



430 Hartsell Avenue
Lakeland, FL 33815

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<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

November 27, 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, November 27, 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 October 16, 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. Resolutions**

Resolution No. 23-1540 - The Board of Commissioners is requested to approve the 2024 Annual Budget for Housing Authority of the City of Lakeland.

Resolution No. 23-1541 - The Board of Commissioner is requested to grant approval to enter into an agreement with F.H. Paschen to abate asbestos for the remaining 32 units at the Westlake Apartments Phase III demolition site.

Resolution No. 23-1542 - - The Board of Commissioner is requested to grant approval to enter into IDIQ agreement for Architectural Services with at least four (4) of the highest ranked firms for a base term of one (1) year with the option to renew each agreement for two (2) additional 1-year terms.

10. Legal Report

11. Other Business

- LHA Committees
- LHA Board Meeting December 2023
- 2024 LHA Board Meeting Calendar

12. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, October 16, 2023
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Shelly Asbury, Commissioner
David Samples, Commissioner
Dewey Chancey, Commissioner
Charles Welch, Commissioner

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore, LHA Attorney

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

A quorum was established.

APPROVAL OF THE AGENDA

● Motion to approve the agenda.
Motion by Commissioner Chancey, seconded by Commissioner Samples.

Vote:
David Samples – Aye Charles Welch – Aye Shelly Asbury – Aye Dewey Chancey - Aye

ACCEPTANCE OF MINUTES

● Motion to approve and accept the minutes of the meeting of Board of Commissioners held on September 18, 2023.
Motion by Commissioner Samples, seconded by Commissioner Chancey.

Vote:
David Samples – Aye Charles Welch – Aye Shelly Asbury – Aye Dewey Chancey - Aye

PUBLIC FORUM

There were no requests for public comment.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Employee of The Month

Derrick Buggs is the Employee of the Month for the month of September 2023. He was presented by Earl Haynes, YouthBuild Senior Program Manager. Mr. Buggs is a hard worker and a team player.

SUSTAINABILITY PLAN REVIEW COMMITTEE

Commissioner Asbury stated the Committee discussed budget items, and everything seems to be in line. We discuss some projects that are in the works and upcoming projects.

SECRETARY'S REPORT

Phase III

Mr. Stevenson stated the contractor was given the Notice to Proceed to start the demolition process. The Developer Partner submitted the tax credit application, but the team did not get a good lottery number. So, we will look at other funding options for this phase of the development.

Polk County

Mr. Stevenson stated the team is looking at a piece of property in Lake Wales. We had to switch sites because the County staff were not willing to recommend the zoning changes necessary to build at the current location in Auburndale. The County does not have any zoning regs that can be adjusted for senior housing complexes located in unincorporated areas of the county. County staff has advised the group to change the site location.

10th Street Affordable Housing Project

Mr. Stevenson stated LHA have received the 10th Street Market Study. LHA shared the study with the Zion partner.

Eddie Woodard Apartments

Mr. Stevenson stated the TCO's have been given and now tenants are starting to move into the housing units.

HOUSING AND OPERATION

Mr. Pizarro stated that he is working on the Move To Work initiative. There is some prep work that LHA must do before implementing the items that we are asking to be approved, even though most of the items are going to be approved as of January 1, 2024. We are anticipating at least 30% implementation. The process is going to take at least a year or two to complete.

LHA is done processing all the families at the Episcopal Apartments in Winter Haven. Staff is working hard on the Eddie Woodard Apartments move-in.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

There were no Legal Report updates.

OTHER BUSINESS

Commissioner Retreat

Mr. Stevenson stated the Commissioner's Retreat is scheduled for Monday October 23rd from 9am-1pm in Bartow. It will be held at the Career Source Polk Office located at 600 E Broadway Avenue, 2nd Floor in the Executive Director's Board Room.

Mr. Stevenson thanked Commissioner Asbury for representing LHA in New Orleans at the NAHRO Conference. LHA received four (4) awards from NAHRO.

ADJOURNMENT

The meeting adjourned at 6:31 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ November 2023

Secretary's Report
November 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

The Developer Partner received the Local Government Contribution designation from the City of Lakeland and submitted an application for the low-income housing tax credits. The application did not receive a good lottery number. So, the Developer Partner will look at other financing options such as submitting a SAIL (State Apartment Incentive Loan) Program application in combination with another application for Public Housing Authority set aside funds. 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 4% tax credit financing structure. This process is moving slowly but surely.

West Lake Phase III Disposition and Demolition

**Secretary's Report
November 2023**

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

Renaissance at Washington Ridge

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

The new strategy is to submit an application for low-income housing tax credits via a 4% bond. 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 continues to explore funding opportunities for the redevelopment of this property. Staff are exploring using the RAD process in combination with a 4% bond, and Public Housing Capital Fund to finance demolition and new construction at this site. HUD made some revisions to the RAD application process that provides extra incentives for projects that combine RAD and 4% bonds.

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

Eddie Woodard Apartments

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

**Secretary's Report
November 2023**



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.

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

Polk County Partnership

Staff had previously identified a site on Old Dixie Highway in Auburndale that would have served as the site for the affordable housing project with Polk County. Unfortunately, Polk County staff encouraged staff to find another location for the project because they could not support a land use change at that location. The Partnership had previously executed a Contract To Purchase a 5-acre vacant lot at Auburndale site. This contract has been cancelled. Staff continue to work with the Development Partner to identify another location.

As requested by Polk County staff, the Partnership made a presentation to the Polk County Board of Commissioners on August 18, 2023, regarding the Auburndale location. The presentation provided an update on the project and requested the County authorize the million-dollar commitment to the project. The County Commissioners were receptive to the presentation. County staff made their recommendation for a new site a few days after the presentation. They were receptive to the proposed partnership with Parkview and even offered some helpful recommendations.

LHA will also continue 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
November 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

November 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 November 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.

I attended Day Three for the Inside Polk County Public Schools Program on Wednesday, November 3, 2023. The program is being sponsored by Polk County Public Schools and Polk Vision. We visited public schools in Bartow.

Secretary's Report
November 2023

LHA was selected by the Florida Association of Housing and Redevelopment Officials (FAHRO) to receive their Innovation and Best Practice Awards for our Section 8 Housing Choice Voucher Homeownership Program. LHA is appreciative of the two awards. A description of the homeownership program is provided above. The announcement of all state-wide award winners was made at the FAHRO Annual Conference in Orlando back in August 2023.

The U.S. Department of Labor has asked the YouthBuild Lakeland program to serve as a mentor to another YouthBuild Program. YouthBuild Lakeland will serve as a mentor to the Wilmington, Delaware YouthBuild Program. Staff is coordinating this mentorship with the Department of Labor and Wilmington YouthBuild.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

November 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 October 2023: **846**

Eddie Woodard Apartments is 100% fully occupied.

Reminder from the October 2023 Report:

The 2022 Internal Audit is completed and the FDS Report was successfully sent to HUD on time, the following are the findings and the action plan proposed to HUD:

FINDINGS – FEDERAL AWARD PROGRAMS AUDIT

- **2020-004 Eligibility**
- Housing Voucher Cluster
- *Material Weakness in Internal Control*
- *Material Noncompliance*
- Condition: Out of an approximate population of 1436 HCV Families and 37 PORTs for a total 1473 Families on HCV and, 43 or .03% HCV Families files were tested, and the following deficiencies were noted:
 - 13 files had incorrect utility allowance calculations,
 - 12 files had an incorrect income calculation,
 - 2 files utilized incorrect payment standard,
- Auditor Recommendations: The Authority should consider reevaluating their established procedures and controls in place to ensure full compliance in regard to eligibility. The Authority needs to consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

ACTION TO BE TAKEN- HCV

This audit provides an opportunity for the Lakeland Housing Authority staff to correct problems identified during the audit, we are implementing new procedures and increasing staff proficiency. The plan is as follows:

- The department under the supervision of Sendia Garcia has hired an additional Waiting List/Quality Control and Compliance Specialist, from now until done she will be leading with the assistance of the program's Assistant Manager Alondra Baez a full 100% file audit,
- The current staff will be re-trained on income calculation, file management, fair housing, occupancy, inspections, SEMAP, etc...The training sessions started on October 6, 2023.
- The staff will continue to use a quality control sheet while processing all recertifications or changes,
- The HCV program issued a task order to one of the consultants to help us monitor the progress of our internal file audit.

FINDINGS – FEDERAL AWARD PROGRAMS AUDIT

- **2020-005 Eligibility**
- Public and Indian Housing Program – AL No. 14.850
- *Material Weakness in Internal Control*
- *Material Noncompliance*
- Condition: Out of an approximate population of 257 tenants, 30 or 8.5% tenant files were tested, and the following deficiencies were noted:
 - 5 files had incorrect income calculations, and
 - 1 file was completed but not entered the system.
- Auditor Recommendations: The Authority should consider reevaluating their established procedures and controls in place to ensure full compliance in regard to eligibility. The Authority needs to consider the impact on the rest of the population of tenant files that were not selected as part of the auditor's sample.

ACTION TO BE TAKEN- PUBLIC HOUSING

This audit provides an opportunity for the Lakeland Housing Authority staff to correct problems identified during the audit, we are implementing new procedures and increasing staff proficiency. The plan is as follows:

- The department under the supervision of Vanessa Johnson and Gladys Delgado have entered a contract with a company named Preferred Compliance, we will be asking them to do a 100% review on all the public housing files, they are already reviewing all the files including admissions for the Low-Income Housing Tax Credits,
- The current staff will be re-trained in income calculation, file management, fair housing, occupancy, inspections, etc.... The training sessions started on October 6, 2023.
- The staff will continue to use a quality control sheet while processing all recertifications or changes.

HUD Publishes Build America, Buy America Guidance for Community Planning and Development Programs

On November 2, 2023, the Office of Community Planning and Development (CPD) published CPD Notice 2023-12, "CPD Implementation Guidance for the Build America, Buy America Act's domestic content procurement preference as part of the Infrastructure Investment and Jobs Act." This notice is the first piece of implementation guidance by the Department on the Build America, Buy America Act (BABA). This guidance applies to roughly eighteen CPD programs, which are defined in Section III of the notice.

The guidance discusses the following topics:

- The implementation process for this new law,
- Implementation dates and an overview of guidance for all federal agencies,
- Definitions,
- Applicability for CPD programs,
- The waiver process,
- Guidance on Tribal Recipient waivers,
- Project-specific waivers—including nonavailability and cost waivers,
- The process for determining whether BABA applies to a project,
- Recordkeeping,

- Frequently Asked Questions, and
- Sample grant agreement language.

Understanding whether and when the BAP applies to specific situations can be difficult because HUD has utilized a phased implementation waiver. This means that agencies must comply with the law’s Build America Preference (BAP) based on when funds were obligated, the program for which funding was awarded, and the type of materials purchased with the funds. The guidance describes a step-by-step process for reviewing whether funding may apply to a project. However, while many programs are not yet covered by BABA, the law does currently apply to CDBG funds obligated on or after November 15, 2022, to buy iron or steel, Recovery Housing Program funds obligated on or after August 23, 2023, to buy iron or steel, and several non-CPD programs used for iron or steel purchases. As the Office of Management and Budget continues implementing BABA for federal agencies, the information HUD provides to CPD funding recipients may change. Additionally, this waiver focuses primarily on CPD programs, though the principles about how and when the BAP applies would be useful for any HUD recipient of Federal financial assistance.

Senate Passes FY24 T-HUD Bill

As the expiration of the Continuing Resolution fast approaches on November 17, both sides of Congress are working to pass their Transportation-HUD (T-HUD) appropriations bills. November 7, the Senate passed three Fiscal Year appropriations bills, including the T-HUD bill. Overall, the bill provides \$70.1 billion for HUD, a slight decrease over current levels but higher than the House FY24 T-HUD spending bill. Importantly, the bill provides critical funding for the HOME program and the Choice Neighborhoods program, which were respectively cut and eliminated by the House.

Over on the other side of Capitol Hill, the House will move to vote on their T-HUD Appropriations bill as soon as today. Although the House T-HUD Subcommittee largely preserved critical housing and community development programs in their bill (except for significant cuts to HOME and the elimination of the Choice Neighborhoods Program), a handful of proposed amendments have been introduced that would call for significant cuts to the HUD budget, causing considerable harm to our programs.

Program type: **All Relevant Programs/PH/S8HCV/Updated:10/31/2023**

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	25%	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	19%	81%

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
10/30/2023	98%	11/08/2023

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 2 port-outs in for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

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

Homeownership HCV

We have two (2) active families.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 15 vouchers to movers. We received 22 Requests for Tenancy Approvals during the month. We processed 16 initial move-in and 2 port-ins, and 4 port outs were sent to another jurisdiction.

Active Clients

LHA is servicing 1,407 families on the Housing Choice Voucher program.

Program	Total Vouchers
<ul style="list-style-type: none"> Regular Vouchers & Project Based Vouchers 	1113
<ul style="list-style-type: none"> Mainstream 	58
<ul style="list-style-type: none"> VASH 	81
<ul style="list-style-type: none"> Tenant Protection 	97
<ul style="list-style-type: none"> Port Out 	6
<ul style="list-style-type: none"> Port In 	7
<ul style="list-style-type: none"> Foster Youth 	10
<ul style="list-style-type: none"> EHV 	54

EOP – End of Participation

LHA processed 6 EOP's with a date effective the month. Below are the reasons for leaving the program:

Reason	Count
<ul style="list-style-type: none"> Termination – Criminal 	0
<ul style="list-style-type: none"> Termination – Unreported income 	0

and/or family composition	
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	0
• Deceased	4
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	2
Total	6

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
10/31/2023	100.99%	11/08/2023

General information and activities for the month

- The Housing Choice Voucher Department processed 116 annual certifications and 65 interim certifications.
- The Inspections Unit conducted a total of 36 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	99%	100%	99%	99%	99%	100%	99%	99%	100%	100%
Down units due to modernization/Insurance	4 offline fire units								Fully occupied	
Vacant units	0	0	1	2	2	0	1	2	92	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	Gladys Delgado

**Family Self-Sufficiency
FSS Program Statistics**

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>25</u>	<u>195</u>	<u>44</u>	<u>25%</u>
<u>FSS Public Housing</u>	<u>50</u>	<u>86</u>	<u>41</u>	<u>48%</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>\$273,122</u>	<u>195</u>	<u>44</u>	<u>25</u>
<u>FSS Public Housing</u>	<u>\$84,709</u>	<u>59</u>	<u>20</u>	<u>34</u>
<u>FSS Public Housing – Renaissance</u>	<u>\$40,218</u>	<u>35</u>	<u>19</u>	<u>44%</u>

Recruiting

- **73 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

YOUTHBUILD PROGRAM

- Recruitment for our program is on-going. If you know an individual that is between the ages of 16-24, lives in Polk County (Targeted zip code area 33815, 33805 33801) and does not have a high school diploma, please refer them to YouthBuild-Lakeland office located in the Emma Turner Center located at 1500 N. New York Avenue, Lakeland, Florida 33805. Interested young adults may also take the first step toward being accepted by completing an application at the YouthBuild Center or at the Lakeland Housing Authority's main office. Our graduation ceremony for Cycle 21 will be held on Thursday, December 7, 2023, beginning at 12:00 noon. The host-site will be the Coleman-Bush Center in Lakeland, Florida. Cycle 22 will begin on January 9, 2024.
- During the month a strong program focus was to keep the participants focused and engaged, because they are very excited and looking forward to their graduation.
- YouthBuild Construction Training participants, during the month, transitioned from hands on construction training to focus on the Home Builder's Institute (HBI) curriculum in the computer lab, as a result the participants have been able to obtain a significant number of Pre-Apprenticeship Certifications, in carpentry, painting and finishing, plumbing, electrical and green building.
- The participants continue to show much improvement with their academics with a significant number of participants obtaining their Penn Foster High School Diploma
- I was impressed by the participants engaging in their certified assistant nursing training program when I visited the site on October 31, 2023.

Academic Case Manager

During the month of October, the Academic Case Manager:

- Continued to assist participants with their personal narratives and monitor completion credits needed to successfully graduate.
- Scheduled and monitored TABE Assessments for a third session on October 30, 2023.
- Scheduled cap and gown picture day for graduates on November 14, 2023.
- Made plans to assist participants with FAFSA applications for post-secondary education to assist with the cost of post-secondary education.

Case Management

During the month of October, the Case Manager began assisting with populating the DYB Report with data that pertains to the graduates who are in the stage of Follow-Up. The Case Manager continues to coordinate recruiting efforts for Cycle 22, contact Polk County High Schools, partner agencies and local business/organizations who can assist the YBL team with getting the word out about the YBL program.

Job Development and Placement

During the month of October, the Job Placement Specialist:

- Continued to update and populate data for Cycle 20 graduates and Cycle 21 participants in both the Department of Labor and YouthBuild Affiliate databases.
- Continued to communicate and provide employment placement and/or post-secondary services, employment retention assistance, and supportive services information to YBL graduates as needed while continuing follow-up on Cycle 20 graduates.
- Communicated with guest speaker prospects and scheduled guest speakers for employment readiness skills/career/personal/leadership development workshops, maintained business relationships with Partner agencies, assisted with daily monitoring of YouthBuild-Lakeland program participants, and other tasks/duties as assigned.
- YouthBuild-Lakeland's Construction Plus 4-week Certified Nursing Assistant course was offered from October 9, 2023, through November 2, 2023. The hours of the class were 9:00 a.m. – 12 noon, Monday through Thursday. Jalonda Wright, Registered Nurse served as the instructor through Florida Central Healthcare. Ten (10) Cycle 21 participants attended the course; four (4) with perfect attendance. The course offers training that will equip each participant to take and successfully pass the State of Florida Certified Nursing Assistant exam. Upon successful completion of both the written and clinical tests, the participant will become a Certified Nursing Assistant (C.N.A.).
- On Friday, October 13, 2023, the CareerSource-POLK's Young Leaders Team hosted a workshop at the YouthBuild-Lakeland Center. Members of the team were: Barbara Mincy, Youth Program Services Manager; Martina Thomas, Alexis Middlebrooks, Dakorie Chambers, Ryonna Flowers, and Candace Jackson. The team gave an overview of the

Young Leaders Program, assisted each participant to register with Employ Florida which included Resume' creation and how to navigate the website; and shared about the Youth Internship Program.

