96	Central Office Cost Center (COCC)	-\$176,603	-\$76,650
2	80	Housing Choice Voucher (HCV) Administration	-\$80,190	-\$75,097
		HCV Housing Assistance Payment (HAP)	\$158,528	\$167,818
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes *On 5/31/2023, HUD announced a QC Submission for 2023 Operating Subsidy. Training occurred the follow day. QC Submissions were due on 6/1/2023. Staff transmitted the QC Submissions for AMPs 1-3 and 5-7 by the 6/1/2023 Deadline. Jacksonville Field Office approved the submission on 6/13/2023. The submission is now under review by HUD Headquarters.	-\$213,190	-\$187,581
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$9,241	\$3,371
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$52,007	\$15,831
6	56	Colton Meadow, LLLP	\$82,750	\$59,949
7	57	Bonnet Shores, LLLP	\$35,602	\$33,951
8	62	West Bartow Partnership, Ltd., LLLP	\$37,338	\$55,711
9	12	Hampton Hills (AMP 4)	Reserved	Reserved
10	49	YouthBuild-Lakeland	\$23,585	-\$8,443
11	99	Williamstown, LLLP (AMP 5)	\$62,324	\$51,508
12	100	West Lake 1, LTD (AMP 6)	\$353,825	\$235,555

Conclusion: Eight (8) of the eleven (11) properties continue to have positive Net Operating Income (NOI). Three (3) properties have negative NOI.





Central Office Cost Center: Received its second installment of administrative fees from HUD in April 2023 as planned. We are in the process of preparing the draw for the third installment.

Housing Choice Voucher (Administration): Training of staff and costs associated with transition the existing policies, procedures, and systems to the Move-To-Work Asset Building cohort has contributed to the negative NOI for HCV Administration.

Public Housing-General (AMP1): This property started the year with negative NOI. Two factors that affected the viability of this AMP are the following:

- The AMP only consists of 57 units now that WestLake Apartments is no longer a part of this Asset Management Property.
- Fire damaged Building #21 at Cecil Gober Villas consist of four (4) senior apartments. Department of Housing and Urban Development (HUD) approved for these units to be offline, but no income is being generated by these units while offline.

Staff continues to investigate mechanisms for improving the viability of this AMP via either HUD's Rental Assistance Demonstration (RAD) Program or LHA's Move-To-Work (MTW) Annual Plan.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current and Six Months Ending June 30, 2023**

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750	1,000	(250.00)	-25.00%	4,500	6,000	(1,500)	-25.00%	12,000
Public Housing, Sec 8 and Other Mgmt. Income	5,211	48,248	(43,037)	-89.20%	217,162	289,488	(72,326)	-24.98%	578,976
Government Subsidy	-	-	-		-	-	-		
Other Income	7,354	19,984	(12,630)	-63.20%	201,229	119,904	81,325	67.83%	239,808
Grants Salary Cont.(YB-Director)	-	826	(826)	-100.00%	4,128	4,954	(826)	-16.67%	9,908
Total Revenue	13,316	70,058	(56,742)	-80.99%	427,020	420,346	6,674	1.59%	840,692
Administrative Expenses	109,751	68,197	41,554	60.93%	590,228	409,183	181,045	44.25%	818,366
Tenant Services	-	-	-		-	-	-		-
Utility Expense	-	-	-		-	-	-		-
Maintenance Expense	3,517	2,075	1,442	69.51%	9,988	12,450	(2,462)	-19.78%	24,900
General Expenses	-	584	(584)	-100.00%	2,982	3,505	(523)	-14.92%	7,010
Financing Expenses	-	66	(66)	-100.00%	425	397	29	7.24%	793
Total Expense before depreciation	113,269	70,922	42,346	59.71%	603,623	425,535	178,088	41.85%	851,069
Operating Income (Loss) before Depreciation	(99,953)	(865)	(99,088)	(1)	(176,603)	(5,189)	(171,414)	(0)	(10,377)
Depreciation/Amortization	-	3,580	(3,580)		17,900	17,900	(0)		42,961
Intra-Funds Transfer In/Out	-	-	-		-	-	-		-
Total Expense	113,269	74,503	38,766		621,523	443,435	178,088		894,030
Net Operating Income (Loss)	(99,953)	(4,445)	(95,508)		(194,503)	(23,089)	(171,414)		(53,338)

Comments

- 1 Fees from Public Housing and Section 8 Administration continue to be less than anticipated but are consistent with prior months.**
- 2 Variance in Administrative Expense is costs associated with travel and training. It also includes background checks and drug testing for new hires.**
- 3 Maintenance expense variance is due to purchase of electrical and janitorial supplies.**
- 4 Variance reflects expenses being less than or comparable to amounts budgeted.**

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
as of June 30, 2023**

ASSETS

Unrestricted Cash	
Cash Operating 1	51,588.30
Cash-Payroll	<u>137,677.26</u>
Total Unrestricted Cash	<u>189,265.56</u>
TOTAL CASH	189,265.56
Cash - Vending	3,116.05
Cleared Interfund Account	-58,952.45
Due from Public Housing General	41,289.73
A/R - ROSS/HUD	2,900.04
Due from West Lake Management, LLC	-3,004.40
A/R - Youthbuild DOL	22,188.63
A/R - Capital Fund Grants/HUD	151,569.44
Due From Twin Lakes I	1,709.40
Due From Twin Lakes II	1,295.00
TOTAL: DUE FROM	<u>217,947.84</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	162,111.44
OTHER CURRENT ASSETS	
Prepaid Insurance	3,949.81
TOTAL OTHER CURRENT ASSETS	<u>3,949.81</u>
TOTAL CURRENT ASSETS	355,326.81
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	32,301.60
Furn, Fixt, & Equip	24,482.83
Accum Depreciation- Misc FF&E	-45,584.95
Intangible Assets	0.00
Lease-Right of Use Asset	235,523.00
Lease Amortization	<u>133,484.89</u>
TOTAL FIXED ASSETS (NET)	113,237.59
TOTAL NONCURRENT ASSETS	113,237.59
TOTAL ASSETS	<u>468,564.40</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	1,679.91
Misc Payroll Withholdings	46.16
Workers Compensation	27,850.19
401 Plan Payable	10,949.22
457 Plan Payable	2,961.55
Aflac Payable	-2,234.38
Health Insurance Payable	65,285.67
Other Current Liabilities	65,458.31
Lease payable-Short Term	-123,925.16
Accrued Payroll & Payroll Taxes	14,039.88
Due to Polk County Housing Dev.	315,837.78
Due to LPHC General	50,000.00
Due to Development	212,500.00
Due to Magnolia Pointe	60,000.00
Due to Polk County Developers, Inc.	-62,527.75
Due to Development	212,500.00
Accrued Compensated Absences-Curre	<u>27,206.58</u>
TOTAL CURRENT LIABILITIES	665,127.96
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	50,526.48
Lease Payable	<u>146,755.15</u>
TOTAL NONCURRENT LIABILITIES	197,281.63
TOTAL LIABILITIES	<u>862,409.59</u>
EQUITY	
CONTRIBUTED CAPITAL	
Donations	<u>-2,500.00</u>
TOTAL CONTRIBUTED CAPITAL	-2,500.00
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net As	<u>-391,345.19</u>
TOTAL RETAINED EARNINGS:	-391,345.19
TOTAL EQUITY	<u>-393,845.19</u>
TOTAL LIABILITIES AND EQUITY	<u>468,564.40</u>

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

For the Current and Six Months Ending June 30, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	165,332.05	51,588.30	-113,743.75
Cash-Payroll	80,811.95	137,677.26	56,865.31
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Mas	0.00	0.00	0.00
Negative Cash COCC Ma	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	249,260.05	192,381.61	-56,878.44
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-11,200.78	51,588.30	62,789.08
Cash-Payroll	40,904.14	137,677.26	96,773.12
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Mas	0.00	0.00	0.00
Negative Cash COCC Ma	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	32,819.41	192,381.61	159,562.20

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Six Months Ending June 30, 2023

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue/Port Revenue	109,898	89,774	20,124	22.42%		616,578	538,644	77,934	14.47%	1,077,288
Other Income	-	1,750	(1,750)	-100.00%		178	10,500	(10,322)	-98.31%	21,000
Total Revenue	109,898	91,524	18,374	20.08%		616,756	549,144	67,612	12.31%	1,098,288
Administrative Expenses	111,738	89,654	22,084	24.63%	7	673,377	537,924	135,453	25.18%	1,075,848
Tenant Services	-	-	-	0.00%		6,000	-	6,000		-
Utilities	-	-	-	0.00%		-	-	-		-
Maintenance Expense	3,075	591	2,484	419.97%	5	13,389	3,548	9,840	277.31%	7,097
General Expenses (Insurance, etc.)	-	645	(645)	-100.00%	6	4,180	3,871	309	7.99%	7,742
HAP & URP Expenses - Port in Payments	-	-	-	0.00%		-	-	-	0.00%	-
Total Expense before Depreciation	114,813	90,891	23,922	26.32%		696,946	545,343	151,603	27.80%	1,090,686
Operating Income (Loss) before Depreciation	(4,915)	633	(5,549)			(80,190)	3,801	(83,991)		7,602
Depreciation	-	267	(267)	-100.00%		1,335	1,602	(267)	-16.67%	3,204
Prior Period adjustment	-	-	-			-	-	-		-
Transfer In/Out	-	-	-			-	-	-		-
Total Expense	114,813	91,158	23,655	25.95%		698,281	546,945	151,336	27.67%	1,093,891
Net Operating Income (Loss)	(4,915)	366	(5,282)			(81,525)	2,199	(83,724)		4,397

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Six Months Ending June 30, 2023

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	1,308,273	1,133,268	175,005	15.44%	1	7,798,066	6,799,608	998,458	14.68%	13,599,216
Other income	813	575	(238)	0.00%		813	3,450	(2,637)	0.00%	6,900
Total Revenue	1,309,086	1,133,843	174,430	15.38%		7,798,879	6,803,058	995,821	14.64%	13,606,116
Housing Assistance Payments	1,250,315	1,077,432	172,883	16.05%		7,267,631	6,464,592	803,039	12.42%	12,929,184
Tenant Utility Reimbursement	23,707	24,617	(910)	-3.70%	2	132,025	147,702	(15,677)	-10.61%	295,404
Port Out HAP Payments	41,302	23,852	17,450	73.16%	3	206,399	143,112	63,287	44.22%	286,224
FSS Escrow Payments	12,318	7,942	4,376	55.10%	4	50,595	47,652	2,943	6.18%	95,304
FSS Forfeitures & Adjustments	(21,331)	-	(21,331)			(21,338)	-	(21,338)		-
EHV Landlord Unit Damages	-	-	-			5,039	-	5,039		-
Program Expenses Before Depreciation	1,306,311	1,133,843	172,468	15.21%		7,640,350	6,803,058	837,292	12.31%	13,606,116
Program Income (Loss) before Depreciation	2,775	-	1,962	0		158,528	-	158,528	0	-
Total Expense	1,306,311	1,133,843	172,468	15.21%		7,640,350	6,803,058	837,292	12.31%	13,606,116
Net Operating Income (Loss)	2,775	-	1,962			158,528	-	158,528	0	-
	(2,140.28)					77,003.34				

Comments

- | | |
|--|---|
| <p>Administration:</p> <p>Administration:</p> <p>Administration/HAP Program:</p> | <ol style="list-style-type: none"> 1 HAP revenue received continues to be higher than amounts budgeted. 2 Costs associated with tenant utility reimbursement are lower than budgeted. The payments are based on utility allowances. 3 Port-out activity is based on actual activity and is susceptible to monthly fluctuations. 4 Variance in FSS escrow payments reflects current program participation. 5 Variance is due to vehicle lease, storage fees, and other miscellaneous expenses. 6 Variance in General Expenses is costs associated with the auto insurance. 7 The variance in administrative expense is travel and training for HCV employees. |
|--|---|