Scenes from C.N.A. Training Program



(Left to right) Cycle 21 participants: Corey Elliott, Samiyah Yulee, Samuel Yulee, Jazmine King, Esmeralda Madrid, Marianna Romero, Isiah Faison, Antonio Simpson, Ja'Layshia Wright; and Jalonda Wright, Instructor. Below left, Marianna Romero and Esmeralda Madrid practices a clinical skill on a medical mannequin. Below right, Samiyah Yulee practices a clinical skill on Jazmine King.





Careersource-Polk's Young Leaders Team with YouthBuild-Lakeland's Cycle 21 participants and staff.

- **Construction**

During the month of October, YouthBuild-Lakeland participants worked diligently to complete all required assignments to obtain various on-line Home Builders Institute (HBI) certifications.

- **Recruitment**

During the month of October, the YouthBuild-Lakeland staff continued recruitment efforts by sharing information at community meetings, with YouthBuild-Lakeland partner agencies, Polk County high schools, businesses, and churches. YouthBuild-Lakeland puts forth great effort to introduce to residents of Polk County the opportunities afforded to young adults, ages 16-24, who are high school dropouts or who graduated with only a Certificate of Completion. If you know an individual that is between the ages of 16-24, lives in Polk County (targeted zip code area 33815, 33805 33801) who does not have a high school diploma, please refer them to the YouthBuild-Lakeland staff. Interested young adults may also take the first step toward being accepted by completing an application at the YouthBuild Center or at the Lakeland Housing Authority's main office.

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



ADMINISTRATION REPORT

November 15, 2023

TO: Benjamin Stevenson, Executive Director

FROM: Valerie Turner, Vice President of Administration

CC: Project Files

RE: Authority-Wide Updates

LHA AUTHORITY-WIDE MODERNIZATION PROJECTS

1. *LHA Multisite Asphalt Repair, Sealing, and Striping*

All County Paving has completed all repairs, sealing, and re-striping of the parking lots at John Wright Apartments, Lake Ridge Apartments, and The Manor at Washington Oaks. Repair, sealing, and restriping for Cecil Gober Villas, Dakota Park Apartments, and Renaissance at Washington Ridge are still in progress. However, representatives from All County Paving have suspended repairs at these properties until after the Thanksgiving Holiday. After the holiday, All County Paving will coordinate with each Community Manager to schedule a date to return to each community and complete the work.

2. *Cecil Gober Villas Fire Damage Building #21 Restoration*

During this reporting period, Contracts and Compliance staff conducted a Site Visit with representatives from Gordian and F.H. Paschen (State of Florida Contractors) to compare actual site conditions with the statement of work. Based upon conditions observed during the Site Visit, representatives from Gordian and F.H. Paschen are preparing a fee proposal for the work. Once received, Contracts and Compliance staff will analyze the proposal to determine whether the proposal received is within 10% of LHA's control estimate. If the proposed costs are within 10% of LHA's control estimate, staff will prepare a resolution to LHA's Board of Commissioners for approval. Otherwise, staff must meet with representatives from Gordian and F. H. Paschen to discuss the variance and determine whether the additional costs are justified.

Permit BLD22-01524 expired on November 9, 2023. Now that the original permit has expired, F.H. Paschen will apply for a new permit upon receipt of an executed contract.

3. *The Manor at Washington Ridge Roof Replacement Project*

Restoration Professional, Inc. (ResPro) completed the roof installation the week of November 6, 2023. On November 8, 2023, the Community Manager reported that there were two (2) outstanding items that they were waiting for ResPro to complete prior to the insurance company closing out their contract. The first item was related to repairing, patching, and painting the ceiling located within the third-floor corridor where they cut out a portion of the ceiling to investigate whether there was the presence of wet insulation, mold, and/or rotting roof trusses because of the leak. The second item was related to restoring the grass at the three (3) locations where they staged their dumpsters. Now that the roof for the senior building has been replaced, Contracts and Compliance will work with one of the on-call architectural firms to perform an assessment of the extent of the

Administration Report

roof damage for the multifamily buildings that comprise Lake Ridge Apartments and Renaissance at Washington Ridge.

4. *WestLake III Demolition*

Representatives from The Lunz Group, Architect of Record, coordinated a conference call with one of the building inspectors at the City of Lakeland and LHA staff. Based upon information received during the conference call, LHA staff are working with Gordian and F.H. Paschen to pull the abatement permits. Additionally, Contracts and Compliance completed a draft of the abatement contract for review/approval. Since the draft contract is complete, staff is seeking to add Resolution #23-1541 requesting Board approval to enter into an agreement with F.H. Paschen to abate asbestos containing material and lead-based paint from the remaining 32 units (12 buildings) that comprise the WestLake III Demolition site.

CONTRACTS AND COMPLIANCE

On November 14, 2023, staff received seven (7) responses to the Request for Qualifications (RFQ) for an Indefinite Delivery, Indefinite Quantity (IDIQ) for architectural services. A panel comprised of three members are in the process of reviewing and ranking each proposal. Staff is seeking to add Resolution #23-1542 requesting Board approval to enter into IDIQ agreement with at least four (4) of the highest-ranking firms to perform these services for a base term of one (1) year with an option to renew each agreement for two (2) additional 1-year terms. Once awarded, staff will issue RFQs for the following services:

- Auditors
- Engineering Firms
- Financial Advisors

A copy of LHA's Active Contract Register is enclosed with this report.

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LAKELAND HOUSING AUTHORITY (FL011)

All Contracts
11/15/2023

Item #	Contract #	Contractor	M/WBE	Section 3	Small Business Concern	Contract Date	End of Term As Extended	Existing Contract Amount
1	LHA-01-18-C003	Bessolo Design Group, Inc.	No	No	Yes	10/2/2018	11/30/2023	\$ 10,900.00
2	LHA-01-18-C004	BDG Architects				12/1/2018	11/30/2023	
3	LHA-01-18-C005	GLE Associates, Inc.	No	No	No	12/1/2018	11/30/2023	\$ 2,565.00
		GLE TO #001 - LHA Admin Bldg IAQ				12/1/2018		\$ 2,495.00
		GLE TO #002 - Tenth St. Phase I ESA and Part 50						\$ 15,000.00
		GLE TO #003 - LHA Admin Bldg Post Mold Remediation Testing						\$ 1,350.00
4	LHA-01-18-C006	Jere! McCants Architecture, Inc.	Yes			12/1/2018	11/30/2023	
		JMA TO #001 - Renaissance PNA						\$ 35,536.73
		JMA TO #002 - Handicap Ramp 1542 Hawkins Way						\$ 3,650.00
5	LHA-01-18-C007	Kirk Cutis Mundy Hunnicutt Associates Architects Inc.				12/1/2018	11/30/2023	
6	LHA-01-18-C008	Ramos Engineering and Associates, L.L.C.				12/1/2018	11/30/2023	
7	LHA-01-18-C009	Tyson and Billy Architects, P.A.				12/1/2018	11/30/2023	
8	LHA-01-18-C010	The Lunz Group	No	No	No	12/1/2018	11/30/2023	
15	LHA-07-21-C003	NaturZone-Pest Control	No	No	No	7/7/2021	7/6/2023	\$ 39,096.00
16	LHA-07-21-C004	NaturZone-Bed Bugs	No	No	No	7/7/2021	7/6/2023	\$ 23,136.00
17	LHA-02-23-C002	Saxon Gilmore & Carraway, P.A.	No	No	Yes	2/1/2023	1/31/2024	\$ 10,796.60
18	LHA-02-23-C003	Elaine Johnson James, P.A.	Yes	No	Yes	2/1/2023	1/31/2024	\$ -
19	LHA-04-23-C001	Paw Materials, Inc. dba Paw Demolition	No	No	No	4/5/2023	N/A	\$ 204,346.38
20	LHA-04-23-C004	All County Pavement Management Solutions	No	No	No	4/11/2023	12/31/2023	\$ 126,050.27
21	LPHC-06-21-C01	Carras Community Investment, Inc.						\$ 30,000.00
TOTAL								\$ 504,921.98

M/WBE	\$ 39,186.73	8%
Section 3	\$ -	0%
Small Business Concern	\$ 21,696.60	4%



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: November 15, 2023

RE: October 2023 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for periods ending October 31, 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 September 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 ten (10) months (Year to Date) ending October 31, 2023

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of $-\$338,172$ for the year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV has a NOI of $\$69,944$ for Program Administration and $-\$31,464$ for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is $-\$180,724$ for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is $-\$12,907$ for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is $-\$21,577$ for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is $\$128,600$ for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet have an NOI of $\$38,847$ for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of $\$98,690$ for the year.
9. Hampton Hills (AMP 4):
This item number is reserved for the former AMP.
10. YouthBuild:
YouthBuild has an NOI of $-\$56,461$ for the year to date.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of $\$46,651$ for the year-to-date.





12. West Lake 1, LTD (AMP 6):
The property has an NOI of \$527,723.

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
			October 2023	September 2023
1	96	Central Office Cost Center (COCC)	-\$338,172	-\$273,493
2	80	Housing Choice Voucher (HCV) Administration	\$69,944	\$50,826
		HCV Housing Assistance Payment (HAP)	-\$31,464	-\$28,441
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	-\$180,724	-\$174,667
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	-\$12,907	-\$12,122
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	-\$21,577	\$7,109
6	56	Colton Meadow, LLLP	\$128,600	\$110,473
7	57	Bonnet Shores, LLLP	\$38,847	\$40,208
8	62	West Bartow Partnership, Ltd., LLLP	\$98,690	\$102,106
9	12	Hampton Hills (AMP 4)	Reserved	Reserved
10	49	YouthBuild-Lakeland	-\$56,461	-\$82,627
11	99	Williamstown, LLLP (AMP 5)	\$46,651	\$58,801
12	100	West Lake 1, LTD (AMP 6)	\$527,723	\$468,723

Conclusion: Six (6) of the eleven (11) properties continue to have positive Net Operating Income (NOI). five (5) 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.

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.

Although AMP1 received operating subsidy from HUD, subsidy received continues to be less than budgeted. During Calendar Year 2022, HUD awarded LHA two (2) Operating Fund Shortfall Grants. The combined total of both grants is \$342,323. The performance period is from January 1, 2022 through September 30, 2030. Although LHA received \$171,162 of the \$342,323 of the grant award, there is a waiting period before HUD will grant access to the remainder of the funds. Subsequently, LHA cannot depend on these funds as a source for addressing shortfalls in operating subsidy. Time is of the essence in either transitioning LHA's public housing units to RAD or obtaining low-income housing tax credits (LIHTCs) to transition these communities to mixed income. Another option would be to use LHA's Move-To-Work (MTW) flexibility to use capital funds to cover public housing operations. However, by implementing the third option, LHA would need to find alternative funding to repair or replace systems and equipment that are approaching the end of their useful life.

Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP2): This property was constructed in 1971 and redeveloped in 2002 as part of the Renaissance at Washington Ridge HOPE VI. The community only consists of 40 units of which 20 apartments are public housing. As evidenced by AMP1 above, affordable housing communities that only consists of 50 units struggle to achieve financial viability because they do not generate enough income to operate and set aside funds for aging equipment, capital improvements, and routine repairs. Accordingly, staff continues to work towards using LHA's MTW flexibility, RAD, and/or LIHTCs to ensure long-term financial viability for this community.

Renaissance at Washington Ridge, LTD, LLLP (AMP 3): Staff replaced the floors within the Management Office. Accordingly, the staff currently does not have concerns regarding the financial viability of this property.

YouthBuild-Lakeland: This is a reimbursable grant that does not allow the Authority to have cash-on-hand. Negative NOI is due to the timing of reimbursements; thus, staff have no concerns regarding the long-term viability of this program.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current and Ten Months Ending October 31, 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%		7,500	10,000	(2,500)	-25.00%	12,000
Public Housing, Sec 8 and Other Mgmt. I	5,718	45,775	(40,057)	-87.51%		330,184	457,746	(127,563)	-27.87%	549,296
Government Subsidy	-	1,373	(1,373)		1	-	13,733	(13,733)	-100.00%	16,480
Other Income	6,171	20,810	(14,638)	-70.34%		272,017	208,097	63,920	30.72%	249,716
Grants Salary Cont.(YB-Director)	-	1,100	(1,100)	-100.00%		4,954	11,000	(6,046)	-54.96%	13,200
Total Revenue	12,639	70,058	(57,419)	-81.96%		614,655	700,577	(85,922)	-12.26%	840,692
Administrative Expenses	84,625	68,197	16,428	24.09%	2	923,973	681,972	242,001	35.49%	818,366
Tenant Services	-	-	-			-	-	-		-
Utility Expense	409	-	409			819	-	819		-
Maintenance Expense	5,018	2,075	2,943	141.81%	3	19,526	20,750	(1,225)	-5.90%	24,900
General Expenses	676	584	92	15.73%	4	7,815	5,842	1,973	33.78%	7,010
Financing Expenses	157	66	91	137.86%	3	695	661	33	5.04%	793
Total Expense before depreciation	90,886	70,922	19,963	28.15%		952,827	709,225	243,602	34.35%	851,069
Operating Income (Loss) before Dep	(78,247)	(865)	(77,382)	(1)		(338,172)	(8,648)	(329,524)	(0)	(10,377)
Depreciation/Amortization	3,214	3,580	(366)			35,435	17,900	17,534		42,961
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	94,100	74,503	19,597			988,261	727,125	261,136		894,030
Net Operating Income (Loss)	(81,461)	(4,445)	(77,016)			(373,607)	(26,548)	(347,059)		(53,338)

Comments

- 1 Fees from Public Housing and Section 8 Administration continue to be less than anticipated.**
- 2 Variance in Administrative Expense is costs associated with training of staff and legal expenses. Costs associated with health insurance also increased.**
- 3 Variance reflects expenses being less than or comparable to amounts budgeted.**
- 4 Variance in General Expense is costs associated with renewal of the insurance policies.**

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
as of October 31, 2023**

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		LIABILITIES	
Cash Operating 1	17,526.77	CURRENT LIABILITIES	
Cash-Payroll	<u>58,139.51</u>	A/P Vendors and Contractors	6,325.31
Total Unrestricted Cash	<u>75,666.28</u>	Misc Payroll Withholdings	46.16
TOTAL CASH	75,666.28	Workers Compensation	27,239.04
Cash - Vending	3,116.05	401 Plan Payable	20,339.81
Cleared Interfund Account	-58,952.45	457 Plan Payable	5,734.49
Due from Public Housing General	70,069.12	Aflac Payable	388.80
A/R - ROSS/HUD	966.68	Health Insurance Payable	119,933.65
Due from West Lake Management, LLC	-3,004.40	Other Current Liabilities	65,458.31
A/R - Youthbuild DOL	23,014.30	Lease payable-Short Term	-156,059.63
A/R - Capital Fund Grants/HUD	160,619.14	Accrued Payroll & Payroll Taxes	14,039.88
Due From Twin Lakes I	1,709.40	Due to Federal Master	8,717.25
Due From Twin Lakes II	1,295.00	Due to Polk County Housing Dev.	315,837.78
		Due to Polk County Developers, Inc.	-62,527.75
		Due to LPHC General	50,000.00
		Due to Magnolia Pointe	60,000.00
		Due to Polk County Developers, Inc.	-62,527.75
		Due to Development	<u>242,500.00</u>
TOTAL: DUE FROM	<u>254,669.24</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	198,832.84	TOTAL CURRENT LIABILITIES	745,179.68
		NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS		Accrued Compensated Absences-LT	50,526.48
Prepaid Insurance	7,720.35	Lease Payable	<u>146,755.15</u>
TOTAL OTHER CURRENT ASSETS	<u>7,720.35</u>	TOTAL NONCURRENT LIABILITIES	197,281.63
TOTAL CURRENT ASSETS	282,219.47		
NONCURRENT ASSETS		TOTAL LIABILITIES	<u>942,461.31</u>
FIXED ASSETS		EQUITY	
Furniture & Fixtures	32,301.60	CONTRIBUTED CAPITAL	
Furn, Fixt, & Equip	24,482.83	Donations	<u>-2,500.00</u>
Accum Depreciation- Misc FF&E	-47,049.11	TOTAL CONTRIBUTED CAPITAL	-2,500.00
Intangible Assets	0.00		
Lease-Right of Use Asset	235,523.00	RETAINED EARNINGS	
Lease Amortization	<u>149,555.09</u>	Retained Earnings-Unrestricted Net As	<u>-562,038.61</u>
TOTAL FIXED ASSETS (NET)	95,703.23	TOTAL RETAINED EARNINGS:	-562,038.61
TOTAL NONCURRENT ASSETS	95,703.23	TOTAL EQUITY	<u>-564,538.61</u>
TOTAL ASSETS	<u>377,922.70</u>	TOTAL LIABILITIES AND EQUITY	<u>377,922.70</u>

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

For the Current and Ten Months Ending October 31, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	42,861.09	17,526.77	-25,334.32
Cash-Payroll	45,920.78	58,139.51	12,218.73
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	91,897.92	78,782.33	-13,115.59

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-1,836.11	17,526.77	19,362.88
Cash-Payroll	30,816.76	58,139.51	27,322.75
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	32,096.70	78,782.33	46,685.63

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Ten Months Ending October 31, 2023

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
Section 8 Admin Grant Revenue/Port	99,734	89,774	9,960	11.09%	1,080,516	897,740	182,776	20.36%	1,077,288
Other Income	279	1,750	(1,471)	-84.03%	555	17,500	(16,945)	-96.83%	21,000
Total Revenue	100,013	91,524	8,489	9.28%	1,081,071	915,240	165,831	18.12%	1,098,288
Administrative Expenses	77,425	89,654	(12,229)	-13.64%	982,884	896,540	86,344	9.63%	1,075,848
Tenant Services	-	-	-	0.00%	(1,704)	-	(1,704)	-	-
Utilities	-	-	-	0.00%	-	-	-	-	-
Maintenance Expense	2,678	591	2,087	352.86%	22,159	5,914	16,245	274.68%	7,097
General Expenses (Insurance, etc.)	593	645	(52)	-8.06%	7,788	6,451	1,337	20.72%	7,742
HAP & URP Expenses - Port in Paymer	-	-	-	0.00%	-	-	-	0.00%	-
Total Expense before Depreciation	80,697	90,891	(10,194)	-11.22%	1,011,127	908,905	102,222	11.25%	1,090,686
Operating Income (Loss) before D	19,317	633	18,683		69,944	6,335	63,609		7,602
Depreciation	-	267	(267)	-100.00%	1,602	2,670	(1,068)	-40.00%	3,204
Prior Period adjustment	-	-	-	-	-	-	-	-	-
Transfer In/Out	-	-	-	-	-	-	-	-	-
Total Expense	80,697	91,158	(10,461)	-11.48%	1,012,729	911,576	101,154	11.10%	1,093,891
Net Operating Income (Loss)	19,317	366	18,950		68,342	3,664	64,677		4,397

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Ten Months Ending October 31, 2023

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
Section 8 HAP Grant Revenue	1,446,336	1,133,268	313,068	27.63%	12,986,830	11,332,680	1,654,150	14.60%	13,599,216
Other income	-	575	(296)	0.00%	813	5,750	(4,937)	0.00%	6,900
Total Revenue	1,446,336	1,133,843	312,772	27.59%	12,987,643	11,338,430	1,649,213	14.55%	13,606,116
Housing Assistance Payments	1,416,096	1,077,432	338,664	31.43%	12,434,020	10,774,320	1,659,700	15.40%	12,929,184
Tenant Utility Reimbursement	24,863	24,617	246	1.00%	227,622	246,170	(18,548)	-7.53%	295,404
Port Out HAP Payments	19,504	23,852	(4,348)	-18.23%	312,198	238,520	73,678	30.89%	286,224
FSS Escrow Payments	4,259	7,942	(3,683)	-46.37%	73,176	79,420	(6,244)	-7.86%	95,304
FSS Forfeitures & Adjustments	(15,363)	-	(15,363)	-	(36,698)	-	(36,698)	-	-
EHV Landlord Unit Damages	-	-	-	-	8,789	-	8,789	-	-
Program Expenses before Depreciation	1,449,359	1,133,843	315,516	27.83%	13,019,106	11,338,430	1,680,676	14.82%	13,606,116
Program Income (Loss) before De	(3,023)	-	(2,743)	(0)	(31,464)	-	(31,464)	(0)	-
Total Expense	1,449,359	1,133,843	315,516	27.83%	13,019,106	11,338,430	1,680,676	14.82%	13,606,116
Net Operating Income (Loss)	(3,023)	-	(2,743)		(31,464)	-	(31,464)		-
	16,293.96				36,878.06				

Comments

- | | |
|---|---|
| <p>Administration:</p> <p>Administration:</p> <p>Administration/HAP Program:</p> | <p>1 HAP revenue received continues to be higher than amounts budgeted.</p> <p>2 Costs associated with tenant utility reimbursement are lower than budgeted. The payments are based on utility allowances.</p> <p>3 Port-out activity is based on actual activity and is susceptible to monthly fluctuations.</p> <p>4 Variance in FSS escrow payments reflects current program participation.</p> <p>5 Variance is due to vehicle lease, storage fees, and other miscellaneous expenses.</p> <p>6 Variance in General Expenses is costs associated with the auto insurance.</p> <p>7 The variance in administrative expense is travel and training for HCV employees.</p> |
|---|---|

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of October 31, 2023

ASSETS

LIABILITIES & EQUITY

<p>Unrestricted Cash</p> <p style="padding-left: 20px;">Cash Operating 1 9,960.97</p> <p style="padding-left: 20px;">Cash Operating 2B 20,722.03</p> <p style="padding-left: 20px;">EHV Admin Cash Account <u>23,141.75</u></p> <p style="padding-left: 20px;">Total Unrestricted Cash -22,244.02</p> <p style="padding-left: 40px;">Restricted Cash</p> <p style="padding-left: 60px;">Cash Restricted - FSS Escrow 273,292.89</p> <p style="padding-left: 60px;">Total Restricted Cash 273,292.89</p> <p style="padding-left: 20px;">TOTAL CASH <u>251,048.87</u></p> <p>ACCOUNTS AND NOTES RECEIVABLE</p> <p style="padding-left: 20px;">A/R-Tenants/Vendors 270,089.33</p> <p style="padding-left: 20px;">Allowance for Doubtful Accounts- -250,141.92</p> <p style="padding-left: 20px;">TOTAL: AR 9,130.47</p> <p style="padding-left: 20px;">Allowance for Doubtful Accounts- -4,550.48</p> <p style="padding-left: 20px;">TOTAL: DUE FROM <u>52,705.25</u></p> <p style="padding-left: 20px;">TOTAL ACCOUNTS AND NOTES RECE <u>257,749.82</u></p> <p>OTHER CURRENT ASSETS</p> <p style="padding-left: 20px;">Prepaid Insurance 1,691.79</p> <p style="padding-left: 20px;">Prepaid Software Licenses 56,671.45</p> <p style="padding-left: 20px;">S8 EHV Tenant Security Deposit <u>0.00</u></p> <p style="padding-left: 20px;">TOTAL OTHER CURRENT ASSETS <u>58,363.24</u></p> <p>TOTAL CURRENT ASSETS <u>567,161.93</u></p> <p>NONCURRENT ASSETS</p> <p style="padding-left: 20px;">FIXED ASSETS</p> <p style="padding-left: 40px;">Automobiles/Vehicles 15,900.00</p> <p style="padding-left: 40px;">Furniture & Fixtures 29,333.07</p> <p style="padding-left: 40px;">Accum Depreciation- Misc FF&E -44,767.08</p> <p style="padding-left: 40px;">Intangible Assets <u>0.00</u></p> <p style="padding-left: 20px;">TOTAL FIXED ASSETS (NET) 465.99</p> <p style="padding-left: 20px;">Non-Dwelling Equipment <u>0.00</u></p> <p>TOTAL NONCURRENT ASSETS <u>2,871.99</u></p> <p>TOTAL ASSETS <u>570,033.92</u></p>	<p>CURRENT LIABILITIES</p> <p style="padding-left: 20px;">A/P Vendors and Contractors -361,201.10</p> <p style="padding-left: 20px;">Accrued Payroll & Payroll Tax: 14,329.32</p> <p style="padding-left: 20px;">Due to Section 8 -205,294.75</p> <p style="padding-left: 20px;">Tenant Prepaid Rents 11,773.54</p> <p style="padding-left: 20px;">State of FL Unclaimed Funds 20,932.76</p> <p style="padding-left: 20px;">Accrued Compensated Absence 7,038.23</p> <p style="padding-left: 20px;">Deferred Revenue 534.30</p> <p style="padding-left: 20px;">TOTAL CURRENT LIABILITIES <u>-455,403.82</u></p> <p>NONCURRENT LIABILITIES</p> <p style="padding-left: 20px;">Accrued Compensated Absence 13,071.00</p> <p style="padding-left: 20px;">FSS Due to Tenant Long Term <u>273,292.91</u></p> <p style="padding-left: 20px;">TOTAL NONCURRENT LIABILITIES <u>286,363.91</u></p> <p>TOTAL LIABILITIES <u>-169,039.91</u></p> <p>EQUITY</p> <p style="padding-left: 20px;">RETAINED EARNINGS</p> <p style="padding-left: 40px;">Retained Earnings-Unrestricted <u>739,073.83</u></p> <p style="padding-left: 20px;">TOTAL RETAINED EARNINGS: <u>739,073.83</u></p> <p>TOTAL EQUITY <u>739,073.83</u></p> <p>TOTAL LIABILITIES AND EQUITY <u>570,033.92</u></p>
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Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Changes in Cash
For the Current and Ten Months Ending October 31, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,203.11	9,960.97	-242.14
Cash-Payroll	-71,164.10	-76,068.77	-4,904.67
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	18,308.67	20,722.03	2,413.36
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	23,141.75	23,141.75	0.00
Cash Restricted - FSS Escrow	283,879.48	273,292.89	-10,586.59
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	264,368.91	251,048.87	-13,320.04

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-5,672.05	9,960.97	15,633.02
Cash-Payroll	-45,042.77	-76,068.77	-31,026.00
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	22,342.02	20,722.03	-1,619.99
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	23,141.75	-23,973.85
Cash Restricted - FSS Escrow	256,684.84	273,292.89	16,608.05
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	275,427.64	251,048.87	-24,378.77

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Ten Months Ended October 31, 2023**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	14,041	13,660	381	2.79%	1	143,012	136,600	6,412	4.69%	163,920
Other Tenant Income	-	425	(425)	-100.00%		-	4,250	(4,250)	-100.00%	5,100
Government Subsidy Income	25,661	48,214	(22,553)	-46.78%	2	364,649	482,136	(117,487)	-24.37%	578,563
Interest Income Restricted	9,130	9,140	(10)	-0.11%		91,297	91,397	(100)	-0.11%	109,677
Other Income	-	-	-			-	-	-		
Total Revenue	48,831	71,438	(22,607)	-31.65%		598,958	714,383	(115,425)	-16.16%	857,260
Administrative Expenses	34,987	29,705	5,282	17.78%	4	410,187	297,050	113,137	38.09%	356,459
Tenant Services Expenses	-	325	(325)	-100.00%	3	160	3,250	(3,090)	-95.08%	3,900
Utility Expense	11,545	12,010	(465)	-3.88%	3	111,038	120,103	(9,065)	-7.55%	144,123
Maintenance and Development Expenses	27,638	22,506	5,133	22.81%	3	190,852	225,055	(34,204)	-15.20%	270,067
General Expenses	7,173	5,331	1,842	34.56%	5	77,140	53,309	23,832	44.70%	63,971
Housing Assistance Payments	(26,541)	1,562	(28,102)	-1799.52%	6	(9,695)	15,617	(25,311)	-162.08%	18,740
Finance Expense	-	-	-			-	-	-		
Operating expense before Depreciation	54,803	71,438	(16,635)	-23.29%		779,682	714,383	65,299	9.14%	857,260
Net Operating Income (Loss)	(5,972)	-	(5,972)			(180,724)	-	(180,724)		-
Depreciation	-	8,330	(8,330)	-100.00%		73,482	83,298	(9,816)	-11.78%	99,958
Capital Replacement Items	1,675	-	1,675	0		7,570	-	7,570		
Transfer Out	-	-	-			-	-	-		
Intra-Funds Transfer In	-	-	-			-	-	-		
Total Expenses	56,478	79,768	(23,291)	(3)		860,735	797,682	63,053	13	957,218
Net Income (Loss)	(7,646)	(8,330)	684	3		(261,777)	(83,298)	(178,479)	(13)	(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 Operating subsidy received from HUD continues to be less than budgeted despite receipt of \$108,000 in shortfall funding. Accordingly, staff continues to investigate options to transition these units from public housing via RAD or tax credits.**
- 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 October 31, 2023

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	114,964.13
Cash-Payroll	36,877.15
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>152,641.28</u>
Restricted Cash	
Cash Restricted-Security Deposits	18,753.00
Cash Restricted - FSS Escrow	51,075.47
Total Restricted Cash	<u>69,828.47</u>
Clearing	<u>170.99</u>
TOTAL CASH	<u>222,640.74</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	18,831.04
Allowance for Doubtful Accounts-Tenants/v	-8,391.91
AR-TPA/Fraud Recovery	0.00
TOTAL: AR	<u>10,439.13</u>
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
A/R - ROSS/HUD	9,962.71
Due from Renaissance FAM Non ACC	450.68
Due from West Bartow	621.93
Due From FSS	54,774.25

TOTAL: DUE FROM	<u>-280,972.14</u>
Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	1,009,877.00
Villas at Lake Bonnet Mortgage	821,090.86
A/R Villas at Lake Bonnet Mort. Interest	0.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,373,682.98</u>

OTHER CURRENT ASSETS

Investments-Unrestricted	38,346.00
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	26,498.67
Prepaid Software Licenses	37,834.64
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>143,679.31</u>
TOTAL CURRENT ASSETS	<u>2,740,003.03</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	-10,041,534.77
Accum Depreciation- Misc FF&E	-727,532.73
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-8,722,424.39</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	737,435.65
TOTAL NONCURRENT ASSETS	<u>2,012,782.39</u>

TOTAL ASSETS	<u>4,752,785.42</u>
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LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	9,993.53
Tenant Security Deposits	18,600.00
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 Magnolia Pointe Sales	95,000.00
Due to Central Office Cost Center	25,762.72
Dakota Park Subsidy Payable	-8,975.00
DAK CARES ACT Subsidy Payable	8,948.00
Hampton Hills Subsidy Payable	0.01
Twin Lake I Subsidy Payable	16,303.00
Twin Lake II Subsidy Payable	48,358.01
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	629.76
TOTAL CURRENT LIABILITIES	<u>335,237.00</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	5,356.63
FSS Due to Tenant Long Term	51,075.47
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>359,432.10</u>

TOTAL LIABILITIES	<u>694,669.10</u>
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EQUITY

RETAINED EARNINGS

Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net As	-1,609,936.68
TOTAL RETAINED EARNINGS:	<u>4,058,116.32</u>

TOTAL EQUITY	<u>4,058,116.32</u>
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TOTAL LIABILITIES AND EQUITY	<u>4,752,785.42</u>
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**Lakeland Housing Authority
Public Housing (AMP 1)
Changes in Cash**

For the Current and Ten Months Ended October 31, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	109,422.88	114,964.13	5,541.25
Cash-Payroll	36,000.60	36,877.15	876.55
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	18,753.00	18,753.00	0.00
Cash Restricted - FSS Escrow	77,799.83	51,075.47	-26,724.36
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	241,976.31	221,669.75	-20,306.56

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	77,941.79	114,964.13	37,022.34
Cash-Payroll	23,430.11	36,877.15	13,447.04
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	18,753.00	1,795.30
Cash Restricted - FSS Escrow	65,934.16	51,075.47	-14,858.69
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	184,263.76	221,669.75	37,405.99

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Ten Months Ending October 31, 2023

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	%Variance	
Rental Income	17,434	9,525	7,909	83.03%	1	140,868	95,250	45,618	47.89%	114,300
Other Tenant Income	40	510	(470)	-92.16%	2	160	5,100	(4,940)	-96.86%	6,120
Government Subsidy	8,508	10,867	(2,359)	-21.71%	3	100,802	108,670	(7,868)	-7.24%	130,404
Other Income	6	20	(14)	-67.65%		446	200	246	122.76%	240
Total Revenue	25,988	20,922	5,066	24.22%		242,276	209,220	33,056	15.80%	251,064
Administrative Expenses	9,504	8,424	1,080	12.83%		93,344	84,240	9,104	10.81%	101,088
Tenant Services Expense	-	36	(36)	-100.00%	4	91	360	(269)	-74.64%	432
Utility Expense	2,265	1,801	464	25.77%	5	22,078	18,006	4,072	22.61%	21,607
Maintenance Expense	9,979	7,491	2,488	33.21%	6	91,729	74,908	16,821	22.46%	89,889
General Expenses	3,480	2,709	771	28.46%	8	34,800	27,091	7,709	28.46%	32,509
Housing Assistance Payments	1,545	300	1,245	415.00%	7	13,141	3,000	10,141	338.03%	3,600
Financing Expenses	-	-	-			-	-	-		
Operating Expenses before Depreciation	26,773	20,760	6,012	28.96%		255,182	207,604	47,578	22.92%	249,125
Net Operating Income (Loss)	(784)	162	(946)	-585.35%		(12,907)	1,616	(14,522)	-898.86%	1,939
Depreciation & Amortization	2,114	2,357	(243)	-10.32%		21,137	23,571	(2,434)	-10.32%	28,285
Capital Replacement Items	3,813	7,800	(3,987)	-51.11%		10,332	78,000	(67,668)	-86.75%	93,600
Reimburse Replacement Reserves	-	(7,800)	7,800	-100.00%		-	(78,000)	78,000	-100.00%	(93,600)
Total Expense	32,700	23,118	9,582	41.45%		286,651	231,175	55,476	24.00%	277,410
Net Income (Loss)	(6,711)	(2,196)	(4,516)	205.67%		(44,376)	(21,955)	(22,420)	102.12%	(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 This property continues to have negative NOI, despite receiving \$16,000 in shortfall funding from HUD. Moving to RAD and/or redeveloping the property is key to achieving long-term viability for this community.**
- 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 October 31, 2023**