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of June 30, 2023

ASSETS

Unrestricted Cash	
Cash Operating 1	-26,347.63
Cash Operating 2B	61,157.45
EHV Admin Cash Account	33,150.60
Total Unrestricted Cash	<u>-118,235.50</u>
Restricted Cash	
Cash Restricted - FSS Escrow	280,599.55
Total Restricted Cash	280,599.55
TOTAL CASH	<u>162,364.05</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	450,135.81
Allowance for Doubtful Accounts-Tenants/Venc	-250,141.92
TOTAL: AR	201,784.55
Allowance for Doubtful Accounts-Aff. Hsg. Sub	-4,550.48
Due from Section 8 Emergency Housing	53,754.00
Due from Section 8 Fair Share Voucher	-40,939.00
TOTAL: DUE FROM	<u>-40,939.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>227,061.40</u>
OTHER CURRENT ASSETS	
Prepaid Insurance	2,944.84
Prepaid Software Licenses	3,833.71
S8 EHV Tenant Security Deposit	55,971.45
TOTAL OTHER CURRENT ASSETS	<u>62,750.00</u>
TOTAL CURRENT ASSETS	<u>452,175.45</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Automobiles/Vehicles	15,900.00
Furniture & Fixtures	29,333.07
Accum Depreciation- Misc FF&E	-44,500.05
Intangible Assets	0.00
TOTAL FIXED ASSETS (NET)	<u>733.02</u>
Non-Dwelling Equipment	0.00
TOTAL NONCURRENT ASSETS	<u>3,139.02</u>
TOTAL ASSETS	<u>455,314.47</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	-292,101.14
Accrued Payroll & Payroll Taxes	14,329.32
Due to Central Office Cost Center	45.16
State of FL Unclaimed Funds	20,932.76
Accrued Compensated Absences-Curr	7,038.23
Deferred Revenue	534.30
Deferred Revenue EHV	56,025.60
TOTAL CURRENT LIABILITIES	<u>-143,584.98</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	13,071.00
FSS Due to Tenant Long Term	280,596.34
TOTAL NONCURRENT LIABILITIES	<u>293,667.34</u>
TOTAL LIABILITIES	<u>150,082.36</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net A	305,232.11
TOTAL RETAINED EARNINGS:	<u>305,232.11</u>
TOTAL EQUITY	<u>305,232.11</u>
TOTAL LIABILITIES AND EQUITY	<u>455,314.47</u>

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

For the Current and Six Months Ending June 30, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,766.48	-26,347.63	-30,114.11
Cash-Payroll	-162,285.96	-186,195.92	-23,909.96
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	56,707.28	61,157.45	4,450.17
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
TD Sec8 Voucher 2	0.00	0.00	0.00
EHV Admin Account	0.00	0.00	0.00
EHV Admin Cash Account	39,150.60	33,150.60	-6,000.00
Cash Restricted - FSS Escrow	289,102.33	280,599.55	-8,502.78
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	226,440.73	162,364.05	-64,076.68

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,327.95	-26,347.63	-28,675.58
Cash-Payroll	-53,042.77	-186,195.92	-133,153.15
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	22,776.02	61,157.45	38,381.43
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
TD Sec8 Voucher 2	0.00	0.00	0.00
EHV Admin Account	0.00	0.00	0.00
EHV Admin Cash Account	47,115.60	33,150.60	-13,965.00
Cash Restricted - FSS Escrow	256,684.84	280,599.55	23,914.71
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	275,861.64	162,364.05	-113,497.59

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Six Months Ended June 30, 2023**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,955	13,660	295	2.16%	1	84,924	81,960	2,964	3.62%	163,920
Other Tenant Income	-	425	(425)	-100.00%		-	2,550	(2,550)	-100.00%	5,100
Government Subsidy Income	25,852	48,214	(22,362)	-46.38%	2	155,299	289,281	(133,983)	-46.32%	578,563
Interest Income Restricted	2,818	9,140	(6,322)	-69.17%		48,467	54,838	(6,372)	-11.62%	109,677
Other Income	-	-	-			-	-	-		
Total Revenue	42,625	71,438	(28,814)	-40.33%		288,689	428,630	(139,941)	-32.65%	857,260
Administrative Expenses	32,149	29,705	2,444	8.23%	4	266,753	178,230	88,523	49.67%	356,459
Tenant Services Expenses	-	325	(325)	-100.00%	3	160	1,950	(1,790)	-91.79%	3,900
Utility Expense	11,447	12,010	(563)	-4.69%	3	65,221	72,062	(6,841)	-9.49%	144,123
Maintenance and Development Expenses	21,736	22,506	(770)	-3.42%	3	118,900	135,033	(16,133)	-11.95%	270,067
General Expenses	-	5,331	(5,331)	-100.00%	5	39,355	31,985	7,370	23.04%	63,971
Housing Assistance Payments	1,546	1,562	(16)	-1.00%	6	11,490	9,370	2,120	22.63%	18,740
Finance Expense	-	-	-			-	-	-		
Operating expense before Depreciation	66,878	71,438	(4,560)	-6.38%		501,879	428,630	73,249	17.09%	857,260
Net Operating Income (Loss)	(24,254)	-	(24,254)			(213,190)	-	(213,190)		-
Depreciation	-	8,330	(8,330)	-100.00%		41,649	49,979	(8,330)	-16.67%	99,958
Capital Replacement Items	4,380	-	4,380	0		4,380	-	4,380		
Transfer Out	-	-	-			-	-	-		
Intra-Funds Transfer In	-	-	-			-	-	-		
Total Expenses	71,258	79,768	(8,510)	(9)		547,908	478,609	69,299	7	957,218
Net Income (Loss)	(28,633)	(8,330)	(20,303)	9		(259,218)	(49,979)	(209,239)	(7)	(99,958)

Comments

- 1 Property consists of 57 public housing units (John Wright and Cecil Gober Villas). Rental income is consistent with amounts budgeted.**
- 2 The variance is 46% less than budgeted. On 7/10/2023, HUD announced an OFND revision module. Training will commence on 7/18/2023. Revisions are due on 8/15/2023.**
- 3 Variance reflects expenses being less than or comparable to the budget.**
- 4 The difference for the year is primarily due to traveling and training of Public Housing staff on HUD's NSPIRE software.**
- 5 Variance is due to costs associated with annual renewal of insurance policies which consisted of property, crime, liability, and cyber.**
- 6 Variance in HAP payments is tenant utility reimbursement. Amounts paid are based on the utility allowances for Lakeland, Polk County, Florida.**

Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
as of June 30, 2023

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	27,724.21
Cash-Payroll	35,371.28
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>63,895.49</u>
Restricted Cash	
Cash Restricted-Security Deposits	18,153.00
Cash Restricted - FSS Escrow	76,780.14
Total Restricted Cash	<u>94,933.14</u>
Clearing	<u>170.99</u>
TOTAL CASH	<u>158,999.62</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	16,420.32
Allowance for Doubtful Accounts-Tenants/v	-8,391.91
AR-TPA/Fraud Recovery	<u>0.00</u>
TOTAL: AR	8,028.41
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
A/R - ROSS/HUD	37,006.30
Due from Arbor Manor LTD	190.95
A/R - Capital Fund Grants/HUD	-344,982.97
Due From FSS	76,440.03

TOTAL: DUE FROM	<u>-230,798.69</u>
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	<u>789,532.21</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,389,436.38</u>

OTHER CURRENT ASSETS

Investments-Unrestricted	38,346.00
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	50,603.14
Prepaid Software Licenses	4,284.72
Insurance Deposit	37,400.00
Utility Deposit - Electric	<u>2,600.00</u>
TOTAL OTHER CURRENT ASSETS	<u>134,233.86</u>
TOTAL CURRENT ASSETS	<u>2,682,669.86</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	1,466,869.23
Buildings	388,223.77
Machinery & Equipment	6,687.73
Automobiles/Vehicles	124,883.93
Furniture & Fixtures	3,402.00
Site Improvement-Infrastructure	582,079.00
Construction In Progress	56,576.45
Accum Depreciation-Buildings	-10,027,498.33
Accum Depreciation- Misc FF&E	-709,736.10
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-8,690,591.32</u>
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	4,064,767.49
Dwelling Structures	5,154,722.42
Dwelling Equipment	26,717.87
Non-Dwelling Structures	679,307.53
Non-Dwelling Equipment	<u>737,435.65</u>
TOTAL NONCURRENT ASSETS	<u>2,044,615.46</u>

TOTAL ASSETS	<u>4,727,285.32</u>
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LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	764.75
Tenant Security Deposits	17,700.00
Security Deposit Clearing Account	709.28
Security Deposit-Pet	1,200.00
Accrued Payroll & Payroll Taxes	4,821.33
Accrued Audit Fees	-15,984.25
Due to Federal Master	-26.71
Due to Polk County Housing Dev.	30,500.00
Due to Hampton Hills	57,497.99
Due to Magnolia Pointe Sales	95,000.00
Due to Central Office Cost Center	25,792.78
Dakota Park Subsidy Payable	-27.00
Hampton Hills Subsidy Payable	0.01
Twin Lake I Subsidy Payable	16,303.00
Twin Lake II Subsidy Payable	38,739.51
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	<u>2,023.04</u>
TOTAL CURRENT LIABILITIES	<u>310,252.96</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	5,356.63
FSS Due to Tenant Long Term	76,780.12
Notes Payable-LT	<u>303,000.00</u>
TOTAL NONCURRENT LIABILITIES	<u>385,136.75</u>

TOTAL LIABILITIES	<u>695,389.71</u>
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EQUITY

RETAINED EARNINGS

Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net As	<u>-1,636,157.39</u>
TOTAL RETAINED EARNINGS:	<u>4,031,895.61</u>
TOTAL EQUITY	<u>4,031,895.61</u>

TOTAL LIABILITIES AND EQUITY	<u>4,727,285.32</u>
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**Lakeland Housing Authority
Public Housing (AMP 1)
Changes in Cash**

For the Current and Six Months Ended June 30, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	80,223.87	27,724.21	-52,499.66
Cash-Payroll	36,693.92	35,371.28	-1,322.64
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	18,157.70	18,153.00	-4.70
Cash Restricted - FSS Escrow	75,192.65	76,780.14	1,587.49
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	210,268.14	158,028.63	-52,239.51

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	78,106.79	27,724.21	-50,382.58
Cash-Payroll	23,430.11	35,371.28	11,941.17
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	16,957.70	18,153.00	1,195.30
Cash Restricted - FSS Escrow	65,934.16	76,780.14	10,845.98
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	184,428.76	158,028.63	-26,400.13

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Six Months Ending June 30, 2023**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,882	9,525	4,357	45.74%	1	82,721	57,150	25,571	44.74%	114,300
Other Tenant Income	-	510	(510)	-100.00%	2	40	3,060	(3,020)	-98.69%	6,120
Government Subsidy	10,786	10,867	(82)	-0.75%	3	64,656	65,202	(547)	-0.84%	130,404
Other Income	312	20	292	1459.40%		350	120	230	191.58%	240
Total Revenue	24,979	20,922	4,057	19.39%		147,766	125,532	22,234	17.71%	251,064
Administrative Expenses	7,223	8,424	(1,201)	-14.25%		51,152	50,544	608	1.20%	101,088
Tenant Services Expense	-	36	(36)	-100.00%	4	91	216	(125)	-57.74%	432
Utility Expense	2,382	1,801	582	32.30%	5	12,284	10,804	1,480	13.70%	21,607
Maintenance Expense	8,443	7,491	952	12.72%	6	50,923	44,945	5,978	13.30%	89,889
General Expenses	-	2,709	(2,709)	-100.00%	8	17,400	16,254	1,145	7.05%	32,509
Housing Assistance Payments	1,060	300	760	253.33%	7	6,676	1,800	4,876	270.89%	3,600
Financing Expenses	-	-	-			-	-	-		
Operating Expenses before Depreciation	19,109	20,760	(1,652)	-7.96%		138,525	124,563	13,963	11.21%	249,125
Net Operating Income (Loss)	5,871	162	5,709	3533.66%		9,241	969	8,272	853.32%	1,939
Depreciation & Amortization	-	2,357	(2,357)	-100.00%		10,569	14,143	(3,574)	-25.27%	28,285
Capital Replacement Items	-	7,800	(7,800)	-100.00%		-	46,800	(46,800)	-100.00%	93,600
Reimburse Replacement Reserves	-	(7,800)	7,800	-100.00%		-	(46,800)	46,800	-100.00%	(93,600)
Total Expense	19,109	23,118	(4,009)	-17.34%		149,094	138,705	10,389	7.49%	277,410
Net Income (Loss)	5,871	(2,196)	8,066	-367.39%		(1,328)	(13,173)	11,846	-89.92%	(26,346)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is higher than budgeted. The increase is due to a gain to lease from Section 8.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Variance in Government Subsidy is consistent with amounts budgeted.**
- 4 Variance reflects expenses being less than or consistent with amounts budgeted.**
- 5 The costs for utilities were higher than budgeted due to garbage removal and electricity.**
- 6 Variance in Maintenance Expense is due to replacement of the termite bond and installation of new surveillance equipment.**
- 7 Variance in HAP payments is tenant utility reimbursement. Amounts paid are based on the utility allowances for Lakeland, Polk County, Florida.**
- 8 Variance in General Expenses is due to annual renewal of the general liability and auto policies.**

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of June 30, 2023**

ASSETS

Unrestricted Cash	
Cash Operating 1	28,369.81
Cash-Payroll	9,857.23
Petty Cash	600.00
Total Unrestricted Cash	<u>38,827.04</u>
Restricted Cash	
Cash Restricted-Security Dep	12,549.00
Cash Restricted - FSS Escrow	1,414.00
Cash Restricted-Reserve for I	<u>16,077.92</u>
Total Restricted Cash	<u>30,040.92</u>
TOTAL CASH	68,867.96
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	18,571.58
Allowance for Doubtful Accounts	<u>-12,913.67</u>
TOTAL: AR	5,657.91
Due from Bonnet Shores	1,561.41
Due from Dakota Park PH	-300.00
Due from Renaissance FAM Non	5,424.10
Due from LPHC	<u>75,251.87</u>
TOTAL: DUE FROM	<u>75,251.87</u>
Dakota Park-Operating Subsidy Recd	<u>1,561.41</u>
TOTAL ACCOUNTS AND NOTES RECI	<u>87,595.29</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	17,677.57
Prepaid Software Licenses	1,453.59
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	<u>26,691.16</u>
TOTAL CURRENT ASSETS	<u>183,154.41</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Building Improvements	14,150.00
Furniture & Fixtures	7,332.43
Accum Depreciation-Buildings	-263,915.97
Accum Depreciation- Misc FF&E	-7,208.55
Intangible Assets	0.00
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,640.00
AA Monitoring Fees	<u>-41,744.00</u>
TOTAL FIXED ASSETS (NET)	<u>677,077.91</u>
TOTAL NONCURRENT ASSETS	<u>677,077.91</u>
TOTAL ASSETS	<u>860,232.32</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	2,950.88
Tenant Security Deposits	12,249.00
Security Deposit-Pet	300.00
Accrued Property Taxes	5,482.69
Accrued Interest - HOPE VI	742,876.07
Accrued Interest Payable	6,287.00
Accrued Interest - Future Advance	11,363.00
Accrued Payroll & Payroll Taxes	1,772.27
Accrued Audit Fees	-7,006.95
Accrued audit fees - LHA	7,562.82
Due to (17) Renaissance Family Non-At	36,481.70
Tenant Prepaid Rents	3,004.00
Contract Retentions	19,974.37
Accrued Compensated Absences-Currer	251.11
Note Payable PCHD	<u>239,503.97</u>
TOTAL CURRENT LIABILITIES	<u>1,083,051.93</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	466.36
FSS Due to Tenant Long Term	1,414.00
Due to Affiliates	149,859.50
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 - LHA	<u>101,380.00</u>
TOTAL NONCURRENT LIABILITIES	<u>1,092,664.50</u>
TOTAL LIABILITIES	2,175,716.43
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 Ass	<u>-336,870.24</u>
TOTAL RETAINED EARNINGS:	<u>-336,870.24</u>
TOTAL EQUITY	<u>-1,315,484.11</u>
TOTAL LIABILITIES AND EQUITY	<u>860,232.32</u>

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

**Changes in Cash
For the Current and Six Months Ending June 30, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	19,814.93	28,369.81	8,554.88
Cash-Payroll	10,619.46	9,857.23	-762.23
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,849.00	12,549.00	-300.00
Cash Restricted - FSS Escrow	1,781.00	1,414.00	-367.00
Cash Restricted-Reserve for Replacement	15,409.37	16,077.92	668.55
Cash Restricted - Reserve/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	60,473.76	68,267.96	7,794.20

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	46,677.47	28,369.81	-18,307.66
Cash-Payroll	5,209.10	9,857.23	4,648.13
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,149.00	12,549.00	400.00
Cash Restricted - FSS Escrow	1,904.00	1,414.00	-490.00
Cash Restricted-Reserve for Replacement	12,076.02	16,077.92	4,001.90
Cash Restricted - Reserve/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	78,015.59	68,267.96	-9,747.63

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2023

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	81,509	80,444	1,065	1.32%	1	475,498	482,663	(7,165)	-1.48%	965,327
Other Tenant Income	163	770	(607)	-78.83%	2	5,142	4,620	522	11.29%	9,240
Government Subsidy	52,905	42,567	10,338	24.29%	3	317,816	255,400	62,416	24.44%	510,799
Other Income	3,957	145	3,812	2628.92%		20,784	870	19,914	2288.94%	1,740
Total Revenue	138,534	123,926	14,608			819,240	743,553	75,687		1,487,106
Administrative Expenses	30,421	52,507	(22,085)	-42.06%	4	218,192	315,040	(96,848)	-30.74%	630,080
Tenant Services	-	200	(200)	-100.00%	4	212	1,200	(988)	-82.30%	2,400
Utility Expense	11,530	8,135	3,395	41.74%	7	60,514	48,810	11,704	23.98%	97,621
Maintenance Expense	53,062	46,302	6,760	14.60%	8	315,593	277,813	37,781	13.60%	555,625
General Expenses	-	9,448	(9,448)	-100.00%	5	131,592	56,688	74,904	132.13%	113,376
Housing Assistance Payments	2,599	2,179	420	19.28%	6	15,055	13,074	1,981	15.15%	26,148
Financing Expenses	4,593	(10,723)	15,317	-142.83%	4	26,073	29,151	(3,078)	-10.56%	58,303
Operating Expense before Depreciation	102,205	108,047	(5,842)	-5.41%		767,232	741,776	25,456	3.43%	1,483,553
Net Operating Income (Loss)	36,329	15,878	20,451	128.80%		52,007	1,777	50,231	2827.40%	3,553
Depreciation & Amortization	-	57,901	(57,901)	-100.00%		289,506	347,407	(57,901)	-16.67%	694,815
Capital Replacement Items	-	52,450	(52,450)	-100.00%		7,841	314,700	(306,859)	-97.51%	629,400
Reimburse Replacement Reserves	-	(52,450)	52,450	-100.00%		-	(314,700)	314,700	-100.00%	(629,400)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		
Total Expense	102,205	270,849	(168,643)			1,064,580	1,718,584	(654,004)		2,178,367
Net Income (Loss)	36,329	(146,923)	183,252	-		(245,340)	(975,031)	729,691	-	(691,261)

Comments

- 1 Consists of 108 low and moderate-income family and senior apartment units and 88 Tax Credit units. Rental income is less than amounts budgeted but are consistent with prior months.**
- 2 Variance reflects staff enforcing the lease agreement and charging residents for damages to their units.**
- 3 Variance in Government Subsidy continues to exceed amounts budgeted.**
- 4 Variance reflects expenses that are less than or comparable to amounts budgeted.**
- 5 General Expenses increased because three (3) vehicles were added to the fleet.**
- 6 Variance in HAP payments is tenant utility reimbursement. Amounts paid are based on the utility allowances for Lakeland, Polk County, Florida.**
- 7 The costs for utilities were higher than budgeted due to water, sewer, and electricity.**
- 8 Maintenance expense was higher than budgeted due to costs associated with the vehicle, electrical, and HVAC repairs.**

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Balance Sheet
as of June 30, 2023