ASSETS

Unrestricted Cash	
Cash Operating 1	4,476.93
Cash-Payroll	-6,239.71
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	-1,162.78
Restricted Cash	
Cash Restricted-Security Depos	12,149.00
Cash Restricted - FSS Escrow	2,088.00
Cash Restricted-Reserve for Re	<u>13,763.95</u>
Total Restricted Cash	<u>28,000.95</u>
TOTAL CASH	<u>26,838.17</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	35,658.34
Allowance for Doubtful Accounts-T	<u>-12,913.67</u>
TOTAL: AR	<u>22,744.67</u>
Due from Bonnet Shores	1,561.41
Due from Dakota Park PH	-300.00
Due from Renaissance FAM Non AC	5,424.10
Due from LPHC	<u>75,251.87</u>
TOTAL: DUE FROM	<u>1,261.41</u>
TOTAL ACCOUNTS AND NOTES RECEI	<u>104,682.05</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	8,988.35
Prepaid Software Licenses	11,874.99
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	<u>28,423.34</u>
TOTAL CURRENT ASSETS	<u>159,943.56</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	-274,050.42
Accum Depreciation- Misc FF&E	-7,642.80
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>666,509.21</u>
TOTAL NONCURRENT ASSETS	<u>666,509.21</u>
TOTAL ASSETS	<u>826,452.77</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	3,000.00
Tenant Security Deposits	13,349.00
Security Deposit-Pet	300.00
Accrued Property Taxes	10,071.84
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	12,156.02
Due to (17) Renaissance Family Non-AC	36,481.70
Tenant Prepaid Rents	1,267.00
Contract Retentions	19,974.37
Accrued Compensated Absences-Curren	251.11
Note Payable PCHD	<u>239,503.97</u>
TOTAL CURRENT LIABILITIES	<u>1,091,646.40</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	466.36
FSS Due to Tenant Long Term	2,088.00
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>1,093,338.50</u>
TOTAL LIABILITIES	<u>2,184,984.90</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Ass	-379,918.26
TOTAL RETAINED EARNINGS:	<u>-379,918.26</u>
TOTAL EQUITY	<u>-1,358,532.13</u>
TOTAL LIABILITIES AND EQUITY	<u>826,452.77</u>

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

**Changes in Cash
For the Current and Ten Months Ending October 31, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	520.63	4,476.93	3,956.30
Cash-Payroll	-2,315.04	-6,239.71	-3,924.67
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,849.00	12,149.00	300.00
Cash Restricted - FSS Escrow	1,751.00	2,088.00	337.00
Cash Restricted-Reserve for Replacement	18,090.81	13,763.95	-4,326.86
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	29,896.40	26,238.17	-3,658.23

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	50,177.47	4,476.93	-45,700.54
Cash-Payroll	1,709.10	-6,239.71	-7,948.81
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,149.00	12,149.00	0.00
Cash Restricted - FSS Escrow	1,904.00	2,088.00	184.00
Cash Restricted-Reserve for Replacement	12,076.02	13,763.95	1,687.93
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	26,238.17	-51,777.42

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2023

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	90,931	80,444	10,487	13.04%	1	827,601	804,439	23,162	2.88%	965,327
Other Tenant Income	553	770	(217)	-28.24%	2	8,184	7,700	484	6.29%	9,240
Government Subsidy	-	42,567	(42,567)	-100.00%	3	410,721	425,666	(14,945)	-3.51%	510,799
Other Income	3,796	145	3,651	2517.74%		36,262	1,450	34,812	2400.86%	1,740
Total Revenue	95,279	123,926	(28,646)			1,282,768	1,239,255	43,513		1,487,106
Administrative Expenses	45,492	52,507	(7,015)	-13.36%	4	380,486	525,067	(144,581)	-27.54%	630,080
Tenant Services	-	200	(200)	-100.00%	4	212	2,000	(1,788)	-89.38%	2,400
Utility Expense	10,435	8,135	2,300	28.28%	7	107,934	81,351	26,583	32.68%	97,621
Maintenance Expense	44,336	46,302	(1,966)	-4.25%	8	531,461	463,021	68,440	14.78%	555,625
General Expenses	14,066	9,448	4,618	48.88%	5	207,622	94,480	113,143	119.75%	113,376
Housing Assistance Payments	5,229	2,179	3,050	139.97%	6	32,576	21,790	10,786	49.50%	26,148
Financing Expenses	4,408	(10,723)	15,131	-141.10%	4	44,054	48,586	(4,532)	-9.33%	58,303
Operating Expense before Depreciat	123,965	108,047	15,918	14.73%		1,304,346	1,236,294	68,051	5.50%	1,483,553
Net Operating Income (Loss)	(28,686)	15,878	(44,564)	-280.66%		(21,577)	2,961	(24,538)	-828.72%	3,553
Depreciation & Amortization	57,901	57,901	-	0.00%		579,012	579,012	-	0.00%	694,815
Capital Replacement Items	14,167	52,450	(38,283)	-72.99%		29,615	524,500	(494,885)	-94.35%	629,400
Reimburse Replacement Reserves	-	(52,450)	52,450	-100.00%		-	(524,500)	524,500	-100.00%	(629,400)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		
Total Expense	196,033	270,849	(74,815)			1,912,973	2,864,306	(951,333)		2,178,367
Net Income (Loss)	(100,754)	(146,923)	46,169	-		(630,205)	(1,625,051)	994,847	-	(691,261)

Comments

- 1 Consists of 108 low and moderate-income family and senior apartment units and 88 Tax Credit units. Rental income is consistent with amounts budgeted.**
- 2 Variance reflects staff enforcing the lease agreement and charging residents for damages to their units.**
- 3 Governmental subsidy received from HUD was less than anticipated despite receipt of \$40,000 in shortfall funding.**
- 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 October 31, 2023**

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	-12,860.42	A/P Vendors and Contractors	-25,762.08
Cash-Payroll	93,057.42	Tenant Security Deposits	53,665.39
Petty Cash	<u>1,000.00</u>	Security Deposit Clearing Account	392.00
Total Unrestricted Cash	81,197.00	Security Deposit-Pet	7,105.60
Restricted Cash		Accrued Payroll & Payroll Taxes	10,976.17
Cash Restricted-Security Deposit	59,870.99	Accrued Audit Fees	-28,955.44
Cash Restricted - FSS Escrow	50,403.52	Accrued audit fees - LHA	32,348.86
Cash Restricted-Reserve for Repl	42,530.82	Due to Federal Master	450.68
Cash Restricted - Reserve/Escrov	1,778,079.61	Due to (13) Dakota Park Public Housing	2,672.05
Restricted Cash - Partnership De	1,179.16	Due to (16) Dakota Park Non-ACC	2,752.05
Restricted Cash - OA Reserve	78,284.05	Due to West Lake Mgmt.	40,998.00
Restricted Cash - AA Reserve	<u>48,161.99</u>	HAP Overpayments	900.00
Total Restricted Cash	2,058,510.14	Tenant Prepaid Rents	4,045.55
		Contract Retentions	38,732.51
		State of FL Unclaimed Funds	-1,146.00
TOTAL CASH	<u><u>2,139,707.14</u></u>	TOTAL CURRENT LIABILITIES	<u>154,134.47</u>
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	55,609.84	NONCURRENT LIABILITIES	
Allowance for Doubtful Accounts-Ter	<u>-27,752.46</u>	Accrued Compensated Absences-LT	27,741.24
TOTAL: Accounts Receivable	27,857.38	FSS Due to Tenant Long Term	50,403.52
A/R-Other	1,927.36	Notes Payable-LT	381,200.32
Due from Dakota Park Non-ACC	36,481.70	Note Payable	2,031,210.59
Due from Central Office Cost Center	<u>65,458.31</u>	Short Term - Note Payable	-89,666.20
TOTAL: DUE FROM	101,940.01	TOTAL NONCURRENT LIABILITIES	<u>2,400,889.47</u>
Renaissance Family-Operating Subsidi	<u>-1.00</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	131,723.75		
OTHER CURRENT ASSETS			
Eviction Deposit Acct.	1,000.00	TOTAL LIABILITIES	<u>2,555,023.94</u>
Prepaid Insurance	48,473.55		
Prepaid Software Licenses	29,999.98	EQUITY	
Utility Deposit - Electric	<u>20,500.00</u>	CONTRIBUTED CAPITAL	
TOTAL OTHER CURRENT ASSETS	99,973.53	Capital - LP	6,924,129.41
		Capital - GP2	7,123,264.00
TOTAL CURRENT ASSETS	<u><u>2,371,404.42</u></u>	GP Equity	<u>1,308,453.00</u>
		TOTAL CONTRIBUTED CAPITAL	15,355,846.41
NONCURRENT ASSETS			
FIXED ASSETS		RETAINED EARNINGS	
Buildings	21,105,584.03	Retained Earnings-Unrestricted Net Assets	-4,523,516.05
Building Improvements	438,566.64	TOTAL RETAINED EARNINGS:	<u>-4,523,516.05</u>
Machinery & Equipment	150,483.39		
Automobiles/Vehicles	9,812.80	TOTAL EQUITY	<u>10,832,330.36</u>
Furniture & Fixtures	596,331.81		
Site Improvement-Infrastructure	2,382,356.15	TOTAL LIABILITIES AND EQUITY	<u>13,387,354.30</u>
Accum Depreciation-Buildings	-10,501,991.02		
Accum Depreciation- Misc FF&E	-772,462.90		
Accum Depreciation-Infrastructure	-2,391,734.36		
Intangible Assets	0.00		
Amortization Loan Cost	-6,131.00		
Monitoring Fees	131,658.00		
AA Compliance Fees	-9.52		
AA Monitoring Fees	-131,658.00		
AA Loan Costs	<u>-11,581.14</u>		
TOTAL FIXED ASSETS (NET)	11,011,486.88		
Dwelling Equipment	<u>4,463.00</u>		
TOTAL NONCURRENT ASSETS	11,015,949.88		
TOTAL ASSETS	<u><u>13,387,354.30</u></u>		

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Changes in Cash
For the Current and Ten Months Ending October 31, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-17,131.93	-12,860.42	4,271.51
Cash-Payroll	85,044.39	93,057.42	8,013.03
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,470.99	59,870.99	-600.00
Cash Restricted - FSS Escrow	46,855.41	50,403.52	3,548.11
Cash Restricted-Reserve for Replacem	55,229.42	42,530.82	-12,698.60
Cash Restricted - Reserve/Escrow	1,804,551.91	1,778,079.61	-26,472.30
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	78,157.80	78,284.05	126.25
Restricted Cash - AA Reserve	48,094.95	48,161.99	67.04
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,162,452.10	2,138,707.14	-23,744.96

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	12,626.60	-12,860.42	-25,487.02
Cash-Payroll	14,379.22	93,057.42	78,678.20
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,364.99	59,870.99	-494.00
Cash Restricted - FSS Escrow	36,793.62	50,403.52	13,609.90
Cash Restricted-Reserve for Replacem	91,257.62	42,530.82	-48,726.80
Cash Restricted - Reserve/Escrow	1,954,029.55	1,778,079.61	-175,949.94
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,150.80	78,284.05	1,133.25
Restricted Cash - AA Reserve	47,559.28	48,161.99	602.71
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,295,340.84	2,138,707.14	-156,633.70

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2023

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	66,907	63,534	3,374	5.31%	1	651,864	635,335	16,529	2.60%	762,402
Other Tenant Income	-	600	(600)	-100.00%	2	1,810	6,000	(4,190)	-69.83%	7,200
Other Income	-	16	(16)	-100.00%		805	160	645	402.90%	192
Total Revenue	66,907	64,150	2,758	4.30%		654,479	641,495	12,984	2.02%	769,794
Administrative Expense	13,474	19,149	(5,675)	-29.63%	3	154,401	191,488	(37,087)	-19.37%	229,786
Tenant Services	-	-	-	0.00%	3	1,223	-	1,223	0.00%	-
Utility Expense	8,477	8,050	427	5.30%	5	84,213	80,500	3,713	4.61%	96,600
Maintenance Expense	9,975	19,243	(9,268)	-48.16%	3	143,508	192,428	(48,920)	-25.42%	230,913
General Expense	12,107	8,940	3,167	35.43%	6	100,562	89,398	11,164	12.49%	107,277
Financing Expense	4,666	3,338	1,328	39.78%	4	41,972	33,382	8,591	25.74%	40,058
Operating Expense before Depreciation	48,699	58,720	(10,021)	-17.07%		525,879	587,195	(61,317)	-10.44%	704,635
Net Operating Income (Loss)	18,208	5,430	12,778	235.33%		128,600	54,300	74,300	136.83%	65,159
Depreciation & Amortization Expense	40,337	40,337	-	0.00%		244,655	403,366	(158,711)	-39.35%	484,039
Capital Replacement Items	-	14,020	(14,020)	-100.00%		4,544	4,544	-		168,240
Reimburse Replacement Reserves	-	(14,020)	14,020	-100.00%		-	(140,200)	140,200	-100.00%	(168,240)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	89,035	99,056	(10,021)	-10.12%		775,077	854,905	(79,828)	-9.34%	1,188,674
Net Operating Income (Loss)	(22,128)	(34,907)	12,778	-36.61%		(120,599)	(213,410)	92,811	-43.49%	(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.
- 5** Utility costs were higher than budgeted due to costs associated with electricity and the combined water/sewer.
- 6** The variance in General Expense reflects the new accrual for general liability, auto, and property insurance.

**Lakeland Housing Authority
Colton Meadow, LLLP
Balance Sheet
as of October 31, 2023**

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	11,675.16
Cash-Payroll	84,602.00
Petty Cash	600.00
Total Unrestricted Cash	<u>96,877.16</u>
Restricted Cash	
Cash Restricted-Security Depo	28,425.00
Cash Restricted-Operating Res	441,984.79
Cash Restricted-Reserve for R	208,874.76
Cash-Tax & Insurance Escrow	89,727.09
Total Restricted Cash	<u>769,011.64</u>

TOTAL CASH 865,888.80

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	47,869.27
Allowance for Doubtful Accounts-	<u>-12,932.45</u>
TOTAL: AR	34,936.82
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>
TOTAL: DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECE	136,088.43

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Asse	1,346.93
Prepaid Insurance	52,202.59
Prepaid Software Licenses	5,855.94
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>65,405.46</u>
TOTAL CURRENT ASSETS	1,067,382.69

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	<u>-5,570,794.73</u>
Intangible Assets	0.00
Amortization Tax Credit Fees	-177,376.40
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>6,572,102.82</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	<u>60,262.45</u>
TOTAL NONCURRENT ASSETS	<u>6,676,748.59</u>

TOTAL ASSETS 7,744,131.28

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	907.22
Tenant Security Deposits	27,325.00
Security Deposit Clearing Account	2,851.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	30,052.08
Accrued Interest Payable	8,949.05
Accrued Payroll & Payroll Taxes	3,283.30
Accrued Audit Fees	2,500.00
Due to (16) Dakota Park Non-ACC	-300.00
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	2,247.27
Accrued Compensated Absences-Current	1,754.03
HOME Funds	<u>115,899.60</u>

TOTAL CURRENT LIABILITIES 4,607,143.22

NONCURRENT LIABILITIES

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

TOTAL LIABILITIES 4,610,400.72

EQUITY

CONTRIBUTED CAPITAL

Capital - LP	1,205,286.00
GP Equity	<u>46.12</u>
TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	<u>1,928,398.44</u>
TOTAL RETAINED EARNINGS:	<u>1,928,398.44</u>

TOTAL EQUITY 3,133,730.56

TOTAL LIABILITIES AND EQUITY 7,744,131.28

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

For the Current and Ten Months Ending October 31, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	5,628.40	11,675.16	6,046.76
Cash-Payroll	77,436.67	84,602.00	7,165.33
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,025.00	28,425.00	400.00
Cash Restricted-Operating Reserve	441,984.79	441,984.79	0.00
Cash Restricted-Reserve for Replacement	206,612.81	208,874.76	2,261.95
Cash-Tax & Insurance Escrow	79,100.20	89,727.09	10,626.89
Total Cash	838,787.87	865,288.80	26,500.93

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,983.62	11,675.16	4,691.54
Cash-Payroll	35,314.07	84,602.00	49,287.93
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,275.00	28,425.00	150.00
Cash Restricted-Operating Reserve	441,620.35	441,984.79	364.44
Cash Restricted-Reserve for Replacement	198,867.52	208,874.76	10,007.24
Cash-Tax & Insurance Escrow	71,668.39	89,727.09	18,058.70
Total Cash	782,728.95	865,288.80	82,559.85

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2023

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	65,824	65,457	367	0.56%	1	650,658	654,566	(3,908)	-0.60%	785,479
Other Tenant Income	(5)	415	(420)	-101.20%	2	1,994	4,150	(2,156)	-51.94%	4,980
Other Income	54	20	34	168.15%		1,935	200	1,735	867.36%	240
Total Revenue	65,873	65,892	(19)	-0.03%		654,587	658,916	(4,329)	-0.66%	790,699
Administrative Expense	14,967	17,915	(2,948)	-16.45%	3	178,438	179,148	(710)	-0.40%	214,978
Tenant Services	-	25	(25)	-100.00%	3	58	250	(192)	-76.81%	300
Utility Expense	7,892	7,850	42	0.54%	3	78,105	78,500	(395)	-0.50%	94,200
Maintenance Expense	22,197	19,039	3,159	16.59%	3	159,461	190,387	(30,926)	-16.24%	228,465
General Expense	10,470	8,646	1,823	21.09%	4	97,200	86,462	10,737	12.42%	103,755
Financing Expense	11,604	10,304	1,300	12.62%	3	102,478	103,043	(565)	-0.55%	123,652
Operating Expense before Depreciation	67,131	63,779	3,351	5.25%		615,740	637,791	(22,051)	-3.46%	765,349
Net Operating Income (Loss)	(1,258)	2,113	(3,370)			38,847	21,125	17,722		25,350
Depreciation & Amortization Expense	41,152	41,760	(607.45)	-1.45%		411,524	417,598	(6,074.50)	-1.45%	501,118
Capital Replacement Items	894	12,360	(11,466.50)	-92.77%		14,514	123,600	(109,085.52)	-88.26%	148,320
Reimburse Replacement Reserve	-	(12,360)	12,360.00	-100.00%		-	(123,600)	123,600.00	-100.00%	(148,320)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	109,176	105,539	3,638	3.45%		1,041,779	1,055,389	(13,611)	-1.29%	1,266,467
Net Income (Loss)	(43,304)	(39,647)	(3,657)	9.22%		(387,192)	(396,473)	9,282	-2.34%	(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.**
 - 4 Variance in General Expenses is costs associated with insurance and real estate taxes.**

**Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
as of October 31, 2023**

ASSETS

Unrestricted Cash	
Cash Operating 1	38,939.71
Cash-Payroll	59,629.70
Petty Cash	600.00
Total Unrestricted Cash	<u>99,169.41</u>
Restricted Cash	
Cash Restricted-Security Deposits	30,325.00
Cash Restricted-Operating Reserve	461,388.84
Cash Restricted-Reserve for Replacem	249,703.68
Cash-Tax & Insurance Escrow	95,359.77
Total Restricted Cash	<u>836,777.29</u>
 TOTAL CASH	 <u>935,946.70</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	14,446.00
Allowance for Doubtful Accounts-Tenants/	-846.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>13,600.00</u>
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	1,266.54
Prepaid Insurance	39,965.04
Prepaid Software Licenses	6,300.00
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>53,031.58</u>
TOTAL CURRENT ASSETS	<u>1,002,578.28</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	-458,582.49
Accum Depreciation-Infrastructure	-583,869.92
Intangible Assets	0.00
Loan Costs	41,419.00
Amortization Loan Cost	26,597.56
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-210,972.12
TOTAL FIXED ASSETS (NET)	<u>6,566,808.46</u>
TOTAL NONCURRENT ASSETS	<u>6,566,808.46</u>
 TOTAL ASSETS	 <u>7,569,386.74</u>

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	2,689.87
Tenant Security Deposits	28,025.00
Security Deposit Clearing Account	98.65
Security Deposit-Pet	3,100.00
Accrued Property Taxes	38,889.38
Accrued Interest - 2nd Mortgage	821,090.86
Due to Federal Master	621.93
Due to (16) Dakota Park Non-ACC	1,561.41
Tenant Prepaid Rents	2,828.00
Accrued Compensated Absences-Curr	2,077.35
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00

TOTAL CURRENT LIABILITIES 5,898,574.90

NONCURRENT LIABILITIES

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

TOTAL LIABILITIES 5,913,182.84

EQUITY

CONTRIBUTED CAPITAL

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

RETAINED EARNINGS

Retained Earnings-Unrestricted Net A	-5,054,153.84
TOTAL RETAINED EARNINGS:	<u>-5,054,153.84</u>

TOTAL EQUITY 1,656,203.90

TOTAL LIABILITIES AND EQUITY 7,569,386.74

**Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Ten Months Ending October 31, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	46,635.21	38,939.71	-7,695.50
Cash-Payroll	53,189.38	59,629.70	6,440.32
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	30,725.00	30,325.00	-400.00
Cash Restricted-Operating Reserve	461,388.84	461,388.84	0.00
Cash Restricted-Reserve for Replacem	247,333.69	249,703.68	2,369.99
Cash-Tax & Insurance Escrow	80,782.58	95,359.77	14,577.19
Investment 2	0.00	0.00	0.00
Total Cash	920,054.70	935,346.70	15,292.00

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	88,178.31	38,939.71	-49,238.60
Cash-Payroll	11,005.88	59,629.70	48,623.82
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	30,325.00	-1,100.00
Cash Restricted-Operating Reserve	461,008.38	461,388.84	380.46
Cash Restricted-Reserve for Replacem	226,203.03	249,703.68	23,500.65
Cash-Tax & Insurance Escrow	56,874.62	95,359.77	38,485.15
Investment 2	0.00	0.00	0.00
Total Cash	874,695.22	935,346.70	60,651.48

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2023**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	89,409	94,257.08	(4,848)	-5.14%	1	888,312	942,570.80	(54,259)	-5.76%	1,131,085
Other Tenant Income	(605)	(710.00)	105	-14.79%	2	(5,615)	(7,100.00)	1,485	-20.91%	(8,520)
Other Income	252	30.00	222	739.53%		2,761	300.00	2,461	820.25%	360
Total Revenue	89,056	93,577	(4,521)	-4.83%		885,457	935,771	(50,313)	-5.38%	1,122,925
Administrative Expenses	22,072	26,162.33	(4,090)	-15.63%	3	239,053	261,623.31	(22,570)	-8.63%	313,948
Tenants Service Expenses	80	90.00	(10)	-10.81%	4	962	900.00	62	6.89%	1,080
Utility Expense	8,557	8,750.00	(193)	-2.20%	3	90,180	87,500.00	2,680	3.06%	105,000
Maintenance Expense	18,174	24,438.57	(6,265)	-25.63%	3	181,550	244,385.68	(62,836)	-25.71%	293,263
General Expenses	12,248	9,702.97	2,545	26.23%	5	111,885	97,029.70	14,856	15.31%	116,436
Financing Expenses	15,887	21,068.09	(5,181)	-24.59%	3	163,137	210,680.90	(47,544)	-22.57%	252,817
Operating expense before depreciation	77,019	90,212	(13,193)	-14.62%		786,768	902,120	(115,352)	-12.79%	1,082,544
Net Operating Income (Loss)	12,037	3,365	8,672	257.70%		98,690	33,651	65,039	193.27%	40,381
Depreciation & Amortization	33,669	33,669	-	0.00%		336,694	336,694	-	0.00%	404,033
Capital/Operational Replacement I	2,562	11,175	(8,613)	-77.07%		120,723	111,750	8,973	8.03%	134,100
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(134,100)
Total Expense	113,250	135,056	(21,806)	-16.15%		1,244,185	1,350,564	(106,379)	-7.88%	1,486,577
Net Operating Income (Loss)	(24,194)	(41,479)	17,285	-41.67%		(358,728)	(414,793)	56,066	-13.52%	(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 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 October 31, 2023

ASSETS

Unrestricted Cash	
Cash Operating 1	97,257.97
Cash-Payroll	1,676.93
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	99,534.90
Restricted Cash	
Cash Restricted-Security Dep	10,900.00
Cash Restricted-Operating R	19.62
Cash Restricted-Reserve for	120,312.12
Cash-Tax & Insurance Escrow	99,268.15
Restricted Investment	<u>157,238.88</u>
Total Restricted Cash	387,738.77
TOTAL CASH	<u>487,273.67</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	<u>3,479.00</u>
TOTAL: AR	<u>3,479.00</u>
Due From Central Office Cost Ce	<u>0.00</u>
TOTAL ACCOUNTS AND NOTES REC	<u>3,479.00</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Ass	3,305.87
Prepaid Insurance	66,780.88
Prepaid Software Licenses	<u>7,875.00</u>
TOTAL OTHER CURRENT ASSETS	<u>78,461.75</u>
TOTAL CURRENT ASSETS	<u>569,214.42</u>
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	-4,617,390.32
Accum Depreciation- Misc FF&E	-1,210,904.93
Accum Depreciation-Infrastructu	-509,979.18
Intangible Assets	0.00
Loan Costs	335,121.42
Amortization Loan Cost	266,840.18
Compliance Fees	200,558.00
Amortization Tax Credit Fees	<u>-191,637.22</u>
TOTAL FIXED ASSETS (NET)	<u>8,234,617.85</u>
Site Improvement	<u>711,597.00</u>
TOTAL NONCURRENT ASSETS	<u>8,946,214.85</u>
TOTAL ASSETS	<u>9,515,429.27</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	31,970.23
Tenant Security Deposits	9,800.00
Security Deposit Clearing Account	360.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	10,304.27
Accrued Interest NLP Loan	3,026.85
Accrued Interest - Pacific Life Loan	16,218.00
Accrued Payroll & Payroll Taxes	5,309.31
Accrued Audit Fees	1,520.00
Due to Federal Master	621.93
Due to Polk County Developers, Inc.	61,150.00
Tenant Prepaid Rents	61.95
Accrued Compensated Absences-Current	245.95
Mortgage Note Payable	2,646,936.78
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	<u>4,911,353.46</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	456.77
Accrued Compensated Absences-LT	<u>5,000.00</u>
TOTAL NONCURRENT LIABILITIES	<u>5,456.77</u>
TOTAL LIABILITIES	<u>4,916,810.23</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	<u>6,938,214.56</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Asset:	<u>-2,339,595.52</u>
TOTAL RETAINED EARNINGS:	<u>-2,339,595.52</u>
TOTAL EQUITY	<u>4,598,619.04</u>
TOTAL LIABILITIES AND EQUITY	<u>9,515,429.27</u>

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Changes in Cash
For the Current and Ten Months Ending October 31, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	19,750.77	97,257.97	77,507.20
Cash-Payroll	-3,650.86	1,676.93	5,327.79
Cash Restricted-Security Deposits	10,900.00	10,900.00	0.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacem	198,792.96	120,312.12	-78,480.84
Cash-Tax & Insurance Escrow	85,067.75	99,268.15	14,200.40
Investment 1	0.00	0.00	0.00
Restricted Investment	157,185.79	157,238.88	53.09
Total Cash	468,066.03	486,673.67	18,607.64

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	7,246.48	97,257.97	90,011.49
Cash-Payroll	57,334.72	1,676.93	-55,657.79
Cash Restricted-Security Deposits	10,900.00	10,900.00	0.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacem	228,871.60	120,312.12	-108,559.48
Cash-Tax & Insurance Escrow	97,250.87	99,268.15	2,017.28
Investment 1	0.00	0.00	0.00
Restricted Investment	156,724.60	157,238.88	514.28
Total Cash	558,347.89	486,673.67	-71,674.22

Lakeland Housing Authority
YouthBuild-DOL 2021 (49)
Statement of Operations
For the Current and Ten Months Ending October 31, 2023

	Current Month					Year to Date				Annual Budget	
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance		
Government Subsidy Income	65,503	41,667	23,837	57.21%	1	488,623	416,667	71,957	17.27%		500,000
Other Income	-	-	-			209	-	209			-
Total Revenue	65,503	41,667	23,837	57.21%		488,832	416,667	72,166	17.32%		500,000
Administrative Expenses	31,760	28,726	3,035	10.56%	3	395,344	287,258	108,086	37.63%		344,710
Tenant Services Expenses (Trainees)	15,226	10,710	4,516	42.16%	4	142,539	107,104	35,435	33.08%		128,525
Utility Expense	-	275	(275)	-100.00%	2	-	2,750	(2,750)	-100.00%		3,300
Maintenance and Development Expense	507	300	207	69.12%		4,416	3,000	1,416	47.20%		3,600
General Expenses	826	1,655	(829)	-50.08%	2	11,977	16,550	(4,573)	-27.63%		19,860
Operating expense before Depreciation	48,320	41,666	6,654	15.97%		554,276	416,662	137,614	33.03%		499,995
Transfer Out	-	-	-			(8,983)	-	(8,983)			-
Net Operating Income (Loss)	17,183	0	17,183			(56,461)	4	(56,465)			6
Depreciation	-	-	-			-	-	-			-
Total Expenses	48,320	41,666	6,654	15.97%		554,276	416,662	128,631	30.87%		499,995
Net Income (Loss)	17,183	0	17,183			(65,443)	4	(56,465)			6

Comments

- 1 Variance reflects timing of receipt of DOL reimbursements.**

- 2 Variance for the year was 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 was out on medical leave. Also costs for the online GED training increased.**

- 4 Variance in Tenant Services Expenses is the result of the number of program participants increasing from 23 to 27.**

**Lakeland Housing Authority
YouthBuild-DOL 2021 (49)
Balance Sheet
as of October 31, 2023**

ASSETS

CASH

Cash Operating 1	11,831.99
Cash-Payroll	-7,182.00
Petty Cash	<u>1,000.00</u>
Total Unrestricted Cash	5,649.99

TOTAL CASH 5,649.99

OTHER CURRENT ASSETS

Prepaid Insurance	<u>2,919.07</u>
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TOTAL CURRENT ASSETS 8,569.06

NONCURRENT ASSETS

FIXED ASSETS

Automobiles/Vehicles	21,299.00
Accum Depreciation- Misc FF&E	<u>-21,299.00</u>

TOTAL FIXED ASSETS (NET) 0.00

TOTAL NONCURRENT ASSETS 0.00

TOTAL ASSETS 8,569.06

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	1,112.99
Due to Federal Master	826.24
Due to Magnolia Pointe Sales	25,500.00
Due to Central Office Cost Center	23,014.30
State of FL Unclaimed Funds	<u>-100.00</u>

TOTAL CURRENT LIABILITIES 50,353.53

TOTAL LIABILITIES 50,353.53

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-55,056.47
Retained Earnings - Restricted Net Assets	<u>13,272.00</u>

TOTAL RETAINED EARNINGS: -41,784.47

TOTAL EQUITY -41,784.47

TOTAL LIABILITIES AND EQUITY 8,569.06

**Lakeland Housing Authority
YouthBuild-DOL 2021 (49)
Changes in Cash
For the Current and Ten Months Ending October 31, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,618.22	11,831.99	10,213.77
Cash-Payroll	-24,296.73	-7,182.00	17,114.73
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-22,678.51	4,649.99	27,328.50
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,537.29	11,831.99	1,294.70
Cash-Payroll	-2,351.94	-7,182.00	-4,830.06
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	8,185.35	4,649.99	-3,535.36

**Lakeland Housing Authority
Williamstown, LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2023**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,171	11,765	406	3.45%	1	126,796	117,650	9,146	7.77%	141,180
Other Tenant Income	-	75	(75)	-100.00%	2	-	750	(750)	-100.00%	900
Government Subsidy	-	12,555	(12,555)	-100.00%	3	164,312	125,550	38,762	30.87%	150,660
Other Income	153	10	143			1,240	100	1,140		120
Total Revenue	12,324	24,395	(12,224)	-50.11%		292,348	243,950	47,158	19.33%	292,860
Administrative Expense	10,984	11,799	(816)	-6.91%	4	113,370	117,993	(4,623)	-3.92%	141,591
Tenant Services	-	-	-	0.00%	4	160	-	160		-
Utility Expense	2,549	1,961	588	29.99%	5	28,008	19,605	8,403	42.86%	23,526
Maintenance Expense	8,194	7,445	748	10.05%	4	76,883	74,451	2,431	3.27%	89,341
General Expense	2,707	2,205	502	22.77%	6	27,071	22,051	5,020	22.77%	26,462
Housing Assistance Payments	41	-	41			205	-	205		-
Operating Expense before Depreciation	24,474	23,410	1,064	4.54%		245,697	234,101	11,597	4.95%	280,921
Net Operating Income (Loss)	(12,150)	985	(13,288)	-1349.10%		46,651	9,849	35,561	361.05%	11,939
Depreciation & Amortization Expense	-	7,957	(7,957)	-100.00%		71,688	79,569	(7,881)	-9.90%	95,482
Capital Replacement Items	-	6,900	(6,900)	-100.00%		-	69,000	(69,000)	-100.00%	82,800
Transfer in/Out	-	(6,900)	6,900	-100.00%		-	(69,000.00)	69,000	-100.00%	(82,800)
Total Expense	24,474	31,367	(6,893)	-21.98%		317,385	313,669	3,716	1.18%	376,403
Net Operating Income (Loss)	(12,150)	(6,972)	(5,178)	74.28%		(25,037)	(69,719)	44,682	-64.09%	(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 Government Subsidy for the year continues to exceed amounts budgeted. This is because HUD issued new rules on how operating subsidy is calculated; which allowed LHA to draw down the funds in advance. The property also received \$6,200 in Shortfall Funding.**
- 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.**

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of October 31, 2023

ASSETS

CASH

Unrestricted Cash

Cash Operating 1 54,803.95

Cash-Payroll 69,798.05

Total Unrestricted Cash 124,602.00

Restricted Cash

Cash Restricted-Security Deposits 13,600.00

Cash Restricted-Reserve for Replacen 53,586.17

Total Restricted Cash 67,186.17

TOTAL CASH 191,788.17

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors 7,813.00

Allowance for doubtful accounts tenants -4,345.00

TOTAL: AR 3,468.00

TOTAL ACCOUNTS AND NOTES RECEIVABLE 3,468.00

OTHER CURRENT ASSETS

Prepaid Insurance 5,414.39

Prepaid Software Licenses 4,682.91

TOTAL OTHER CURRENT ASSETS 10,097.30

TOTAL CURRENT ASSETS 205,353.47

NONCURRENT ASSETS

FIXED ASSETS

Buildings 3,751,341.13

Furniture & Fixtures 8,494.29

Accum Depreciation-Buildings -447,143.37

Accum Depreciation- Misc FF&E -6,777.38

Intangible Assets 0.00

TOTAL NONCURRENT ASSETS 3,305,914.67

TOTAL ASSETS 3,511,268.14

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors 1,542.44

Tenant Security Deposits 15,900.00

Security Deposit Clearing Account 16.00

Security Deposit-Pet 1200.00

Accrued Payroll & Payroll Taxes 2,203.82

Accrued Audit Fees -17,328.35

Accrued audit fees - LHA 44,098.10

Tenant Prepaid Rents 951.00

Accrued Compensated Absences-Current 1,647.08

TOTAL CURRENT LIABILITIES 50,230.09

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT 3,058.85

TOTAL NONCURRENT LIABILITIES 3,058.85

TOTAL LIABILITIES 53,288.94

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets 3,457,979.20

TOTAL RETAINED EARNINGS: 3,457,979.20

TOTAL EQUITY 3,457,979.20

TOTAL LIABILITIES AND EQUITY 3,511,268.14

**Lakeland Housing Authority
Williamstown, LLLP
Changes in Cash
For the Current and Ten Months Ending October 31, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	64,849.37	54,803.95	-10,045.42
Cash-Payroll	64,226.75	69,798.05	5,571.30
Cash Restricted-Security Deposits	17,100.00	13,600.00	-3,500.00
Cash Restricted-Reserve for Replacement	52,512.52	53,586.17	1,073.65
Total Cash	198,688.64	191,788.17	-6,900.47
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	68,805.22	54,803.95	-14,001.27
Cash-Payroll	38,079.70	69,798.05	31,718.35
Cash Restricted-Security Deposits	15,600.00	13,600.00	-2,000.00
Cash Restricted-Reserve for Replacement	43,002.03	53,586.17	10,584.14
Total Cash	165,486.95	191,788.17	26,301.22