ASSETS	LIABILITIES & EQUITY																																																																																																									
<table border="0" style="width: 100%;"> <tr> <td colspan="2">Unrestricted Cash</td> </tr> <tr> <td style="padding-left: 20px;">Cash Operating 1</td> <td style="text-align: right;">73,380.07</td> </tr> <tr> <td style="padding-left: 20px;">Cash-Payroll</td> <td style="text-align: right;">72,050.88</td> </tr> <tr> <td style="padding-left: 20px;">Petty Cash</td> <td style="text-align: right; border-bottom: 1px solid black;">1,000.00</td> </tr> <tr> <td style="padding-left: 20px;">Total Unrestricted Cash</td> <td style="text-align: right;">146,430.95</td> </tr> <tr> <td colspan="2">Restricted Cash</td> </tr> <tr> <td style="padding-left: 20px;">Cash Restricted-Security Deposit</td> <td style="text-align: right;">59,570.99</td> </tr> <tr> <td style="padding-left: 20px;">Cash Restricted - FSS Escrow</td> <td style="text-align: right;">40,168.85</td> </tr> <tr> <td style="padding-left: 20px;">Cash Restricted-Reserve for Repl</td> <td style="text-align: right;">45,354.90</td> </tr> <tr> <td style="padding-left: 20px;">Cash Restricted - Reserve/Escrov</td> <td style="text-align: right;">1,793,957.27</td> </tr> <tr> <td style="padding-left: 20px;">Restricted Cash - Partnership De</td> <td style="text-align: right;">1,179.16</td> </tr> <tr> <td style="padding-left: 20px;">Restricted Cash - OA Reserve</td> <td style="text-align: right;">77,776.83</td> </tr> <tr> <td style="padding-left: 20px;">Restricted Cash - AA Reserve</td> <td style="text-align: right; border-bottom: 1px solid black;">47,891.77</td> </tr> <tr> <td style="padding-left: 20px;">Total Restricted Cash</td> <td style="text-align: right;">2,065,899.77</td> </tr> <tr> <td style="padding-left: 40px;">TOTAL CASH</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">2,212,330.72</td> </tr> <tr> <td colspan="2">ACCOUNTS AND NOTES RECEIVABLE</td> </tr> <tr> <td style="padding-left: 20px;">A/R-Tenants/Vendors</td> <td style="text-align: right;">51,380.51</td> </tr> <tr> <td style="padding-left: 20px;">Allowance for Doubtful Accounts-Ter</td> <td style="text-align: right; border-bottom: 1px solid black;">-27,752.46</td> </tr> <tr> <td style="padding-left: 20px;">TOTAL: Accounts Receivable</td> <td style="text-align: right;">23,628.05</td> </tr> <tr> <td style="padding-left: 20px;">A/R-Other</td> <td style="text-align: right;">1,540.41</td> </tr> <tr> <td style="padding-left: 20px;">Due from Dakota Park Non-ACC</td> <td style="text-align: right;">36,481.70</td> </tr> <tr> <td style="padding-left: 20px;">Due from Central Office Cost Center</td> <td style="text-align: right; border-bottom: 1px solid black;">65,458.31</td> </tr> <tr> <td style="padding-left: 20px;">TOTAL: DUE FROM</td> <td style="text-align: right;">101,940.01</td> </tr> <tr> <td style="padding-left: 40px;">Renaissance Family-Operating Subsidiary</td> <td style="text-align: right; border-bottom: 1px solid black;">-1.00</td> </tr> <tr> <td style="padding-left: 20px;">TOTAL ACCOUNTS AND NOTES RECEIVABLE</td> <td style="text-align: right;">127,107.47</td> </tr> <tr> <td colspan="2">OTHER CURRENT ASSETS</td> </tr> <tr> <td style="padding-left: 20px;">Eviction Deposit Acct.</td> <td style="text-align: right;">1,000.00</td> </tr> <tr> <td style="padding-left: 20px;">Prepaid Insurance</td> <td style="text-align: right;">95,349.27</td> </tr> <tr> <td style="padding-left: 20px;">Prepaid Software Licenses</td> <td style="text-align: right;">4,961.27</td> </tr> <tr> <td style="padding-left: 20px;">Utility Deposit - Electric</td> <td style="text-align: right; border-bottom: 1px solid black;">20,500.00</td> </tr> <tr> <td style="padding-left: 20px;">TOTAL OTHER CURRENT ASSETS</td> <td style="text-align: right;">121,810.54</td> </tr> <tr> <td style="padding-left: 40px;">TOTAL CURRENT ASSETS</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">2,461,248.73</td> </tr> <tr> <td colspan="2">NONCURRENT ASSETS</td> </tr> <tr> <td colspan="2">FIXED ASSETS</td> </tr> <tr> <td style="padding-left: 20px;">Buildings</td> <td style="text-align: right;">21,105,584.03</td> </tr> <tr> <td style="padding-left: 20px;">Building Improvements</td> <td style="text-align: right;">438,566.64</td> </tr> <tr> <td style="padding-left: 20px;">Machinery & Equipment</td> <td style="text-align: right;">150,483.39</td> </tr> <tr> <td style="padding-left: 20px;">Automobiles/Vehicles</td> <td style="text-align: right;">9,812.80</td> </tr> <tr> <td style="padding-left: 20px;">Furniture & Fixtures</td> <td style="text-align: right;">596,331.81</td> </tr> <tr> <td style="padding-left: 20px;">Site Improvement-Infrastructure</td> <td style="text-align: right;">2,382,356.15</td> </tr> <tr> <td style="padding-left: 20px;">Accum Depreciation-Buildings</td> <td style="text-align: right; border-bottom: 1px solid black;">-10,266,760.17</td> </tr> <tr> <td style="padding-left: 20px;">Accum Depreciation- Misc FF&E</td> <td style="text-align: right;">-769,060.05</td> </tr> <tr> <td style="padding-left: 20px;">Accum Depreciation-Infrastructure</td> <td style="text-align: right; border-bottom: 1px solid black;">-2,342,101.96</td> </tr> <tr> <td style="padding-left: 20px;">Intangible Assets</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="padding-left: 20px;">Amortization Loan Cost</td> <td style="text-align: right;">-6,131.00</td> </tr> <tr> <td style="padding-left: 20px;">Monitoring Fees</td> <td style="text-align: right;">131,658.00</td> </tr> <tr> <td style="padding-left: 20px;">AA Compliance Fees</td> <td style="text-align: right;">-8.12</td> </tr> <tr> <td style="padding-left: 20px;">AA Monitoring Fees</td> <td style="text-align: right;">-131,658.00</td> </tr> <tr> <td style="padding-left: 20px;">AA Loan Costs</td> <td style="text-align: right; border-bottom: 1px solid black;">-10,342.59</td> </tr> <tr> <td style="padding-left: 20px;">TOTAL FIXED ASSETS (NET)</td> <td style="text-align: right;">11,300,992.93</td> </tr> <tr> <td style="padding-left: 40px;">Dwelling Equipment</td> <td style="text-align: right; border-bottom: 1px solid black;">4,463.00</td> </tr> <tr> <td style="padding-left: 20px;">TOTAL NONCURRENT ASSETS</td> <td style="text-align: right;">11,305,455.93</td> </tr> <tr> <td style="padding-left: 40px;">TOTAL ASSETS</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">13,766,704.66</td> </tr> </table>	Unrestricted Cash		Cash Operating 1	73,380.07	Cash-Payroll	72,050.88	Petty Cash	1,000.00	Total Unrestricted Cash	146,430.95	Restricted Cash		Cash Restricted-Security Deposit	59,570.99	Cash Restricted - FSS Escrow	40,168.85	Cash Restricted-Reserve for Repl	45,354.90	Cash Restricted - Reserve/Escrov	1,793,957.27	Restricted Cash - Partnership De	1,179.16	Restricted Cash - OA Reserve	77,776.83	Restricted Cash - AA Reserve	47,891.77	Total Restricted Cash	2,065,899.77	TOTAL CASH	2,212,330.72	ACCOUNTS AND NOTES RECEIVABLE		A/R-Tenants/Vendors	51,380.51	Allowance for Doubtful Accounts-Ter	-27,752.46	TOTAL: Accounts Receivable	23,628.05	A/R-Other	1,540.41	Due from Dakota Park Non-ACC	36,481.70	Due from Central Office Cost Center	65,458.31	TOTAL: DUE FROM	101,940.01	Renaissance Family-Operating Subsidiary	-1.00	TOTAL ACCOUNTS AND NOTES RECEIVABLE	127,107.47	OTHER CURRENT ASSETS		Eviction Deposit Acct.	1,000.00	Prepaid Insurance	95,349.27	Prepaid Software Licenses	4,961.27	Utility Deposit - Electric	20,500.00	TOTAL OTHER CURRENT ASSETS	121,810.54	TOTAL CURRENT ASSETS	2,461,248.73	NONCURRENT ASSETS		FIXED ASSETS		Buildings	21,105,584.03	Building Improvements	438,566.64	Machinery & Equipment	150,483.39	Automobiles/Vehicles	9,812.80	Furniture & Fixtures	596,331.81	Site Improvement-Infrastructure	2,382,356.15	Accum Depreciation-Buildings	-10,266,760.17	Accum Depreciation- Misc FF&E	-769,060.05	Accum Depreciation-Infrastructure	-2,342,101.96	Intangible Assets	0.00	Amortization Loan Cost	-6,131.00	Monitoring Fees	131,658.00	AA Compliance Fees	-8.12	AA Monitoring Fees	-131,658.00	AA Loan Costs	-10,342.59	TOTAL FIXED ASSETS (NET)	11,300,992.93	Dwelling Equipment	4,463.00	TOTAL NONCURRENT ASSETS	11,305,455.93	TOTAL ASSETS	13,766,704.66
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 | | | |---|---------------| | CURRENT LIABILITIES | | | A/P Vendors and Contractors | -26,193.40 | | Tenant Security Deposits | 53,665.39 | | Security Deposit Clearing Account | 392.00 | | Security Deposit-Pet | 6,805.60 | | Accrued Payroll & Payroll Taxes | 10,976.17 | | Accrued Audit Fees | -28,955.44 | | Accrued audit fees - LHA | 19,947.26 | | Due to (13) Dakota Park Public Housing | 2,672.05 | | Due to (16) Dakota Park Non-ACC | 2,752.05 | | Due to West Lake Mgmt. | 40,998.00 | | HAP Overpayments | 900.00 | | Tenant Prepaid Rents | 6,009.22 | | Contract Retentions | 38,732.51 | | State of FL Unclaimed Funds | -1,146.00 | | Accrued Compensated Absences-Current | 14,959.13 | | TOTAL CURRENT LIABILITIES | 142,514.54 | | NONCURRENT LIABILITIES | | | Accrued Compensated Absences-LT | 27,741.24 | | FSS Due to Tenant Long Term | 40,168.86 | | Notes Payable-LT | 381,200.32 | | Note Payable | 2,031,210.59 | | Short Term - Note Payable | -73,325.71 | | TOTAL NONCURRENT LIABILITIES | 2,406,995.30 | | TOTAL LIABILITIES | 2,549,509.84 | | EQUITY | | | CONTRIBUTED CAPITAL | | | Capital - LP | 6,924,129.41 | | Capital - GP2 | 7,123,264.00 | | GP Equity | 1,308,453.00 | | TOTAL CONTRIBUTED CAPITAL | 15,355,846.41 | | RETAINED EARNINGS | | | Retained Earnings-Unrestricted Net Assets | -4,138,651.59 | | TOTAL RETAINED EARNINGS: | -4,138,651.59 | | TOTAL EQUITY | 11,217,194.82 | | TOTAL LIABILITIES AND EQUITY | 13,766,704.66 | |

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Changes in Cash
For the Current and Six Months Ending June 30, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	90,570.37	73,380.07	-17,190.30
Cash-Payroll	70,023.12	72,050.88	2,027.76
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,270.99	59,570.99	-700.00
Cash Restricted - FSS Escrow	40,117.99	40,168.85	50.86
Cash Restricted-Reserve for Replacem	42,075.43	45,354.90	3,279.47
Cash Restricted - Reserve/Escrow	1,790,551.05	1,793,957.27	3,406.22
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,654.08	77,776.83	122.75
Restricted Cash - AA Reserve	47,826.17	47,891.77	65.60
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,220,268.36	2,211,330.72	-8,937.64

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	12,626.60	73,380.07	60,753.47
Cash-Payroll	14,379.22	72,050.88	57,671.66
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,364.99	59,570.99	-794.00
Cash Restricted - FSS Escrow	36,793.62	40,168.85	3,375.23
Cash Restricted-Reserve for Replacem	91,257.62	45,354.90	-45,902.72
Cash Restricted - Reserve/Escrow	1,954,029.55	1,793,957.27	-160,072.28
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,150.80	77,776.83	626.03
Restricted Cash - AA Reserve	47,559.28	47,891.77	332.49
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,295,340.84	2,211,330.72	-84,010.12

**Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2023**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	63,845	63,534	312	0.49%	1	386,828	381,201	5,627	1.48%	762,402
Other Tenant Income	-	600	(600)	-100.00%	2	1,450	3,600	(2,150)	-59.72%	7,200
Other Income	11	16	(5)	-34.06%		354	96	258	268.51%	192
Total Revenue	63,856	64,150	(294)	-0.46%		388,632	384,897	3,735	0.97%	769,794
Administrative Expense	15,062	19,149	(4,087)	-21.34%	3	96,842	114,893	(18,051)	-15.71%	229,786
Tenant Services	67	-	67	0.00%	3	1,223	-	1,223	0.00%	-
Utility Expense	9,769	8,050	1,719	21.35%	3	50,179	48,300	1,879	3.89%	96,600
Maintenance Expense	13,170	19,243	(6,073)	-31.56%	3	95,219	115,457	(20,238)	-17.53%	230,913
General Expense	168	8,940	(8,772)	-98.12%	3	38,949	53,639	(14,689)	-27.39%	107,277
Financing Expense	2,818	3,338	(520)	-15.58%	4	23,469	20,029	3,440	17.18%	40,058
Operating Expense before Depreciation	41,054	58,720	(17,666)	-30.08%		305,881	352,317	(46,436)	-13.18%	704,635
Net Operating Income (Loss)	22,802	5,430	17,372	319.93%		82,750	32,580	50,171	153.99%	65,159
Depreciation & Amortization Expense	-	40,337	(40,337)	-100.00%		42,972	242,020	(199,048)	-82.24%	484,039
Capital Replacement Items	-	14,020	(14,020)	-100.00%		863	863	-		168,240
Reimburse Replacement Reserves	-	(14,020)	14,020	-100.00%		-	(84,120)	84,120	-100.00%	(168,240)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	41,054	99,056	(58,002)	-58.56%		349,716	511,080	(161,364)	-31.57%	1,188,674
Net Operating Income (Loss)	22,802	(34,907)	57,708	-165.32%		38,915	(126,183)	165,098	-130.84%	(418,880)

Comments

- 1 Consists of 72 Tax Credit apartment units. Occupancy is at 100%; which resulted in rental income being comparable to amounts budgeted.
- 2 Variance reflects timely payment of rents and residents not causing damages to their units.
- 3 Variance reflects expenses that are less than or comparable to amounts budgeted.
- 4 Variance within Financing Expense is interest paid on the HOME Loan.

**Lakeland Housing Authority
Colton Meadow, LLLP
Balance Sheet
as of June 30, 2023**

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	20,671.41
Cash-Payroll	61,275.16
Petty Cash	600.00
Total Unrestricted Cash	<u>82,546.57</u>
Restricted Cash	
Cash Restricted-Security Depo	28,025.00
Cash Restricted-Operating Res	441,712.32
Cash Restricted-Reserve for R	199,742.87
Cash-Tax & Insurance Escrow	47,201.48
Total Restricted Cash	<u>716,681.67</u>

TOTAL CASH 799,228.24

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	36,916.27
Allowance for Doubtful Accounts-	<u>-12,932.45</u>
TOTAL: AR	23,983.82
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>
TOTAL: DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECE	125,135.43

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Asse	2,313.18
Prepaid Insurance	87,423.93
Prepaid Software Licenses	1,353.02
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>97,090.13</u>
TOTAL CURRENT ASSETS	1,021,453.80

NONCURRENT ASSETS

FIXED ASSETS

Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,861,925.11
Machinery & Equipment	67,970.48
Automobiles/Vehicles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-5,374,908.78
Intangible Assets	0.00
Amortization Tax Credit Fees	-171,579.30
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>6,773,785.87</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	<u>60,262.45</u>
TOTAL NONCURRENT ASSETS	<u>6,878,431.64</u>

TOTAL ASSETS 7,899,885.44

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	445.23
Tenant Security Deposits	26,925.00
Security Deposit Clearing Account	2,851.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	17,430.08
Accrued Interest Payable	15,371.54
Accrued Payroll & Payroll Taxes	3,283.30
Accrued Audit Fees	8,975.00
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	1,866.87
Accrued Compensated Absences-Current	1,754.03
First Mortgage - TCAP	1,231,424.00
Mortgage Note Payable	<u>450,845.00</u>

TOTAL CURRENT LIABILITIES 4,603,383.22

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	<u>3,257.50</u>
TOTAL NONCURRENT LIABILITIES	<u>3,257.50</u>

TOTAL LIABILITIES 4,606,640.72

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	<u>2,087,912.60</u>
TOTAL RETAINED EARNINGS:	<u>2,087,912.60</u>

TOTAL EQUITY 3,293,244.72

TOTAL LIABILITIES AND EQUITY 7,899,885.44

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

For the Current and Six Months Ending June 30, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	32,116.87	20,671.41	-11,445.46
Cash-Payroll	57,049.62	61,275.16	4,225.54
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,425.00	28,025.00	-400.00
Cash Restricted-Operating Reserve	441,712.32	441,712.32	0.00
Cash Restricted-Reserve for Replacement	197,480.92	199,742.87	2,261.95
Cash-Tax & Insurance Escrow	36,574.59	47,201.48	10,626.89
Total Cash	793,359.32	798,628.24	5,268.92

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,983.62	20,671.41	13,687.79
Cash-Payroll	35,314.07	61,275.16	25,961.09
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,275.00	28,025.00	-250.00
Cash Restricted-Operating Reserve	441,620.35	441,712.32	91.97
Cash Restricted-Reserve for Replacement	198,867.52	199,742.87	875.35
Cash-Tax & Insurance Escrow	71,668.39	47,201.48	-24,466.91
Total Cash	782,728.95	798,628.24	15,899.29

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2023

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	63,458	65,457	(1,999)	-3.05%	1	386,919	392,740	(5,821)	-1.48%	785,479
Other Tenant Income	1,449	415	1,034	249.25%	2	1,584	2,490	(906)	-36.37%	4,980
Other Income	172	20	152	760.70%		1,070	120	950	791.31%	240
Total Revenue	65,080	65,892	(812)	-1.23%		389,573	395,350	(5,777)	-1.46%	790,699
Administrative Expense	23,425	17,915	5,510	30.76%	3	104,492	107,489	(2,997)	-2.79%	214,978
Tenant Services	58	25	33	131.88%	3	58	150	(92)	-61.35%	300
Utility Expense	7,881	7,850	31	0.40%	3	46,029	47,100	(1,071)	-2.27%	94,200
Maintenance Expense	12,259	19,039	(6,780)	-35.61%	3	88,756	114,232	(25,476)	-22.30%	228,465
General Expense	10,140	8,646	1,494	17.27%	3	54,700	51,877	2,822	5.44%	103,755
Financing Expense	9,666	10,304	(638)	-6.19%	3	59,936	61,826	(1,889)	-3.06%	123,652
Operating Expense before Depreciator	63,429	63,779	(350)	-0.55%		353,971	382,675	(28,703)	-7.50%	765,349
Net Operating Income (Loss)	1,651	2,113	(462)			35,602	12,675	22,926		25,350
Depreciation & Amortization Expense	41,152	41,760	(607.45)	-1.45%		246,914	250,559	(3,644.70)	-1.45%	501,118
Capital Replacement Items	-	12,360	(12,360.00)	-100.00%		11,131	74,160	(63,028.91)	-84.99%	148,320
Reimburse Replacement Reserve	-	(12,360)	12,360.00	-100.00%		-	(74,160)	74,160.00	-100.00%	(148,320)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	104,581	105,539	(958)	-0.91%		612,017	633,234	(21,217)	-3.35%	1,266,467
Net Income (Loss)	(39,502)	(39,647)	146	-0.37%		(222,444)	(237,884)	15,440	-6.49%	(475,768)

Comments

- 1 Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. Tenant rental income is comparable to amounts budgeted.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Variance reflects expense being less than or comparable to amounts budgeted.**

**Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
as of June 30, 2023**

ASSETS

Unrestricted Cash	
Cash Operating 1	85,818.65
Cash-Payroll	53,846.24
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	140,264.89
Restricted Cash	
Cash Restricted-Security Deposits	31,025.00
Cash Restricted-Operating Reserve	461,104.39
Cash Restricted-Reserve for Replacem	240,123.57
Cash-Tax & Insurance Escrow	<u>37,043.97</u>
Total Restricted Cash	769,296.93
TOTAL CASH	<u>909,561.82</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	11,124.12
Allowance for Doubtful Accounts-Tenants/	<u>-846.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	10,278.12
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	2,099.54
Prepaid Insurance	66,313.24
Prepaid Software Licenses	676.48
Utility Deposit	<u>5,000.00</u>
TOTAL OTHER CURRENT ASSETS	<u>74,589.26</u>
TOTAL CURRENT ASSETS	<u>994,429.20</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,478,455.60
Building Improvements	20,181.47
Automobiles/Vehicles	498.98
Furniture & Fixtures	24,842.11
Site Improvement-Infrastructure	437,374.39
Accum Depreciation-Buildings	688,655.00
Accum Depreciation- Misc FF&E	-457,634.37
Accum Depreciation-Infrastructure	-568,566.48
Intangible Assets	0.00
Loan Costs	41,419.00
Amortization Loan Cost	25,907.24
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-205,492.36
TOTAL FIXED ASSETS (NET)	<u>6,731,418.02</u>
TOTAL NONCURRENT ASSETS	<u>6,731,418.02</u>
TOTAL ASSETS	<u>7,725,847.22</u>

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	190.30
Tenant Security Deposits	27,625.00
Security Deposit Clearing Account	1,096.65
Security Deposit-Pet	3,100.00
Accrued Property Taxes	25,846.90
Accrued Interest Payable	55,573.31
Accrued Audit Fees	9,750.00
Due to (16) Dakota Park Non-ACC	1,561.41
Tenant Prepaid Rents	3,330.00
Accrued Compensated Absences-Curr	2,077.35
First Mortgage - TCAP	3,819,255.00
HOME Funds	<u>131,028.00</u>

TOTAL CURRENT LIABILITIES 5,890,287.80

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	<u>3,857.94</u>
TOTAL NONCURRENT LIABILITIES	14,607.94

TOTAL LIABILITIES 5,904,895.74

EQUITY

CONTRIBUTED CAPITAL

Contributed Capital	-57,442.26
Capital - LP	6,807,962.00
GP Equity	-162.00
Syndication Costs	<u>-40,000.00</u>
TOTAL CONTRIBUTED CAPITAL	6,710,357.74

RETAINED EARNINGS

Retained Earnings-Unrestricted Net A	<u>-4,889,406.26</u>
TOTAL RETAINED EARNINGS:	-4,889,406.26

TOTAL EQUITY 1,820,951.48

TOTAL LIABILITIES AND EQUITY 7,725,847.22

**Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Six Months Ending June 30, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	109,678.65	85,818.65	-23,860.00
Cash-Payroll	31,707.35	53,846.24	22,138.89
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	31,425.00	31,025.00	-400.00
Cash Restricted-Operating Reserve	461,104.39	461,104.39	0.00
Cash Restricted-Reserve for Replacem	237,619.43	240,123.57	2,504.14
Cash-Tax & Insurance Escrow	29,169.75	37,043.97	7,874.22
Investment 2	0.00	0.00	0.00
Total Cash	900,704.57	908,961.82	8,257.25

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	88,178.31	85,818.65	-2,359.66
Cash-Payroll	11,005.88	53,846.24	42,840.36
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	31,425.00	31,025.00	-400.00
Cash Restricted-Operating Reserve	461,008.38	461,104.39	96.01
Cash Restricted-Reserve for Replacem	226,203.03	240,123.57	13,920.54
Cash-Tax & Insurance Escrow	56,874.62	37,043.97	-19,830.65
Investment 2	0.00	0.00	0.00
Total Cash	874,695.22	908,961.82	34,266.60

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2023**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	83,899	94,257.08	(10,358)	-10.99%	1	530,371	565,542.48	(35,171)	-6.22%	1,131,085
Other Tenant Income	(623)	(710.00)	87	-12.24%	2	(3,462)	(4,260.00)	798	-18.74%	(8,520)
Other Income	77	30.00	47	158.03%		1,349	180.00	1,169	649.44%	360
Total Revenue	83,353	93,577	(10,224)	-10.93%		528,258	561,462	(33,204)	-5.91%	1,122,925
Administrative Expenses	25,653	26,162.33	(509)	-1.95%	3	146,281	156,973.99	(10,693)	-6.81%	313,948
Tenants Service Expenses	80	90.00	(10)	-10.81%	4	641	540.00	101	18.70%	1,080
Utility Expense	8,821	8,750.00	71	0.81%	3	54,664	52,500.00	2,164	4.12%	105,000
Maintenance Expense	22,492	24,438.57	(1,947)	-7.97%	3	112,949	146,631.41	(33,682)	-22.97%	293,263
General Expenses	11,918	9,702.97	2,215	22.83%	5	62,271	58,217.82	4,053	6.96%	116,436
Financing Expenses	32,494	21,068.09	11,425	54.23%	3	114,116	126,408.54	(12,293)	-9.72%	252,817
Operating expense before depreciation	101,458	90,212	11,246	12.47%		490,921	541,272	(50,351)	-9.30%	1,082,544
Net Operating Income (Loss)	(18,105)	3,365	(21,470)	-638.02%		37,338	20,191	17,147	84.93%	40,381
Depreciation & Amortization	33,669	33,669	-	0.00%		202,017	202,017	-	0.00%	404,033
Capital/Operational Replacement I	7,177	11,175	(3,998)	-35.78%		91,733	67,050	24,683	36.81%	134,100
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(134,100)
Total Expense	142,304	135,056	7,248	5.37%		784,670	810,338	(25,668)	-3.17%	1,486,577
Net Operating Income (Loss)	(58,951)	(41,479)	(17,472)	42.12%		(256,412)	(248,876)	(7,536)	3.03%	(363,652)

Comments

- 1 The property consists of 100 senior apartments comprised of 99 Tax Credit/Project-Based Section 8 Voucher units and one maintenance unit. Tenant rents are slightly lower than the budget. Note that there is one (1) vacant unit.**
- 2 Variance for the year reflects timely payment of rents and residents causing less damage to their units.**
- 3 Variance reflects expenses that are less than or consistent with amounts budgeted.**
- 4 Tenant Services expense was higher than budgeted because the property hosted one event that provided free haircuts to the residents.**
- 5 The variance in General Expense is due to increased costs associated with property and liability insurance.**

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Balance Sheet
as of June 30, 2023**

ASSETS

Unrestricted Cash	
Cash Operating 1	-10,214.23
Cash-Payroll	19,377.77
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	9,763.54
Restricted Cash	
Cash Restricted-Security Dep	10,750.00
Cash Restricted-Operating R	19.62
Cash Restricted-Reserve for	250,126.72
Cash-Tax & Insurance Escrow	56,666.95
Restricted Investment	<u>157,029.25</u>
Total Restricted Cash	474,592.54
TOTAL CASH	<u>484,356.08</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	<u>1,704.00</u>
TOTAL: AR	<u>1,704.00</u>
Due From Central Office Cost Cel	<u>0.00</u>
TOTAL ACCOUNTS AND NOTES REC	1,704.00
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Ass	5,472.87
Prepaid Insurance	108,041.93
Prepaid Software Licenses	<u>902.01</u>
TOTAL OTHER CURRENT ASSETS	<u>114,916.81</u>
TOTAL CURRENT ASSETS	600,976.89
NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Building Improvements	53,499.32
Furn, Fixt, & Equip	1,212,730.94
Accum Depreciation-Buildings	-4,508,885.76
Accum Depreciation- Misc FF&E	-1,207,254.49
Accum Depreciation-Infrastructu	-498,119.22
Intangible Assets	0.00
Loan Costs	335,121.42
Amortization Loan Cost	260,634.22
Compliance Fees	200,558.00
Amortization Tax Credit Fees	<u>-187,180.38</u>
TOTAL FIXED ASSETS (NET)	8,369,295.61
Site Improvement	<u>711,597.00</u>
TOTAL NONCURRENT ASSETS	9,080,892.61
TOTAL ASSETS	<u>9,681,869.50</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	74,299.15
Tenant Security Deposits	9,700.00
Security Deposit Clearing Account	360.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	7,058.27
Accrued Interest NLP Loan	1,090.17
Accrued Interest - Pacific Life Loan	16,218.00
Accrued Payroll & Payroll Taxes	5,309.31
Accrued Audit Fees	8,770.00
Due to Polk County Developers, Inc.	61,150.00
Tenant Prepaid Rents	59.00
Accrued Compensated Absences-Current	245.95
Mortgage Note Payable	2,667,390.03
Second Mortgage Payable	850,000.00
Third Mortgage Payable	274,002.15
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	<u>34,105.04</u>
TOTAL CURRENT LIABILITIES	4,975,478.07
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	456.77
Accrued Compensated Absences-LT	<u>5,000.00</u>
TOTAL NONCURRENT LIABILITIES	5,456.77
TOTAL LIABILITIES	<u>4,980,934.84</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	5,437,398.00
GP Equity	-89.00
Special LP Equity	1,530,905.56
Syndication Costs	<u>-30,000.00</u>
TOTAL CONTRIBUTED CAPITAL	6,938,214.56
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Asset:	<u>-2,237,279.90</u>
TOTAL RETAINED EARNINGS:	-2,237,279.90
TOTAL EQUITY	<u>4,700,934.66</u>
TOTAL LIABILITIES AND EQUITY	<u>9,681,869.50</u>