West Lake I, LTD (30004200)

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
40000-100	OPERATING REVENUE				
41028-000	Gross Mkt Rent Potential	68,380.00	455.50	593,898.00	186.50
41099-999	Total Gross Mkt Rent Potential	68,380.00	455.50	593,898.00	186.50
41100-000	Vacancy Losses				
41104-000	Gain/Loss To Lease	33,116.00	220.60	325,330.28	102.16
41106-000	Vacancy Loss	-447.94	-2.98	-9,159.36	-2.88
41199-999	Total Vacancy Losses	32,668.06	217.61	316,170.92	99.29
41999-999	Total Rent Revenue	101,048.06	673.11	910,068.92	285.79
42000-000	Tenant Recovery Revenue				
42700-000	Direct Billable Revenue				
42702-056	Direct Bill Rev-Other Reimb Costs	500.00	3.33	1,985.00	0.62
42704-002	Direct Bill Rev-Electric	11.61	0.08	315.41	0.10
42704-022	Direct Bill Rev-Water & Sewer	3,062.56	20.40	28,378.81	8.91
42799-999	Total Direct Billable Revenue	3,574.17	23.81	30,679.22	9.63
42999-999	Total Tenant Recovery Revenue	3,574.17	23.81	30,679.22	9.63
43000-000	Other Operating Revenue				
43024-000	Locks & Keys	20.00	0.13	180.00	0.06
43032-000	Late Fee	0.00	0.00	525.00	0.16
43036-000	NSF Fee	0.00	0.00	50.00	0.02
43038-000	Application Fee	0.00	0.00	450.00	0.14
43052-000	Damages/Cleaning	0.00	0.00	390.28	0.12
43082-000	Cable Service	0.00	0.00	5,085.36	1.60
43086-000	Washer / Dryer Tenant Income	5,280.00	35.17	41,756.11	13.11
43999-999	Total Other Operating Revenue	5,300.00	35.30	48,436.75	15.21
49999-999	TOTAL OPERATING REVENUE	109,922.23	732.22	989,184.89	310.64
50000-000	OPERATING EXPENSES				
51000-000	Admin & General Expense				
51106-000	Equipment Lease	0.00	0.00	133.75	0.04
51206-000	Office Supplies	81.72	0.54	1,114.21	0.35
51208-000	Safety Supplies	0.00	0.00	848.28	0.27
51212-000	Postal/Express Mail	483.27	3.22	2,004.27	0.63
51214-000	Bank Fees	0.00	0.00	49.70	0.02
51220-000	Background/Credit Check	9.00	0.06	333.00	0.10
51224-000	Uniforms	0.00	0.00	359.36	0.11
51228-000	Publications & Subscriptions	0.00	0.00	58.22	0.02
51232-000	Dues And Subscriptions	0.00	0.00	7.56	0.00
51234-000	Trainings	289.17	1.93	2,292.16	0.72
51238-000	Incentive & Award Programs	0.00	0.00	2,100.00	0.66
51308-000	Meals	8.10	0.05	307.78	0.10
51314-000	Other Travel Exp	136.87	0.91	2,080.35	0.65
51404-000	Bad Debt Expense - Resident	0.00	0.00	2,550.54	0.80
51712-000	Compliance Administration Fee	900.00	6.00	8,100.00	2.54
51820-000	Onsite-Hardware	221.52	1.48	1,887.42	0.59
51822-000	Onsite-Software	1,523.96	10.15	15,625.82	4.91
51902-000	Licenses	0.00	0.00	2,176.25	0.68
51999-999	Total Admin & General Expense	3,653.61	24.34	42,028.67	13.20
52102-000	Prop Mgmt Salaries/Wages				
52102-002	Prop Mgmt Salaries/Wages	11,922.42	79.42	86,263.47	27.09
52104-002	Prop Mgmt Benefits & Other	1,882.49	12.54	17,824.71	5.60

West Lake I, LTD (30004200)

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
52104-014	Prop Mgmt Workers Comp	237.17	1.58	2,120.64	0.67
52104-016	Prop Mgmt Bonus	0.00	0.00	1,139.39	0.36
52104-018	Prop Mgmt Taxes	888.02	5.92	6,644.15	2.09
52106-002	Prop Mgmt Payroll Processing Fees	112.45	0.75	822.66	0.26
52199-999	Total Prop Mgmt Payroll	15,042.55	100.20	114,815.02	36.06
54000-000	Sales & Marketing Expense				
54021-100	Online Advertising	0.00	0.00	71.40	0.02
54023-000	Gifts & Gift Cards	0.00	0.00	99.13	0.03
54024-000	Resident Functions/Parties	0.00	0.00	76.55	0.02
54099-999	Total Sales & Marketing Expense	0.00	0.00	247.08	0.08
55000-000	Repairs, Supplies & Contract Services				
55112-000	Elevator & Escalator	0.00	0.00	1,614.00	0.51
55114-000	Doors & Windows	42.09	0.28	375.30	0.12
55116-000	Window Treatments	0.00	0.00	144.83	0.05
55118-000	Roof	1,476.00	9.83	1,476.00	0.46
55120-000	Painting	71.54	0.48	1,633.02	0.51
55124-000	Plumbing	132.43	0.88	1,060.03	0.33
55128-000	Lighting	0.00	0.00	1,717.11	0.54
55130-000	Interior & Ceilings	0.00	0.00	297.70	0.09
55138-000	Signage	0.00	0.00	113.38	0.04
55142-000	Locks & Keys	44.95	0.30	449.50	0.14
55148-000	Tools & Supplies	40.13	0.27	127.64	0.04
55150-000	Other Direct Maint Expenses	0.00	0.00	1,514.33	0.48
55202-000	Fire Alarm & Sprinklers	0.00	0.00	16,472.85	5.17
55204-000	Elec Supplies/Installation	21.29	0.14	74.86	0.02
55208-000	HVAC	373.11	2.49	2,113.18	0.66
55216-000	Appliance	78.49	0.52	1,824.30	0.57
55306-000	Nonplant Supplies	0.00	0.00	973.80	0.31
55516-000	Parking & Garage	0.00	0.00	33.03	0.01
55520-000	Pest Control Supplies	0.00	0.00	58.85	0.02
55522-000	Cleaning Supplies	243.83	1.62	2,575.64	0.81
55599-999	Total Repairs & Supplies	2,523.86	16.81	34,649.35	10.88
55800-000	Property Contract Services				
55802-000	Elevator & Escalator Contract	474.72	3.16	4,256.47	1.34
55810-000	Fire Alarm & Sprinklers Contract	0.00	0.00	2,932.87	0.92
55816-000	Landscape Contract	1,450.00	9.66	13,050.00	4.10
55820-000	Pest Control Contract	142.50	0.95	1,282.50	0.40
55822-000	Termite Bond	130.83	0.87	1,618.97	0.51
55899-999	Total Property Contract Services	2,198.05	14.64	23,140.81	7.27
55999-999	Total Repairs, Supplies & Contract Services	4,721.91	31.45	57,790.16	18.15
56000-000	Utilities Expense				
56010-000	Utilities				
56012-000	Utilities-Electric	1,574.23	10.49	12,437.10	3.91
56018-000	Utilities-Trash	1,663.07	11.08	14,823.51	4.66
56020-000	Utilities-Telephone	358.35	2.39	3,221.86	1.01
56042-000	Utilities-Other Utility Costs	455.00	3.03	3,911.50	1.23
56099-999	Total Utilities	4,050.65	26.98	34,393.97	10.80
56100-000	Vacant Expense				
56102-000	Vacant-Electric	0.00	0.00	1,169.42	0.37
56199-999	Total Vacant Expense	0.00	0.00	1,169.42	0.37
56200-000	Direct Billable Utility Expense				
56212-000	Direct Bill-Water & Sewer	3,484.12	23.21	30,948.14	9.72
56299-999	Total Direct Billable Utility Expense	3,484.12	23.21	30,948.14	9.72

West Lake I, LTD (30004200)

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
56999-999	Total Utilities Expense	7,534.77	50.19	66,511.53	20.89
57000-000	Non-Capitalized Expenditure				
57064-000	NCAP-Common Area Replacement	0.00	0.00	918.06	0.29
57066-000	NCAP-Site Improvements	0.00	0.00	3,689.16	1.16
57116-000	NCAP-Dishwashers	1,000.45	6.66	1,389.93	0.44
57120-000	NCAP-Microwaves	0.00	0.00	675.28	0.21
57124-000	NCAP-Refrigerators	0.00	0.00	930.86	0.29
57140-000	NCAP-Office Equipment	0.00	0.00	5,198.60	1.63
57999-999	Total Non-Cap Expenditure	1,000.45	6.66	12,801.89	4.02
60000-000	Management Fees				
60102-002	Property Management Fees	3,306.55	22.03	29,505.74	9.27
60102-004	Other Management Fees	3,306.55	22.03	32,629.79	10.25
60999-999	Total Management Fee Expenses	6,613.10	44.05	62,135.53	19.51
61000-000	Property Tax Ins & Other Expenses				
61300-000	Property Insurance Expense				
61302-002	Property Insurance	12,356.47	82.31	105,132.22	33.02
61302-999	Total Property Insurance	12,356.47	82.31	105,132.22	33.02
61399-999	Total Capitalized RE Tax & Ins Contra	12,356.47	82.31	105,132.22	33.02
61999-999	Total Property Tax Ins & Other Exp	12,356.47	82.31	105,132.22	33.02
75100-000	Corporate Licenses, Tax & Insurance				
79999-998	TOTAL OPERATING EXPENSES	50,922.86	339.21	461,462.10	144.92
79999-999	NET OPERATING INCOME (LOSS)	58,999.37	393.01	527,722.79	165.72
80000-000	NON-OPERATING INCOME (LOSS)				
80000-100	NON-OPERATING REVENUE				
80100-000	Interest Income & Other				
80200-000	Interest Income-Checking & MM				
80202-000	Int Inc-Checking & MM	655.57	4.37	5,127.81	1.61
80299-999	Total Interest Inc-Checking&MM	655.57	4.37	5,127.81	1.61
80999-999	Total Interest Income & Other	655.57	4.37	5,127.81	1.61
82999-999	TOTAL NON-OPERATING REVENUE	655.57	4.37	5,127.81	1.61
83000-000	NON-OPERATING EXPENSES				
83100-000	Interest Expense & Finan Fees				
83200-000	Interest Expense-N/P & LOC				
83202-000	Int Exp-N/P-Promissory	21,618.86	144.01	195,170.96	61.29
83299-999	Total Interest Exp-N/P & LOC	21,618.86	144.01	195,170.96	61.29
83500-000	Financing Fee Expense				
83502-000	Loan Servicing Fee	483.75	3.22	4,500.75	1.41
83506-000	SAIL Loan Svc and Compliance Fee	916.50	6.11	8,248.50	2.59
83520-000	ELI Loan Svc and Compliance Fee	287.50	1.92	2,587.50	0.81
83522-000	Trustee Ordinary Fees	354.16	2.36	3,187.48	1.00
83524-000	Issuer Administration Fee	833.33	5.55	7,500.05	2.36
83599-999	Total Financing Fee Expense	2,875.24	19.15	26,024.28	8.17
83799-999	Total Interest Exp & Fin Fees	24,494.10	163.16	221,195.24	69.46

West Lake I, LTD (30004200)

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
83800-000	Audit & Tax Filing Fees				
83802-000	Audit Fee	482.81	3.22	4,345.29	1.36
83806-000	Tax Preparation Fee	298.27	1.99	2,684.43	0.84
83899-999	Total Audit & Tax Filing Fees	781.08	5.20	7,029.72	2.21
84000-000	Depreciation & Amortization				
84100-000	Dep/Amort-Fixed Assets				
84102-000	Depr-FA-Leasehold Improvements	46,860.32	312.15	421,742.88	132.44
84199-999	Total Dep/Amort-Fixed Assets	46,860.32	312.15	421,742.88	132.44
84400-000	Amort-Intangible Assets				
84402-000	Amort-Intangible Assets	2,079.88	13.85	18,718.92	5.88
84499-999	Total Amort-Intangible Assets	2,079.88	13.85	18,718.92	5.88
84999-999	Total Deprec & Amort	48,940.20	326.00	440,461.80	138.32
86100-000	Partnership Fee				
86102-000	Asset Management Fee	451.67	3.01	4,065.03	1.28
86112-000	Incentive Management Fee	0.00	0.00	170,099.74	53.42
86134-000	Prior Year Adj (income)/Expense	0.00	0.00	8,435.23	2.65
86999-999	Total Prtnrsh Fees & Other Adjustments	451.67	3.01	182,600.00	57.34
89999-999	TOTAL NON-OPERATING EXPENSES	74,667.05	497.38	851,286.76	267.33
99997-999	TOTAL NON-OP INCOME (LOSS)	-74,011.48	-493.01	-846,158.95	-265.72
99998-999	NET INCOME (LOSS)	-15,012.11	-100.00	-318,436.16	-100.00

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
10000-000	ASSETS	
10003-000	Cash	
10010-000	Operating Cash-Owner	
10018-000	Operating Cash - Chase/Truist	125,262.42
10019-000	Security Deposit - Chase/Truist	31,800.00
10049-999	Total Operating Cash-Owner	<u>157,062.42</u>
10099-999	Total Cash	157,062.42
10400-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10506-000	Operating Deficit Reserve	356,010.55
10515-000	ACC Reserve	26,160.00
10529-999	Total Operating Impound Resrve	<u>382,170.55</u>
10530-000	Bond Reserve Accounts	
10531-000	Bond Fund - Interest Fund	0.19
10532-000	Bond Fund - Principal	621.43
10536-000	Bond Fund - Escrow Account	20,778.25
10537-000	Bond Fund - Replacement Reserve	109,030.77
10542-000	Bond Fund - Debt Service	0.01
10545-000	Bond Fund - Subordinate Loan	0.41
10551-000	Bond Fund - Admin Fund	2,471.52
10569-999	Total Bond Reserve Accounts	<u>132,902.58</u>
10600-000	Investing Impound Reserve	
10650-000	Other Escrow	8,254.33
10699-999	Total Investing Impound Resrve	<u>8,254.33</u>
10999-999	Total Restricted Cash	523,327.46
11010-000	A/R-Accounts Receivable	
11012-000	A/R-Subsidy	1,243.00
11039-999	Total A/R-Accounts Receivable	<u>1,243.00</u>
11099-999	Total Accounts Receivable	1,243.00
11800-000	Intercompany-Net	
11810-000	Due from/to Intercompany	-3,899.27
11899-999	Total Intercompany-Net	<u>-3,899.27</u>
11999-999	Total Accounts Receivable-Net	-2,656.27
12100-000	Prepaid Expenses	
12200-000	Prepaid Operating Expense	
12210-000	Prepaid Cost of RE Operations	
12213-000	Prepaid Property Insurance	73,317.98
12217-000	Prepaid Admin & General	3,998.47

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
12239-999	Total Prepaid Cost of RE Ops	77,316.45
12299-999	Total Prepaid Operating Expense	77,316.45
12999-999	Total Prepaid Expenses	77,316.45
16000-000	Operating Property-Net	
16001-000	Operating Property	
16010-000	OP-Land	
16010-100	OP-Land-Acquisition	187,500.00
16019-999	Total OP-Land	187,500.00
16020-000	OP-Site Improvements	
16020-100	OP-SI-Acquisition	1,504,669.88
16029-999	Total OP-Site Improvements	1,504,669.88
16030-000	OP-Building	
16030-100	OP-Bldg-Acquisition	12,354,187.00
16039-999	Total OP-Building	12,354,187.00
16099-999	Total Operating Property	14,046,356.88
16200-000	Accumulated Depreciation	
16210-000	A/D-OP-Site Improvements	
16210-700	A/D-OP-SI-Amort	-439,140.12
16219-999	Total A/D-OP-Site Improvements	-439,140.12
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-1,352,097.37
16229-999	Total A/D-OP-Building	-1,352,097.37
16299-999	Total Accumulated Depreciation	-1,791,237.49
16399-999	Total Operating Property-Net	12,255,119.39
17000-000	Fixed Assets-Net	
17001-000	Fixed Assets	
17020-000	FA-Furniture	
17020-200	FA-Furniture-Addition	765,789.40
17029-999	Total FA-Furniture	765,789.40
17099-999	Total Fixed Assets	765,789.40
17100-000	Accumulated Deprec & Amort	
17120-000	A/D-FA-Furniture	
17120-700	A/D-FA-Furniture-Amort	-670,491.35
17129-999	Total A/D-FA-Furniture	-670,491.35
17199-999	Total Accum Deprec & Amort	-670,491.35
17299-999	Total Fixed Assets-Net	95,298.05
18500-000	Other Assets & Deposits	