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Changes in Cash
For the Current and Six Months Ending June 30, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	13,298.94	-10,214.23	-23,513.17
Cash-Payroll	28,039.36	19,377.77	-8,661.59
Cash Restricted-Security Deposits	10,650.00	10,750.00	100.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacem	244,293.38	250,126.72	5,833.34
Cash-Tax & Insurance Escrow	33,951.83	56,666.95	22,715.12
Investment 1	0.00	0.00	0.00
Restricted Investment	156,978.84	157,029.25	50.41
Total Cash	487,231.97	483,756.08	-3,475.89

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	7,246.48	-10,214.23	-17,460.71
Cash-Payroll	57,334.72	19,377.77	-37,956.95
Cash Restricted-Security Deposits	10,900.00	10,750.00	-150.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacem	228,871.60	250,126.72	21,255.12
Cash-Tax & Insurance Escrow	97,250.87	56,666.95	-40,583.92
Investment 1	0.00	0.00	0.00
Restricted Investment	156,724.60	157,029.25	304.65
Total Cash	558,347.89	483,756.08	-74,591.81

Lakeland Housing Authority
YouthBuild-DOL 2021 (49)
Statement of Operations
For the Current and Six Months Ending June 30, 2023

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	90,992	41,667	49,325	118.38%	1	342,032	250,000	92,032	36.81%	500,000
Other Income	35	-	35			168	-	168		-
Total Revenue	91,027	41,667	49,361	118.47%		342,200	250,000	92,200	36.88%	500,000
Administrative Expenses	40,522	28,726	11,796	41.06%	3	245,966	172,355	73,612	42.71%	344,710
Tenant Services Expenses (Tra	16,995	10,710	6,285	58.68%	2	64,305	64,263	43	0.07%	128,525
Utility Expense	-	275	(275)	-100.00%	2	-	1,650	(1,650)	-100.00%	3,300
Maintenance and Development	197	300	(103)	-34.30%	2	498	1,800	(1,302)	-72.36%	3,600
General Expenses	1,285	1,655	(370)		2	7,845	9,930	(2,085)	-20.99%	19,860
Operating expense before Dep	58,999	41,666	17,333	41.60%		318,615	249,997	68,617	27.45%	499,995
Transfer Out	-	-	-			-	-	-		-
Net Operating Income (Los	32,028	0	32,028			23,585	3	23,583		6
Depreciation	-	-	-			-	-	-		-
Total Expenses	58,999	41,666	17,333	41.60%		318,615	249,997	68,617	27.45%	499,995
Net Income (Loss)	32,028	0	32,028			23,585	3	23,583		6

Comments

- 1 The variance reflects that the amounts of reimbursable expenses have been higher than anticipated.**
- 2 Variance is due to expenses being less than or equal to amounts budgeted.**
- 3 Administrative costs increased because YouthBuild added an employee to provide case management services for program participants while the existing case manager is out on medical leave.**

Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Balance Sheet
as of June 30, 2023

ASSETS

LIABILITIES & EQUITY

<p>CASH</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">Cash Operating 1</td> <td style="text-align: right;">2,643.39</td> </tr> <tr> <td>Cash-Payroll</td> <td style="text-align: right;">598.18</td> </tr> <tr> <td>Petty Cash</td> <td style="text-align: right;">1,000.00</td> </tr> <tr> <td>Total Unrestricted Cash</td> <td style="text-align: right; border-top: 1px solid black;">4,241.57</td> </tr> </table> <p>TOTAL CASH</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="text-align: right; border-top: 1px solid black;">4,241.57</td> </tr> </table> <p>OTHER CURRENT ASSETS</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">Prepaid Insurance</td> <td style="text-align: right;">2,919.07</td> </tr> <tr> <td>TOTAL CURRENT ASSETS</td> <td style="text-align: right; border-top: 1px solid black;">7,160.64</td> </tr> </table> <p>NONCURRENT ASSETS</p> <p>FIXED ASSETS</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">Automobiles/Vehicles</td> <td style="text-align: right;">21,299.00</td> </tr> <tr> <td>Accum Depreciation- Misc FF&E</td> <td style="text-align: right;">-21,299.00</td> </tr> <tr> <td>TOTAL FIXED ASSETS (NET)</td> <td style="text-align: right; border-top: 1px solid black;">0.00</td> </tr> <tr> <td>TOTAL NONCURRENT ASSETS</td> <td style="text-align: right;">0.00</td> </tr> </table> <p>TOTAL ASSETS</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="text-align: right; border-top: 1px solid black;">7,160.64</td> </tr> </table>	Cash Operating 1	2,643.39	Cash-Payroll	598.18	Petty Cash	1,000.00	Total Unrestricted Cash	4,241.57		4,241.57	Prepaid Insurance	2,919.07	TOTAL CURRENT ASSETS	7,160.64	Automobiles/Vehicles	21,299.00	Accum Depreciation- Misc FF&E	-21,299.00	TOTAL FIXED ASSETS (NET)	0.00	TOTAL NONCURRENT ASSETS	0.00		7,160.64	<p>CURRENT LIABILITIES</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">A/P Vendors and Contractors</td> <td style="text-align: right;">690.16</td> </tr> <tr> <td>Due to Central Office Cost Center</td> <td style="text-align: right;">23,014.30</td> </tr> <tr> <td>State of FL Unclaimed Funds</td> <td style="text-align: right;">-100.00</td> </tr> <tr> <td>TOTAL CURRENT LIABILITIES</td> <td style="text-align: right; border-top: 1px solid black;">23,604.46</td> </tr> </table> <p>TOTAL LIABILITIES</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="text-align: right; border-top: 1px solid black;">23,604.46</td> </tr> </table> <p>EQUITY</p> <p>RETAINED EARNINGS</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">Retained Earnings-Unrestricted</td> <td style="text-align: right;">-29,715.82</td> </tr> <tr> <td>Retained Earnings - Restricted Net</td> <td style="text-align: right;">13,272.00</td> </tr> <tr> <td>TOTAL RETAINED EARNINGS:</td> <td style="text-align: right; border-top: 1px solid black;">-16,443.82</td> </tr> </table> <p>TOTAL EQUITY</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="text-align: right; border-top: 1px solid black;">-16,443.82</td> </tr> </table> <p>TOTAL LIABILITIES AND EQUITY</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="text-align: right; border-top: 1px solid black;">7,160.64</td> </tr> </table>	A/P Vendors and Contractors	690.16	Due to Central Office Cost Center	23,014.30	State of FL Unclaimed Funds	-100.00	TOTAL CURRENT LIABILITIES	23,604.46		23,604.46	Retained Earnings-Unrestricted	-29,715.82	Retained Earnings - Restricted Net	13,272.00	TOTAL RETAINED EARNINGS:	-16,443.82		-16,443.82		7,160.64
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**Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Changes in Cash
For the Current and Six Months Ending June 30, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	19,584.72	2,643.39	-16,941.33
Cash-Payroll	8,833.57	598.18	-8,235.39
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	28,418.29	3,241.57	-25,176.72
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,537.29	2,643.39	-7,893.90
Cash-Payroll	-11,521.55	598.18	12,119.73
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-984.26	3,241.57	4,225.83

**Lakeland Housing Authority
Williamstown, LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2023**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,249	11,765	484	4.11%	1	74,319	70,590	3,729	5.28%	141,180
Other Tenant Income	-	75	(75)	-100.00%	2	-	450	(450)	-100.00%	900
Government Subsidy	22,564	12,555	10,009	79.72%	3	135,548	75,330	60,218	79.94%	150,660
Other Income	165	10	155			528	60	468		120
Total Revenue	34,978	24,395	10,418	42.71%		210,395	146,370	63,497	43.38%	292,860
Administrative Expense	9,655	11,799	(2,144)	-18.17%	4	67,872	70,796	(2,924)	-4.13%	141,591
Tenant Services	-	-	-	0.00%	4	160	-	160		-
Utility Expense	4,364	1,961	2,404	122.61%	5	16,564	11,763	4,801	40.81%	23,526
Maintenance Expense	7,394	7,445	(52)	-0.69%	7	47,190	44,671	2,519	5.64%	89,341
General Expense	2,707	2,205	502	22.77%	6	16,243	13,231	3,012	22.77%	26,462
Housing Assistance Payments	41	-	41			41	-	41		-
Operating Expense before Depreciat	24,161	23,410	751	3.21%		148,070	140,460	7,610	5.42%	280,921
Net Operating Income (Loss)	10,816	985	9,667	981.47%		62,324	5,910	55,887	945.69%	11,939
Depreciation & Amortization Expense	7,965	7,957	8	0.11%		47,792	47,741	51	0.11%	95,482
Capital Replacement Items	-	6,900	(6,900)	-100.00%		-	41,400	(41,400)	-100.00%	82,800
Transfer in/Out	-	(6,900)	6,900	-100.00%		-	(41,400.00)	41,400	-100.00%	(82,800)
Total Expense	32,126	31,367	760	2.42%		195,862	188,201	7,661	4.07%	376,403
Net Operating Income (Loss)	2,851	(6,972)	9,823	-140.89%		14,533	(41,831)	56,364	-134.74%	(83,543)

Comments

- 1 Consists of 48 public housing units for seniors age 62 and older with a preference for veterans. Rent collection continues to exceed amounts budgeted.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Variance in Government Subsidy continues to exceed amounts budgeted. This is because HUD issued new rules on how operating subsidy is calculated.**
- 4 Variance reflects expenses being less than or comparable to amounts budgeted.**
- 5 The variance in Utility Expenses is costs associated with water.**
- 6 General Expense was higher than the budget because of the annual renewal of the property and liability policies.**
- 7 Variance in maintenance expense is costs associated with landscaping.**

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of June 30, 2023

ASSETS

CASH

Unrestricted Cash

Cash Operating 1 71,819.20

Cash-Payroll 68,140.87

Total Unrestricted Cash 139,960.07

Restricted Cash

Cash Restricted-Security Deposits 16,800.00

Cash Restricted-Reserve for Replacen 49,302.86

Total Restricted Cash 66,102.86

TOTAL CASH 206,062.93

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors 4,126.00

Allowance for doubtful accounts tenants -4,345.00

TOTAL: AR -219.00

TOTAL ACCOUNTS AND NOTES RECEIVABLE -219.00

OTHER CURRENT ASSETS

Prepaid Insurance 16,242.95

Prepaid Software Licenses 580.24

TOTAL OTHER CURRENT ASSETS 16,823.19

TOTAL CURRENT ASSETS 222,667.12

NONCURRENT ASSETS

FIXED ASSETS

Buildings 3,751,341.13

Furniture & Fixtures 8,494.29

Accum Depreciation-Buildings -423,699.30

Accum Depreciation- Misc FF&E -6,325.56

Intangible Assets 0.00

TOTAL NONCURRENT ASSETS 3,329,810.56

TOTAL ASSETS 3,552,477.68

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors 350.00

Tenant Security Deposits 15,600.00

Security Deposit Clearing Account 16.00

Security Deposit-Pet 1200.00

Accrued Payroll & Payroll Taxes 2,203.82

Accrued Audit Fees -10,078.35

Accrued audit fees - LHA 39,688.66

Tenant Prepaid Rents 1,243.00

Accrued Compensated Absences-Current 1,647.08

TOTAL CURRENT LIABILITIES 51,870.21

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT 3,058.85

TOTAL NONCURRENT LIABILITIES 3,058.85

TOTAL LIABILITIES 54,929.06

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets 3,497,548.62

TOTAL RETAINED EARNINGS: 3,497,548.62

TOTAL EQUITY 3,497,548.62

TOTAL LIABILITIES AND EQUITY 3,552,477.68

**Lakeland Housing Authority
Williamstown, LLLP
Changes in Cash
For the Current and Six Months Ending June 30, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	90,159.15	71,819.20	-18,339.95
Cash-Payroll	47,031.53	68,140.87	21,109.34
Cash Restricted-Security Deposits	17,100.00	16,800.00	-300.00
Cash Restricted-Reserve for Replacement	48,238.25	49,302.86	1,064.61
Total Cash	202,528.93	206,062.93	3,534.00
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	68,805.22	71,819.20	3,013.98
Cash-Payroll	38,079.70	68,140.87	30,061.17
Cash Restricted-Security Deposits	15,600.00	16,800.00	1,200.00
Cash Restricted-Reserve for Replacement	43,002.03	49,302.86	6,300.83
Total Cash	165,486.95	206,062.93	40,575.98

West Lake I, LTD (30004200)

Income Statement

Period = May 2023

Book = Accrual

	Period to Date	%	Year to Date	%
OPERATING REVENUE				
Hotel Operating Revenue				
Gross Mkt Rent Potential	63,688	56	325,070	59
Total Gross Mkt Rent Potential	63,688	56	325,070	59
Vacancy Losses				
Gain/Loss To Lease	36,813	33	188,462	34
Vacancy Loss	-815	-1	-7,219	-1
Total Vacancy Losses	35,998	32	181,244	33
Leveling Revenue				
Total Rent Revenue	99,686	88	506,314	92
Tenant Recovery Revenue				
Direct Billable Revenue				
Direct Bill Rev-Other Reimb Costs	5	0	5	0
Direct Bill Rev-Electric	105	0	123	0
Direct Bill Rev-Water & Sewer	3,227	3	15,377	3
Total Direct Billable Revenue	3,338	3	15,505	3
Total Tenant Recovery Revenue	3,338	3	15,505	3
Other Operating Revenue				
Locks & Keys	50	0	80	0
Late Fee	75	0	300	0
Application Fee	120	0	330	0
Damages/Cleaning	0	0	400	0
Cable Service	4,286	4	4,286	1
Washer / Dryer Tenant Income	4,518	4	21,302	4
Total Other Operating Revenue	9,049	8	26,698	5
Management Fee & Reimb Revenue				
N/R-Interest Income				
Business Tax & License Exp				
TOTAL OPERATING REVENUE	112,073	99	548,516	99
OPERATING EXPENSES				
Hotel Operating Expenses				
Office Supplies	201	0	619	0
Safety Supplies	150	0	329	0
Postal/Express Mail	178	0	959	0
Bank Fees	0	0	50	0
Background/Credit Check	30	0	195	0
Uniforms	100	0	359	0
Publications & Subscriptions	58	0	58	0
Trainings	250	0	1,250	0
Incentive & Award Programs	0	0	1,300	0
Meals	0	0	75	0
Other Travel Exp	304	0	784	0
Bad Debt Expense - Resident	2,551	2	2,551	0
Compliance Administration Fee	900	1	4,500	1
Onsite-Hardware	428	0	1,666	0
Onsite-Software	2,102	2	9,354	2
Licenses	204	0	1,044	0
Total Admin & General Expense	7,251	6	24,048	4

West Lake I, LTD (30004200)

Income Statement

Period = May 2023

Book = Accrual

	Period to Date	%	Year to Date	%
Prop Mgmt Salaries/Wages				
Prop Mgmt Salaries/Wages	9,925	9	48,323	9
Prop Mgmt Benefits & Other	1,826	2	10,344	2
Prop Mgmt Workers Comp	210	0	1,222	0
Prop Mgmt Bonus	745	1	1,139	0
Prop Mgmt Taxes	755	1	3,806	1
Prop Mgmt Payroll Processing Fees	73	0	448	0
Online Advertising	0	0	71	0
Resident Functions/Parties	0	0	77	0
Total Sales & Marketing Expense	0	0	148	0
Elevator & Escalator	0	0	1,614	0
Doors & Windows	-77	0	11	0
Painting	0	0	693	0
Plumbing	387	0	471	0
Lighting	612	1	612	0
Interior & Ceilings	0	0	298	0
Signage	113	0	113	0
Locks & Keys	0	0	225	0
Tools & Supplies	-58	0	0	0
Other Direct Maint Expenses	54	0	164	0
Fire Alarm & Sprinklers	0	0	6,692	1
Elec Supplies/Installation	35	0	35	0
HVAC	150	0	1,303	0
Appliance	511	0	925	0
Nonplant Supplies	0	0	974	0
Pest Control Supplies	0	0	24	0
Cleaning Supplies	333	0	1,664	0
Total Repairs & Supplies	2,060	2	15,819	3
Property Contract Services				
Elevator & Escalator Contract	475	0	2,358	0
Fire Alarm & Sprinklers Contract	1,820	2	2,933	1
Landscape Contract	1,450	1	7,250	1
Pest Control Contract	142	0	712	0
Termite Bond	204	0	1,022	0
Total Property Contract Services	4,092	4	14,275	3
Direct Billable Expense				
Total Repairs, Supplies & Contract Ser	6,152	5	30,094	5
Utilities Expense				
Utilities				
Utilities-Electric	1,546	1	6,344	1
Utilities-Trash	1,579	1	7,895	1
Utilities-Telephone	338	0	1,789	0
Utilities-Other Utility Costs	462	0	2,089	0
Total Utilities	3,925	3	18,118	3
Vacant Expense				
Vacant-Electric	142	0	1,018	0
Direct Billable Utility Expense				
Direct Bill-Water & Sewer	3,583	3	17,210	3
Total Direct Billable Utility Expense	3,583	3	17,210	3
Total Utilities Expense	7,508	7	35,327	6
NCAP-Doors & Windows	0	0	3,647	1
NCAP-Site Improvements	0	0	2,767	1

Capitalized Overhead

Management Fees

West Lake I, LTD (30004200)

Income Statement

Period = May 2023

Book = Accrual

	Period to Date	%	Year to Date	%
Property Management Expense				
Total Property Management Expenses	16,649	15	84,001	15
Property Management Fees	3,362	3	16,277	3
Other Management Fees	3,362	3	19,401	4
Total Management Fee Expenses	9,925	9	48,323	9
Property Tax Ins & Other Expenses				
Lessee Expense				
Total Property and Other Tax Expense	204	0	1,044	0
Property Insurance Expense				
Property Insurance	12,356	11	55,706	10
Total Property Insurance	12,356	11	55,706	10
Total Capitalized RE Tax & Ins Contra	12,356	11	55,706	10
Total Property Tax Ins & Other Exp	12,560	11	56,750	10
Administrative Expense				
OPEN HEADER				
Corporate Payroll				
Pursuit & Due Diligence Exp				
Capitalized Corp Costs				
TOTAL OPERATING EXPENSES	43,396	38	194,691	35
NET OPERATING INCOME (LOSS)	68,677	61	353,825	64
NON-OPERATING INCOME (LOSS)				
NON-OPERATING REVENUE				
Interest Income & Other				
Interest Income-Checking & MM				
Int Inc-Checking & MM	697	1	2,827	1
Total Interest Inc-Checking&MM	697	1	2,827	1
Total Interest Income & Other	697	1	2,827	1
Equity in Earnings-Consolidated				
Equity in Earnings-Nonconsolidated				
TOTAL NON-OPERATING REVENUE	697	1	2,827	1
NON-OPERATING EXPENSES				
Interest Expense & Finan Fees				
Interest Expense-N/P & LOC				
Int Exp-N/P-Promissory	21,686	19	108,595	20
Total Interest Exp-N/P & LOC	21,686	19	108,595	20
Financing Fee Expense				
Loan Servicing Fee	484	0	2,492	0
SAIL Loan Svc and Compliance Fee	916	1	4,582	1
ELI Loan Svc and Compliance Fee	288	0	1,438	0
Trustee Ordinary Fees	354	0	1,771	0
Issuer Administration Fee	833	1	4,167	1
Total Financing Fee Expense	2,875	3	14,450	3
Total Interest Exp & Fin Fees	24,561	22	123,044	22

West Lake I, LTD (30004200)

Income Statement

Period = May 2023

Book = Accrual

	Period to Date	%	Year to Date	%
Audit & Tax Filing Fees				
Audit Fee	483	0	2,414	0
Tax Preparation Fee	298	0	1,491	0
Total Audit & Tax Filing Fees	781	1	3,905	1
Depreciation & Amortization				
Dep/Amort-Fixed Assets				
Depr-FA-Leasehold Improvements	46,860	42	234,302	42
Total Dep/Amort-Fixed Assets	46,860	42	234,302	42
Amort-Intangible Assets				
Amort-Intangible Assets	2,080	2	10,399	2
Total Amort-Intangible Assets	2,080	2	10,399	2
Total Deprec & Amort	48,940	43	244,701	44
Acquisition Costs				
Total Acquisition Cost	0	0	6,414	1
Total Acquisition Costs	0	0	6,414	1
Partnership Fee				
Asset Management Fee	452	0	2,258	0
Incentive Management Fee	0	0	85,882	16
NCAP-Building				
Non-Capitalized Expenditure				
Total Prtnrsh Fees & Other Adjustmen	452	0	94,555	17
Unrealized Gain (Loss)				
Noncontrolling Interest				
Federal & State Income Tax				
TOTAL NON-OPERATING EXPENSES	74,734	66	466,206	85
GAINS (LOSSES)				
Gain (Loss) Sale-Notes Rec				
Gain (Loss) Sale-Construction				
Gain (Loss) Sale-Consolidated Partner Investment				
Gain (Loss) Sale-Nonco Ptr Inv				
Gain (Loss) Sale-Oper Property				
Cost of Sales				
Gain (Loss) Sale-Unimprvd Land				
Gain (Loss) Sale-Land Dev				
Gain (Loss) Sale-Vertical Dev				
Gain (Loss) Sale-Fixed Assets				
Gain (Loss)-Debt Restructure				
DISC OPERATIONS & OTHER				
Suspense Clearing				
DISCONTINUED OPERATIONS				
TOTAL NON-OP INCOME (LOSS)	-74,037	-66	-463,378	-84
NET INCOME (LOSS)	-5,360	-5	-109,553	-20
STATISTICS-PERIOD ACCOUNTS				
STATISTICS-PERIOD ACCOUNTS				
STATISTICS-PERIOD ACCOUNTS				
STATISTICS-PERIOD ACCOUNTS				

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2023

Book = Accrual

	Current Balance
ASSETS	
Cash	
Operating Cash-Owner	
Operating Cash - Chase/Truist	112,484
Security Deposit - Chase/Truist	32,400
Total Operating Cash-Owner	<u>144,884</u>
Total Cash	144,884
Self-Imposed Owner Cash Reserves	
Restricted Cash	
Operating Reserves	
Operating Impound Reserve	
Operating Deficit Reserve	355,718
ACC Reserve	26,160
Total Operating Impound Resrve	<u>381,878</u>
Bond Reserve Accounts	
Bond Fund - Interest Fund	0
Bond Fund - Principal	611
Bond Fund - Escrow Account	4,331
Bond Fund - Replacement Reserve	97,343
Bond Fund - Debt Service	0
Bond Fund - Subordinate Loan	0
Bond Fund - Admin Fund	5,692
Total Bond Reserve Accounts	<u>107,978</u>
Investing Impound Reserve	
Other Escrow	8,254
Total Investing Impound Resrve	<u>8,254</u>
Total Restricted Cash	498,110
A/R-Accounts Receivable	
A/R-Resident	-60
A/R-Subsidy	12,212
Total A/R-Accounts Receivable	<u>12,152</u>
Total Accounts Receivable	12,152
Accounts Receivable Reserve	
Note Receivable-Promissory	
Notes Receivable-Affiliate	

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2023

Book = Accrual

	Current Balance
Int Receivable-N/R-Promissory	
Int Receivable-N/R-Affiliate	
Intercompany-Net	
Due from/to Intercompany	-5,601
Total Intercompany-Net	<u>-5,601</u>
Total Accounts Receivable-Net	6,551
Open	
Prepaid Expenses	
Prepaid Interest Expense	
Prepaid Operating Expense	
Prepaid Cost of RE Operations	
Prepaid Property Insurance	134,416
Prepaid Admin & General	<u>5,011</u>
Total Prepaid Cost of RE Ops	<u>139,427</u>
Total Prepaid Operating Expense	139,427
Prepaid Corporate G&A Exp	
Total Prepaid Expenses	139,427
Costs in Excess of Billings	
Pursuit Costs	
Deposits	
Pre-Acquisition Costs	
Partnership Investments	
Consolidated Partnership Investment	
Nonco Partnership Investment	
Nonco Partner Invest Unrealized Gain (Loss)	
RE Held for Sale	
Real Estate Held for Sale	
Intangible Assets Held for Sale	
Land Assets Held for Sale	

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2023

Book = Accrual

	Current Balance
Completed Develop Inventory HFS	
Land Assets	
Development Assets	
Land Development	
Vertical Development	
Land Assets Unrealized Gain (Loss)	
Development Assets Unrealized Gain (Loss)	
Operating Property-Net	
Operating Property	
OP-Land	
OP-Land-Acquisition	187,500
Total OP-Land	<u>187,500</u>
OP-Site Improvements	
OP-SI-Acquisition	1,504,670
Total OP-Site Improvements	<u>1,504,670</u>
OP-Building	
OP-Bldg-Acquisition	12,354,187
Total OP-Building	<u>12,354,187</u>
Total Operating Property	14,046,357
Construction in Progress	
Accumulated Depreciation	
A/D-OP-Site Improvements	
A/D-OP-SI-Amort	-405,703
Total A/D-OP-Site Improvements	<u>-405,703</u>
A/D-OP-Building	
A/D-OP-Bldg-Amort	-1,249,146
Total A/D-OP-Building	<u>-1,249,146</u>
Total Accumulated Depreciation	-1,654,849
Operating Property Unrealized Gain(Loss)	
Total Operating Property-Net	<u>12,391,508</u>
Intangible Lease Assets-Net	