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
18501-000	Assets Deposits	
18513-200	Utility Deposits	5,592.00
18519-900	Total Assets Deposits	5,592.00
18599-999	Total Other Assets & Deposits	5,592.00
19000-000	Goodwill & Intangibles-Net	
19200-000	Intangible Assets	
19250-000	Tax Credit Fee	
19250-200	Tax Credit Fee-addition	87,874.00
19259-999	Total Tax Credit Fee	87,874.00
19299-999	Total Intangible Assets	87,874.00
19300-000	Accumulated Amortization	
19350-000	A/A-Tax credit Fees	
19350-700	A/A-Tax Credit Fees-Amort	-25,646.27
19359-999	Total A/A-Franchise Licenses	-25,646.27
19399-999	Total Accumulated Amortization	-25,646.27
19499-999	Total Goodwill&Intngibles-Net	62,227.73
19900-000	Suspense	
19901-000	Suspense Clearing	
19911-000	Treasury Clearing	592.72
19915-050	A/R Clearing-Subsidy Suspense	-1,825.00
19919-999	Total Suspense Clearing	-1,232.28
19999-900	Total Suspense	-1,232.28
19999-999	TOTAL ASSETS	13,172,054.95
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	
20111-000	A/P-Trade	4,773.34
20119-999	Total Accounts Payable-Trade	4,773.34
20399-999	Total Accounts Payable-Net	4,773.34
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
20510-650	Accrued Admin & General Expense	1,445.12
20510-680	Accrued Audit Fee	4,345.29
20510-700	Accrued Tax Consulting Fee	2,784.43
20510-720	Accrued Assets Management Fees	-1,354.97
20519-999	Total Accrued Operating Cost	7,219.87
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	15,042.55
20539-999	Total Accrued Prop Mgmt Salaries/Wages	15,042.55
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	354.16
20641-725	Accrued Issuer Fees	833.33
20641-735	Accrued Service Fee	483.75
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	10,836.00
20649-999	Total Accrued Financing Cost	12,507.24
20900-000	Other Liabilities	
20999-999	Total Accrued Exp & Other Liab	34,769.66
21500-000	Interest Payable-Net	
21501-000	Int Payable-N/P-Promissory	
21510-000	I/P-N/P-Promissory	
21510-200	I/P-N/P-Promissory-Int Payment	-50,000.00
21510-700	I/P-N/P-Promissory-Accrual	87,500.03
21519-999	Total I/P-N/P-Promissory	37,500.03
21600-000	Int Payable-N/P-Affiliate	
21700-000	Int Payable-LOC-Secured	
21800-000	Int Payable-LOC-Unsecured	
21900-000	Int Payable-LOC-Affiliate	
21999-999	Total Interest Payable-Net	37,500.03
22000-000	Due to Related Party-Net	
22001-000	Due to Affiliates-Net	
22012-000	A/P-Intercompany	792.00
22019-999	Total Due to Affiliates-Net	792.00
22299-999	Total Due to Related Party-Net	792.00
23000-000	Notes Payable-Net	
23001-000	Note Payable-Promissory	
23010-000	N/P-Promissory	
23010-100	N/P-Promissory-Initial Advance	10,244,160.07
23010-200	N/P-Promissory-Payment	-75,662.91
23019-999	Total N/P-Promissory	10,168,497.16

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
23050-000	Loan Fee-N/P-Promissory	
23050-200	Loan Fee-N/P-Promissory-Addn	-573,006.22
23059-999	Total Loan Fee-N/P-Promissory	-573,006.22
23060-000	A/A-Loan Fee-N/P-Promissory	
23060-700	A/A-Loan Fee-N/P-Prom-Amort	73,545.77
23069-999	Total A/A-Loan Fee-N/P-Prom	73,545.77
23099-999	Total Note Payable-Promissory	9,669,036.71
23199-999	Total Notes Payable-Net	9,669,036.71
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	220.65
27099-999	Total Unearned Tenant Rent	220.65
27399-999	Total Unearned Revenue	220.65
28500-000	Liability Deposits	
28501-000	Other Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	31,800.00
28529-999	Total Tenant Security Deposits	31,800.00
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	1,690.53
28569-999	Total Deposits & Other Liabilities	1,690.53
28599-900	Total Other Liability Deposits	33,490.53
28599-999	Total Liability Deposits	33,490.53
29999-999	TOTAL LIABILITIES	9,780,582.92
30000-000	EQUITY	
30100-000	Controlling Ptnr Equity-Net	
30101-000	Controlling Partner Equity	
30110-300	Contributions-Gross Capital Call	6,053,521.00
30120-200	Distributions-Return of Capital	-44,888.47
30120-210	Distributions-Return on Capital	-33,449.38
30199-900	Total Control Partner Equity	5,975,183.15
30199-999	Total Control Ptnr Equity-Net	5,975,183.15
39000-000	Retained Earnings	
39001-000	Retained Earnings	
39010-700	Retained Earnings	-2,583,711.12
39099-900	Total Retained Earnings	-2,583,711.12

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
39099-999	Total Retained Earnings	-2,583,711.12
39999-990	TOTAL EQUITY	3,391,472.03
39999-998	TOTAL LIABILITIES & EQUITY	13,172,054.95

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of November 15, 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	\$ 608,069.00	\$ 608,069.00	\$ -
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ 954,294.29	\$ 291,354.00	\$ 679,828.00
CFP - 2020	03-26-20	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	\$ 596,428.65	\$ 489,534.35
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	\$ 5,668,254.89	\$ 4,617,482.65	\$ 3,174,843.35
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	\$ 137,324.26	\$ 137,324.26	\$ 61,575.74
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-Family Self Sufficiency 2022	01-01-2023	12-31-2023	12/31/2023	\$ 140,331.00	\$ 126,297.90	\$ 79,665.78	\$ 79,665.78	\$ 60,665.22
			ROSS Total:	\$ 538,805.00	\$ 484,924.50	\$ 374,186.14	\$ 374,186.14	\$ 164,618.86
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	\$ 794,620.70	\$ 794,620.70	\$ 705,379.30
			YouthBuild Total:	\$ 2,575,472.00	\$ 2,317,924.80	\$ 1,870,092.70	\$ 1,870,092.70	\$ 705,379.30
Operating Fund (Shortfall)								
FL011-2011SF22D	01-01-22	N/A	09-30-2030	\$ 171,162.00	\$ 154,045.80	\$ 171,162.00	\$ 171,162.00	\$ -
FL011-2021SF22D	01-01-22	N/A	09-30-2030	\$ 171,161.00	\$ 154,044.90	\$ -	\$ -	\$ 171,161.00
			CARES Act Total:	\$ 342,323.00	\$ 308,090.70	\$ 171,162.00	\$ 171,162.00	\$ 171,161.00
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	\$ -

RESOLUTIONS

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

1. Describe Board Action requested and why it is necessary:

Re: Resolution # 23-1540

The Board of Commissioners is requested to approve the 2024 Annual Budgets for Housing Authority of the City of Lakeland as presented by staff.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: Approving the 2024 Annual Budgets
- C. Originator: Valerie Turner and Carlos R. Pizarro An

3. Cost Estimate:

N/A

Narrative:

The Board of Commissioners provides oversight and direction to the Housing Authority of the City of Lakeland. Annually, the Board reviews, comments, and when satisfied, approves the Annual Budget for the following programs that receive funding from the U.S. Department of Housing and Urban Development: Central Office Cost Center; Section 8 Housing Choice Voucher program; West Lake Management and the Public Housing program (which includes AMP 1, 2, 3, 4, 5, 6 and 7) (Note: the Public Housing Annual Budgets were already approved under resolution 23-1537 on September 18, 2023) . This resolution requests approval of the 2024 remaining Annual Budgets for the programs not included with resolution 23-1537 and acknowledges the receipt of the additional business activities and partnership 2024 budgets as presented to the owners and investors pursuant to the operating and management agreements for each affordable housing development.

RESOLUTION NO. 23-1540

**APPROVAL OF THE 2024 ANNUAL BUDGET FOR THE
HOUSING AUTHORITY OF THE CITY OF LAKELAND**

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland has reviewed the proposed 2024 Annual Budgets for the Central Office Cost Center; West Lake Management; the Section 8 Housing Choice Voucher program; and any other program currently administered by the Housing Authority of the City of Lakeland; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland has determined that the proposed expenditures are necessary for the efficient and effective operation of the Housing Authority of the City of Lakeland and ensure fulfilment of its mission to provide affordable housing opportunities for very low-, low- and moderate-income families in the City of Lakeland and Polk County, Florida; and

WHEREAS, the proposed expenditures will be consistent with the provisions of federal, state and local law and the Annual Contributions Contract between the Housing Authority of the City of Lakeland and the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the 2024 Annual Budget for the Central Office Cost Center; West Lake Management; the Section 8 Housing Choice Voucher program; and any other budget included and currently administered by the Housing Authority of the City of Lakeland.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 23-1540, dated November 27, 2023.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chairman



BUDGET REPORT

2024 FISCAL YEAR

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

The Housing Authority of the City of Lakeland

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

Website: www.lakelandhousing.org

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

To Our Board of Commissioners

Strategic Highlights

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

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

Budget Highlights

Budgets that must be approved by the Board of Commissioners on November 27, 2023:

1. Central Office Cost Center (Lakeland Housing Authority Executive Office)
2. AMP 1 Public Housing (West Lake Apartments, John Wright Homes and Cecil Gober Villas) **Approved during the 2023 September Board meeting.**
3. Housing Choice Voucher Program (Section 8)
4. West Lake Management LLC.
5. New Organizational Chart

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

1. Colton Meadow Apartments
2. The Villas at Lake Bonnet

3. The Manor at West Bartow
4. Carrington Place Apartments
5. Renaissance at Washington Ridge
6. The Micro-Cottages at Williamstown

Looking Ahead

1. What challenges and opportunities do we anticipate for the Lakeland Housing Authority?
 - a. Funding
 - b. Not having enough units
 - c. Debt
 - d. Public Housing Offline units or pending demolition
 - e. Resident Outreach to process and access LHA services online
 - f. Adjust LHA's policy to safeguard employee and resident safety in COVID times
2. What are some of the needs we foresee in the community for 2022?
 - a. Public and Private Partnerships
 - b. LHA has to work with business to provide ideas
 - c. Getting residents to work
 - d. Establish Homeownership Program
 - e. Assist aging population in Polk County
 - f. Helping the disabled and underprivileged
3. What are some of the plans LHA has for 2022 to generate more income?
 - a. Expand the business activities (Landscaping/HVAC/Tree Cutting/Pre.Washing/Maintenance contracts outside LHA Portfolio. Also, West Lake Realty related services such as sale of homes)
 - b. Develop more communities
 - c. Manage new communities
 - d. More training

4. What would you the Board of Commissioners like to see LHA accomplish in 2022?
 - a. Ideas?

Sincerely,

Valerie Turner

Valerie Turner

Vice-President of Administration and Finance

Summary

Most Housing Experts would expect the Public Housing and Property Management industry to fall apart during the economic downturn but this was not the case with the Lakeland Housing Authority even during the Covid-19 pandemic. We were able to stabilize the agency and reduce the debt we inherited with the Public Housing Program. Revenues have increased faster than the operating expense, the operating expense is being revised constantly to make sure the Agency continue to be solvent.

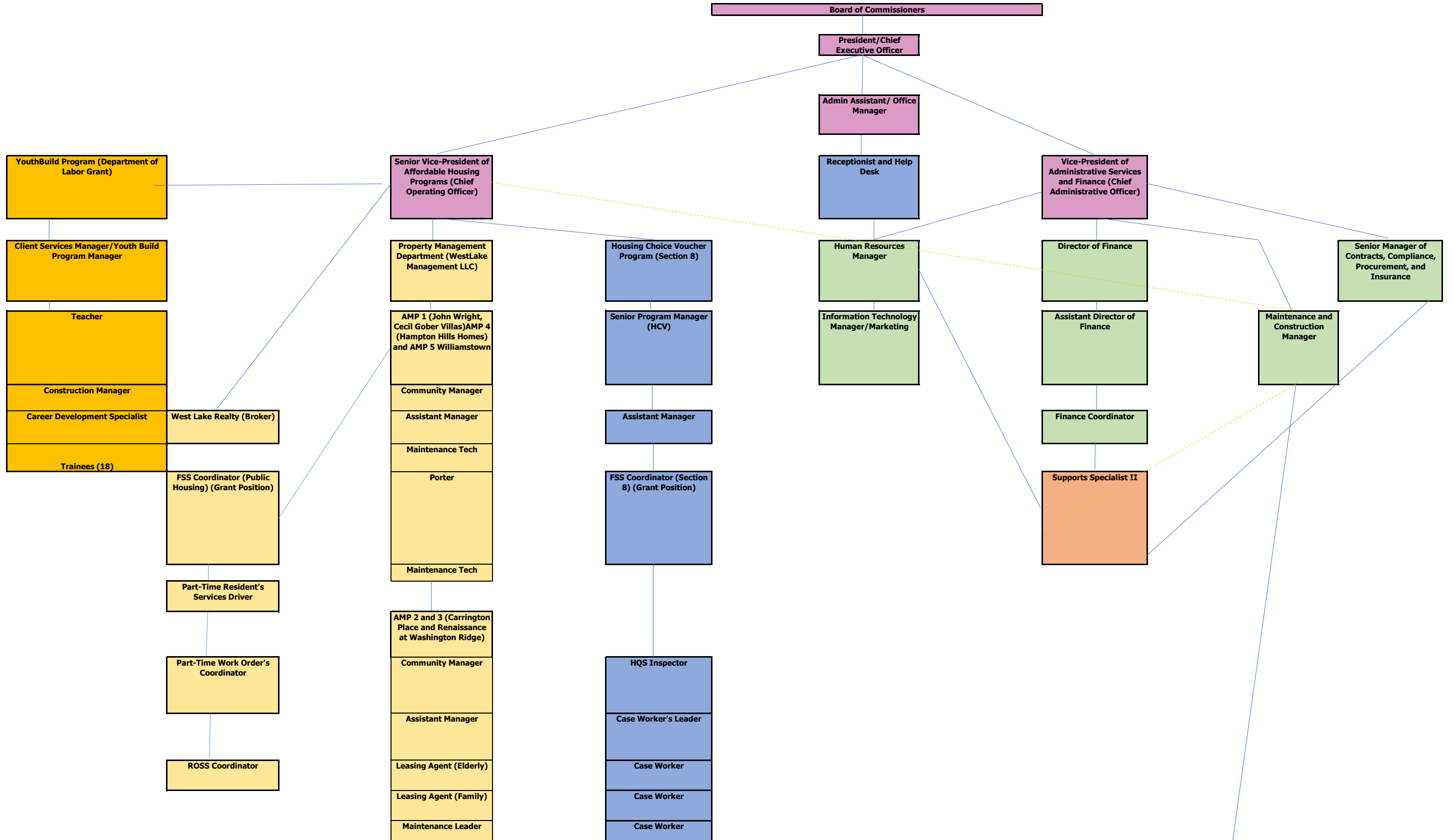
The LHA Staff and the Board of Commissioners have taken measures to stop the “bleeding” of funds. The Agency’s overall return on cash and assets for the past 9 years have been the best going back 22 years.

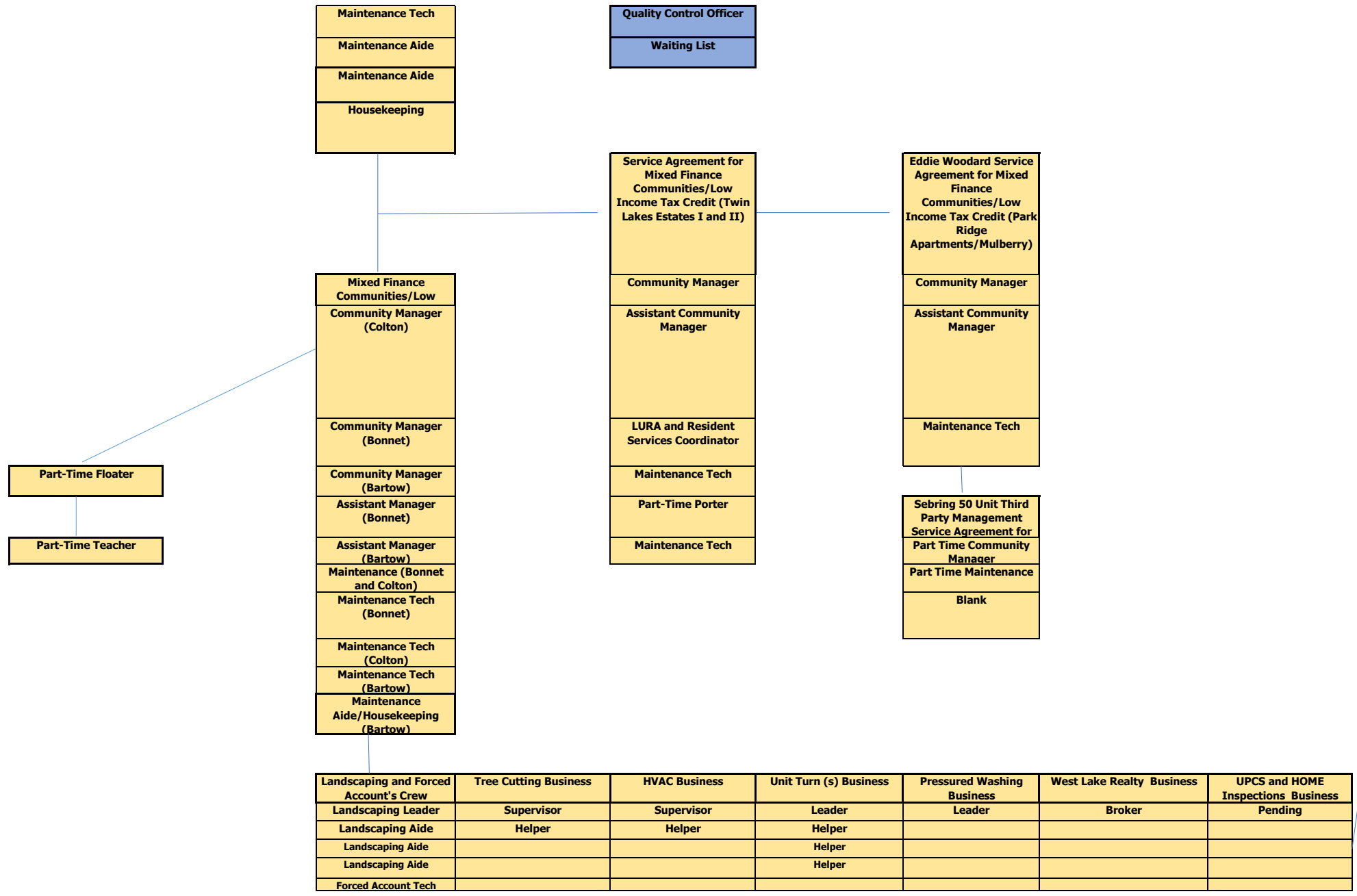
Increasing margins within the proposed budgets and gross margins will result in more cash flow for FY 2022. This will allow West Lake Management to increase its monthly management fees to the maximum allowed under each management agreement.