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2023

Book = Accrual

	Current Balance
Intangible Lease Assets	
Accumulated Amortization	
Fixed Assets-Net	
Fixed Assets	
FA-Furniture	
FA-Furniture-Addition	765,789
Total FA-Furniture	765,789
Total Fixed Assets	765,789
Accumulated Deprec & Amort	
A/D-FA-Furniture	
A/D-FA-Furniture-Amort	-619,439
Total A/D-FA-Furniture	-619,439
Total Accum Deprec & Amort	-619,439
Fixed Assets Unrealized Gain (Loss)	
Total Fixed Assets-Net	146,351
Deferred Financing Fees-Net	
Deferred Financing Fees	
Accumulated Amortization	
Hedging Instruments-Net	
Hedge Instruments	
Hedge Valuation	
Other Assets & Deposits	
Assets Deposits	
Utility Deposits	5,592
Total Assets Deposits	5,592
Total Other Assets & Deposits	5,592
Goodwill & Intangibles-Net	
Goodwill	
Goodwill Unrealized Gain (Loss)	
Intangible Assets	
Tax Credit Fee	
Tax Credit Fee-addition	87,874

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2023

Book = Accrual

	Current Balance
Total Tax Credit Fee	87,874
Total Intangible Assets	87,874
Accumulated Amortization	
A/A-Tax credit Fees	
A/A-Tax Credit Fees-Amort	-23,694
Total A/A-Franchise Licenses	-23,694
Total Accumulated Amortization	-23,694
Intangible Assets Unrealized Gain (Loss)	
Total Goodwill&Intngibles-Net	64,180
Deferred Tax Assets	
Suspense	
Suspense Clearing	
Treasury Clearing	45
A/R Clearing-Subsidy Suspense	-4,827
Total Suspense Clearing	-4,782
Cash Flow Clearing	
Total Suspense	-4,782
TOTAL ASSETS	13,391,822
LIABILITIES & EQUITY	
LIABILITIES	
Accounts Payable-Net	
Accounts Payable-Trade	
A/P-Trade	6,400
Total Accounts Payable-Trade	6,400
A/P-SCF Classification	
Total Accounts Payable-Net	6,400
Accrued Expenses & Other Liab	
Accrued Property Expenses	
Accrued Operating Cost	
Accrued Property Insurance	12,220
Accrued Admin & General Expense	6,439
Accrued Audit Fee	2,414
Accrued Tax Consulting Fee	3,091

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2023

Book = Accrual

	Current Balance
Accrued Assets Management Fees	-3,162
Total Accrued Operating Cost	21,002
Accrued Prop Mgmt Salaries/Wages	
Accrued PM Salaries/Wages	12,789
Total Accrued Prop Mgmt Salaries/Wages	12,789
Accrued Corporate G&A Exp	
Accrued Financing Cost	
Accrued Trustee Fees	1,062
Accrued Issuer Fees	2,500
Accrued Service Fee	1,451
Accrued SAIL & ELI Servicing & Compliance	6,020
Total Accrued Financing Cost	11,034
Other Liabilities	
Total Accrued Exp & Other Liab	44,825
Interest Payable-Net	
Int Payable-N/P-Promissory	
I/P-N/P-Promissory	
I/P-N/P-Promissory-Accrual	70,833
Total I/P-N/P-Promissory	70,833
Int Payable-N/P-Affiliate	
Int Payable-LOC-Secured	
Int Payable-LOC-Unsecured	
Int Payable-LOC-Affiliate	
Total Interest Payable-Net	70,833
Due to Related Party-Net	
Due to Affiliates-Net	
A/P-Intercompany	1,320
Total Due to Affiliates-Net	1,320
Due to Affiliates-SCF Classification	
Total Due to Related Party-Net	1,320
Impound Liabilities	
Notes Payable-Net	
Note Payable-Promissory	
N/P-Promissory	
N/P-Promissory-Initial Advance	10,244,160
N/P-Promissory-Payment	-60,696
Total N/P-Promissory	10,183,464

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2023

Book = Accrual

	Current Balance
Loan Fee-N/P-Promissory	
Loan Fee-N/P-Promissory-Addn	-573,006
Total Loan Fee-N/P-Promissory	-573,006
A/A-Loan Fee-N/P-Promissory	
A/A-Loan Fee-N/P-Prom-Amort	67,179
Total A/A-Loan Fee-N/P-Prom	67,179
Total Note Payable-Promissory	9,677,637
Note Payable-Affiliate	
Total Notes Payable-Net	9,677,637
Lines of Credit-Net	
Line of Credit-Secured	
Line of Credit-Unsecured	
Line of Credit-Affiliate	
Consolidated Partnership Invest-Net	
Costs in Excess of Billings	
Intangible Lease Liab-Net	
Intangible Lease Liabilities	
Accumulated Amortization	
Unearned Revenue	
Unearned Tenant Rent	
Prepaid Rent-Residents	722
Total Unearned Tenant Rent	722
Total Unearned Revenue	722
Deferred Financing Fees-Net	
Deferred Financing Fees	
Accumulated Amortization	
Int Receivable-N/R-Affiliate	
Hedging Liability-Net	
Liability Deposits	
Other Liability Deposits	
Tenant Security Deposits	

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2023

Book = Accrual

	Current Balance
Tenant Security Deposit	32,400
Total Tenant Security Deposits	32,400
Deposits & Other Liabilities	
Unclaimed Property-received	1,616
Total Deposits & Other Liabilities	1,616
Total Other Liability Deposits	34,016
Total Liability Deposits	34,016
Deferred Tax Liability	
TOTAL LIABILITIES	9,835,755
EQUITY	
Controlling Ptnr Equity-Net	
Controlling Partner Equity	
Contributions-Gross Capital Call	6,053,521
Distributions-Return of Capital	-44,888
Distributions-Return on Capital	-24,082
Total Control Partner Equity	5,984,551
Total Control Ptnr Equity-Net	5,984,551
Non-Control Ptnr Equity-Net	
Stockholders Equity	
Stockholders Equity	
Other Comprehensive Income	
Retained Earnings	
Retained Earnings	
Retained Earnings	-2,428,484
Total Retained Earnings	-2,428,484
Total Retained Earnings	-2,428,484
TOTAL EQUITY	3,556,067
TOTAL LIABILITIES & EQUITY	13,391,822
STATISTICS-BALANCE ACCOUNTS	
STATISTICS-BALANCE ACCOUNTS	
STATISTICS-BALANCE ACCOUNTS	
STATISTICS-BALANCE ACCOUNTS	

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of July 12, 2023

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	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	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 583,721.87	\$ 583,258.85	\$ 24,810.15
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ 954,294.29	\$ 291,354.00	\$ 679,828.00
CFP - 2020	03-26-20	09-25-23	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ -	\$ -	\$ 1,115,701.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,085,963.00	\$ 977,366.70	\$ 984,260.60	\$ 469,060.79	\$ 616,902.21
CFP - 2022	05-12-22	05-11-24	05-11-26	\$ 889,780.00	\$ -	\$ -	\$ -	\$ 889,780.00
			CFP Total:	\$ 7,792,326.00	\$ 6,212,291.40	\$ 5,643,907.76	\$ 4,465,304.64	\$ 3,327,021.36
Replacement Housing Factor (HUD)								
RHF - 2009(a)	09-15-09	10-29-16	07-29-17	\$ 282,108.00	\$ 253,897.20	\$ 282,108.00	\$ 282,108.00	\$ -
RHF - 2009(b)	04-02-10	10-29-16	07-29-17	\$ 149,804.00	\$ 134,823.60	\$ 149,804.00	\$ 149,804.00	\$ -
RHF - 2010	07-15-10	10-29-16	07-29-18	\$ 441,385.00	\$ 397,246.50	\$ 441,385.00	\$ 441,385.00	\$ -
RHF - 2011	08-03-11	10-29-16	10-29-18	\$ 380,321.00	\$ 342,288.90	\$ 380,321.00	\$ 380,321.00	\$ -
RHF - 2012(b)	03-12-12	10-29-16	10-29-18	\$ 70,661.00	\$ 63,594.90	\$ 70,661.00	\$ 70,661.00	\$ -
RHF - 2013(a)	09-09-13	10-29-18	04-12-19	\$ 208,904.00	\$ 188,013.60	\$ 208,904.00	\$ 208,904.00	\$ -
RHF - 2013(b)	09-09-13	10-29-16	10-29-18	\$ 62,529.00	\$ 56,276.10	\$ 62,529.00	\$ 62,529.00	\$ -
RHF - 2014	05-13-14	10-29-18	04-12-19	\$ 185,710.00	\$ 167,139.00	\$ 185,710.00	\$ 185,710.00	\$ -
RHF - 2015	04-13-15	10-29-18	04-12-19	\$ 187,612.00	\$ 168,850.80	\$ 187,612.00	\$ 187,612.00	\$ -
RHF - 2016	04-13-16	10-29-18	04-12-20	\$ 193,574.00	\$ 174,216.60	\$ 193,574.00	\$ 193,574.00	\$ -
			RHF Total:	\$ 2,162,608.00	\$ 1,946,347.20	\$ 2,162,608.00	\$ 2,162,608.00	\$ -
HOPE VI (HUD)	04-05-00		12-31-17	\$ 21,842,801.00	\$ 19,658,520.90	\$21,842,801.00	\$21,842,801.00	\$ -
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	\$ -
			Safety & Security Total:	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Family Self Sufficiency 2020	01-01-21	12-31-21	12-31-21	\$ 72,000.00	\$ 64,800.00	\$ 72,000.00	\$ 72,000.00	\$ -
ROSS-Service Coordinator 2020	06-01-21	05-31-24	05-31-24	\$ 198,900.00	\$ 179,010.00	\$ 70,470.47	\$ 70,470.47	\$ 128,429.53
ROSS-Family Self Sufficiency 2021	01-01-2022	12-31-2022	12-31-22	\$ 127,574.00	\$ 114,816.60	\$ 85,196.10	\$ 85,196.10	\$ 42,377.90
			ROSS Total:	\$ 398,474.00	\$ 358,626.60	\$ 142,470.47	\$ 227,666.57	\$ 170,807.43
YouthBuild 2018 Grant (DOL)	01-01-19		08-31-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
YouthBuild 2021 Grant	05-01-22		09-01-25	\$ 1,500,000.00	\$ 1,350,000.00	\$ 572,570.49	\$ 572,570.49	\$ 927,429.51
			YouthBuild Total:	\$ 2,575,472.00	\$ 2,317,924.80	\$ 1,648,042.49	\$ 1,648,042.49	\$ 927,429.51
CARES Act								
AMP 1 (WestLake/Cecil Gober Villas/John Wright Homes)	05-01-20	12-31-20	12-31-20	\$ 104,415.00	\$ 93,973.50	\$ 104,415.00	\$ 104,415.00	\$ -
AMP 2 (Dakota Park dba Carrington Place)	05-01-20	12-31-20	12-31-20	\$ 14,635.00	\$ 13,171.50	\$ 14,635.00	\$ 14,635.00	\$ -
AMP 3 (Renaissance at Washington Park)	05-01-20	12-31-20	12-31-20	\$ 64,418.00	\$ 57,976.20	\$ 64,418.00	\$ 64,418.00	\$ -
AMP 4 (Hampton Hills)	05-01-20	12-31-20	12-31-20	\$ 2,391.00	\$ 2,151.90	\$ 2,391.00	\$ 2,391.00	\$ -
AMP 5 (Williamstown)	05-01-20	12-31-20	12-31-20	\$ 17,105.00	\$ 15,394.50	\$ 17,105.00	\$ 17,105.00	\$ -
AMP 6 (Twin Lakes Estates)	05-01-20	12-31-20	12-31-20	\$ 7,677.00	\$ 6,909.30	\$ 7,677.00	\$ 7,677.00	\$ -
			CARES Act Total:	\$ 210,641.00	\$ 189,576.90	\$ 210,641.00	\$ 210,641.00	\$ -
Emergency Rental Assistance Program (ERAP-Polk County)	06-01-21	10-31-22	12-31-21	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -
			ERAP Total:	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -

END OF REPORT