The proposed 2022 budgets (Draft Format) do not include any future income from Deferred Development Fees or any sale proceeds, as these funds will be designated for future developments and job programs.

DRAFT

Organizational Chart The Housing Authority of the City of Lakeland





**Central Office Cost Center (96)
2024 Budget**

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3120-00-000 Other Tenant Income													
3120-06-100 Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3129-00-000 Total Other Tenant Income	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3199-00-000 TOTAL TENANT INCOME	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3600-00-000 OTHER INCOME													
3620-00-000 Mgmt Fee Income (generic)	9,049.70	9,049.70	9,049.70	9,049.70	9,049.70	9,049.70	9,049.70	9,049.70	9,049.70	9,049.70	9,049.70	9,049.70	108,596.40
3620-00-600 Mgmt Fee Income - HCV	35,832.50	35,832.50	35,832.50	35,832.50	35,832.50	35,832.50	35,832.50	35,832.50	35,832.50	35,832.50	35,832.50	35,832.50	429,990.00
3620-00-700 Mgmt Fee Income - PH	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	82,875.96
3620-01-000 Bookkeeping Fee Income	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	8,010.00
3620-03-000 Administrative Fees - ROSS	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	5,800.08
3620-02-000 Asset Management Fee Income	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	6,840.00
3690-00-000 Other Income	7,402.18	7,402.18	7,402.18	7,402.18	7,402.18	7,402.18	7,402.18	7,402.18	7,402.18	7,402.18	7,402.18	7,402.18	88,826.16
3690-01-000 Grants Salary Cont.(YB-Director)	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	9,908.04
3691-09-001 Front Line Activities & Other Income	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	180,000.00
3699-00-000 TOTAL OTHER INCOME	76,737.22	76,737.22	76,737.22	76,737.22	76,737.22	76,737.22	76,737.22	76,737.22	76,737.22	76,737.22	76,737.22	76,737.22	920,846.64
3999-00-000 TOTAL INCOME	77,737.22	77,737.22	77,737.22	77,737.22	77,737.22	77,737.22	77,737.22	77,737.22	77,737.22	77,737.22	77,737.22	77,737.22	932,846.64
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	44,461.74	44,461.74	62,192.61	44,461.74	44,461.74	62,192.61	44,461.74	62,192.61	44,461.74	43,461.74	44,461.74	62,192.61	603,464.36
4110-00-001 401K-401A Admin	1,778.47	1,778.47	2,487.70	1,778.47	1,778.47	2,487.70	1,778.47	2,487.70	1,778.47	1,738.47	1,778.47	2,487.70	24,138.57
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	3,556.94	3,556.94	4,975.41	3,556.94	3,556.94	4,975.41	3,556.94	4,975.41	3,556.94	3,476.94	3,556.94	4,975.41	48,277.15
4110-00-004 Workers Comp Admin	1,778.47	1,778.47	2,487.70	1,778.47	1,778.47	2,487.70	1,778.47	2,487.70	1,778.47	1,738.47	1,778.47	2,487.70	24,138.57
4110-00-006 Legal Shield - Administrative	245.35	245.35	245.35	245.35	245.35	245.35	245.35	245.35	245.35	245.35	245.35	245.35	2,944.20
4110-00-007 Payroll Prep Fees	444.62	444.62	621.93	444.62	444.62	621.93	444.62	621.93	444.62	434.62	444.62	621.93	6,034.64
4110-07-000 Health/Life Insurance	4,845.93	4,845.93	4,845.93	4,845.93	4,845.93	4,845.93	4,845.93	4,845.93	4,845.93	4,845.93	4,845.93	4,845.93	58,151.16
4110-99-000 Total Administrative Salaries	57,111.52	57,111.52	77,856.63	57,111.52	57,111.52	77,856.63	57,111.52	77,856.63	57,111.52	55,941.52	57,111.52	77,856.63	767,148.66
4120-99-000 Total Admin. Salaries & Benefits	57,111.52	57,111.52	77,856.63	57,111.52	57,111.52	77,856.63	57,111.52	77,856.63	57,111.52	55,941.52	57,111.52	77,856.63	767,148.66
4130-00-000 Legal Expense													
4130-02-000 Criminal Background / Credit Checks/C	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4130-04-000 General Legal Expense	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4130-99-000 Total Legal Expense	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
4140-00-100 Travel/Mileage	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4182-00-000 Consultants	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4189-00-000 Total Other Admin Expenses	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	32,280.00
4190-00-000 Miscellaneous Admin Expenses													
4190-01-000 Membership/Subscriptions/Fees	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
4190-03-000 Advertising Publications	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4190-04-000 Stationery & Office Supplies	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-06-000 Computer Equipment	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-07-000 Telephone	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00
4190-08-000 Postage	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00

**Central Office Cost Center (96)
2024 Budget**

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4190-09-000 Computer Software License Fees/Exp	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
4190-10-000 Copiers - Lease & Service	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4190-11-001 Fee Accounting Contract	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
4190-13-000 Internet	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
4190-19-000 IT Contract Fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-22-000 Other Misc Admin Expenses	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
4191-00-000 Total Miscellaneous Admin Expenses	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	97,920.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	68,336.52	68,336.52	89,081.63	68,336.52	68,336.52	89,081.63	68,336.52	89,081.63	68,336.52	67,166.52	68,336.52	89,081.63	901,848.66
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	9,300.00
4419-00-000 Total General Maint Expense	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	9,300.00
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
4420-03-100 Hardware Doors/Windows/Locks	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
4420-04-000 Electrical - Supplies/Fixtures	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-06-000 Supplies-Janitorial/Cleaning	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-09-100 Security Equipment,Locks,Alarms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-12-000 Supplies- Painting	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4429-00-000 Total Materials	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4430-07-000 Contract-Exterminating/Pest Control	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4430-15-000 Contract-Equipment Rental	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4430-18-000 Contract-Alarm Monitoring	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
4439-00-000 Total Contract Costs	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,980.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,540.00	1,540.00	1,540.00	1,540.00	1,540.00	1,540.00	1,540.00	1,540.00	1,540.00	1,540.00	1,540.00	1,540.00	18,480.00
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	646.84	646.84	646.84	646.84	646.84	646.84	646.84	646.84	646.84	646.84	646.84	646.84	7,762.08
4510-01-000 General Liability Insurance - Auto	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	3,987.00
4599-00-000 TOTAL GENERAL EXPENSES	979.09	979.09	979.09	979.09	979.09	979.09	979.09	979.09	979.09	979.09	979.09	979.09	11,749.08
4800-00-000 FINANCING EXPENSE													
4855-00-100 Interest Expense	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	716.40
4899-00-000 TOTAL FINANCING EXPENSES	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	59.70	716.40
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	4,392.60
5100-50-000 Amortization Expense	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	38,568.48
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	42,961.08
8000-00-000 TOTAL EXPENSES	74,495.40	74,495.40	95,240.51	74,495.40	74,495.40	95,240.51	74,495.40	95,240.51	74,495.40	73,325.40	74,495.40	95,240.51	975,755.22
9000-00-000 NET INCOME	3,241.82	3,241.82	-17,503.29	3,241.82	3,241.82	-17,503.29	3,241.82	-17,503.29	3,241.82	4,411.82	3,241.82	-17,503.29	-42,908.58
	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	42,961.08
	6,821.91	6,821.91	-13,923.20	6,821.91	6,821.91	-13,923.20	6,821.91	-13,923.20	6,821.91	7,991.91	6,821.91	-13,923.20	52.50

**Housing Choice Voucher Program
2024 Administrative Budget**

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total Budget
3000-00-000 INCOME													
3400-00-000 GRANT INCOME													
3410-01-000 Section 8 HAP Earned	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00	1,357,923.00
3410-02-000 Section 8 Admin. Fee Income	98,384.00	98,384.00	98,384.00	98,384.00	98,384.00	98,384.00	98,384.00	98,384.00	98,384.00	98,384.00	98,384.00	98,384.00	98,384.00
3410-07-000 Section 8 HAP Earned EHV	53,816.00	53,816.00	53,816.00	53,816.00	53,816.00	53,816.00	53,816.00	53,816.00	53,816.00	53,816.00	53,816.00	53,816.00	53,816.00
3410-08-000 Section 8 EHV Admin Fee	4,434.00	4,434.00	4,434.00	4,434.00	4,434.00	4,434.00	4,434.00	4,434.00	4,434.00	4,434.00	4,434.00	4,434.00	4,434.00
3499-00-000 TOTAL GRANT INCOME	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00	1,514,557.00
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3610-01-000 Interest Income - Unrestricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3640-00-000 Fraud Recovery - UNP	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
3640-01-000 Fraud Recovery - RNP	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
3650-00-000 Miscellaneous Other Income	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
3699-00-000 TOTAL OTHER INCOME	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00
3999-00-000 TOTAL INCOME	1,516,307.00	1,516,307.00	1,516,307.00	1,516,307.00	1,516,307.00	1,516,307.00	1,516,307.00	1,516,307.00	1,516,307.00	1,516,307.00	1,516,307.00	1,516,307.00	1,535,557.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	32,297.00	32,297.00	49,994.41	32,297.00	32,297.00	49,994.41	32,297.00	32,297.00	49,994.41	32,297.00	32,297.00	49,994.41	458,353.64
4110-00-001 401K-401A Admin	1,291.88	1,291.88	1,999.78	1,291.88	1,291.88	1,999.78	1,291.88	1,291.88	1,999.78	1,291.88	1,291.88	1,999.78	18,334.15
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	2,583.76	2,583.76	3,999.55	2,583.76	2,583.76	3,999.55	2,583.76	2,583.76	3,999.55	2,583.76	2,583.76	3,999.55	36,668.29
4110-00-004 Workers Comp Admin	968.91	968.91	1,499.83	968.91	968.91	1,499.83	968.91	968.91	1,499.83	968.91	968.91	1,499.83	13,750.61
4110-00-006 Legal Shield - Administrative	433.53	433.53	433.53	433.53	433.53	433.53	433.53	433.53	433.53	433.53	433.53	433.53	5,202.36
4110-00-007 Payroll Prep Fees	322.97	322.97	499.94	322.97	322.97	499.94	322.97	322.97	499.94	322.97	322.97	499.94	4,583.54
4110-07-000 Health/Life Insurance	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	60,312.00
4110-99-000 Total Administrative Salaries	42,924.05	42,924.05	63,453.05	42,924.05	42,924.05	63,453.05	42,924.05	42,924.05	63,453.05	42,924.05	42,924.05	63,453.05	597,204.58
4120-99-000 Total Admin. Salaries & Benefits	42,924.05	42,924.05	63,453.05	42,924.05	42,924.05	63,453.05	42,924.05	42,924.05	63,453.05	42,924.05	42,924.05	63,453.05	597,204.58
4130-00-000 Legal Expense													
4130-02-000 Criminal Background / Credit Checks/Drug Testing	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
4130-04-000 General Legal Expense	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4130-99-000 Total Legal Expense	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	62,400.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800.00
4172-00-000 Port Out Admin Fee Paid	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	16,560.00
4173-00-000 Management Fee	33,832.50	33,832.50	33,832.50	33,832.50	33,832.50	33,832.50	33,832.50	33,832.50	33,832.50	33,832.50	33,832.50	33,832.50	405,990.00
4182-00-000 Consultants	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
4189-00-000 Total Other Admin Expenses	39,112.50	39,112.50	39,112.50	39,112.50	39,112.50	39,112.50	39,112.50	39,112.50	39,112.50	39,112.50	39,112.50	39,112.50	469,350.00
4190-00-000 Miscellaneous Admin Expenses													
4190-01-000 Membership/Subscriptions/Fees	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-02-000 Printing/Publications & Subscriptions	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-04-000 Stationery & Office Supplies	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-06-000 Computer Equipment	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
4190-07-000 Telephone	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-08-000 Postage	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
4190-09-000 Computer Software License Fees/Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4190-10-000 Copiers - Lease & Service	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4190-13-000 Internet	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4190-19-000 IT Contract Fees	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	27,000.00
4190-22-000 Other Misc Admin Expenses	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4191-00-000 Total Miscellaneous Admin Expenses	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	94,736.55	94,736.55	115,265.55	94,736.55	94,736.55	115,265.55	94,736.55	94,736.55	115,265.55	94,736.55	94,736.55	115,265.55	1,218,954.58
4400-00-000 MAINTENANCE AND OPERATIONS													

**Housing Choice Voucher Program
2024 Administrative Budget**

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total Budget
4400-99-000	General Maint Expense												
4411-00-000	Maintenance Uniforms												
4413-00-000	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4419-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease												
	300.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,950.00
4420-00-000	Total General Maint Expense												
	360.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2,670.00
4420-00-000	Materials												
4420-06-000	Supplies-Janitorial/Cleaning												
4420-07-000	300.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,050.00
4429-00-000	Repairs - Materials & Supplies												
	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-00-000	Total Materials												
	400.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,250.00
4430-00-000	Contract Costs												
4430-09-000	Contract-Other												
4430-18-000	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4430-23-000	Contract-Alarm Monitoring												
	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	335.52
4430-27-000	Contract-Consultants												
	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4439-00-000	Contract - Lease												
	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	4,443.00
4499-00-000	Total Contract Costs												
	898.21	898.21	898.21	898.21	898.21	898.21	898.21	898.21	898.21	898.21	898.21	898.21	10,778.52
4499-00-000	TOTAL MAINTENANCE EXPENSES												
	1,658.21	1,458.21	1,458.21	1,458.21	1,458.21	1,458.21	1,458.21	1,458.21	1,458.21	1,458.21	1,458.21	1,458.21	17,698.52
4500-00-000	GENERAL EXPENSES												
4510-00-000	Insurance -Property/Liability												
4510-01-000	413.12	413.12	413.12	413.12	413.12	413.12	413.12	413.12	413.12	413.12	413.12	413.12	4,957.44
4599-00-000	General Liability Insurance - Auto												
	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,160.00
4599-00-000	TOTAL GENERAL EXPENSES												
	593.12	593.12	593.12	593.12	593.12	593.12	593.12	593.12	593.12	593.12	593.12	593.12	7,117.44
4700-00-000	HOUSING ASSISTANCE PAYMENTS												
4715-00-000	Housing Assistance Payments												
4715-01-000	1,338,652.00	1,338,652.00	1,338,652.00	1,338,652.00	1,338,652.00	1,338,652.00	1,338,652.00	1,338,652.00	1,338,652.00	1,338,652.00	1,338,652.00	1,338,652.00	16,063,824.00
4715-02-000	Tenant Utility Payments-S8												
	26,762.00	26,762.00	26,762.00	26,762.00	26,762.00	26,762.00	26,762.00	26,762.00	26,762.00	26,762.00	26,762.00	26,762.00	321,144.00
4715-03-000	Portable Out HAP Payments												
	39,219.00	39,219.00	39,219.00	39,219.00	39,219.00	39,219.00	39,219.00	39,219.00	39,219.00	39,219.00	39,219.00	39,219.00	470,628.00
4799-00-000	FSS Escrow Payments												
	7,681.00	7,681.00	7,681.00	7,681.00	7,681.00	7,681.00	7,681.00	7,681.00	7,681.00	7,681.00	7,681.00	7,681.00	92,172.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS												
	1,412,314.00	1,412,314.00	1,412,314.00	1,412,314.00	1,412,314.00	1,412,314.00	1,412,314.00	1,412,314.00	1,412,314.00	1,412,314.00	1,412,314.00	1,412,314.00	16,947,768.00
5000-00-000	NON-OPERATING ITEMS												
5100-01-000	Depreciation Expense												
5199-00-000	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	3,204.48
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION												
	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	3,204.48
8000-00-000	TOTAL EXPENSES												
	1,509,568.92	1,509,368.92	1,529,897.92	1,509,368.92	1,509,368.92	1,529,897.92	1,509,368.92	1,509,368.92	1,529,897.92	1,509,368.92	1,509,368.92	1,529,897.92	18,194,743.02
9000-00-000	NET INCOME												
	6,738.08	6,938.08	-13,590.92	6,938.08	6,938.08	-13,590.92	6,938.08	6,938.08	-13,590.92	6,938.08	6,938.08	-13,590.92	-16,659,186.02
	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	3,204.48
	7,005.12	7,205.12	-13,323.88	7,205.12	7,205.12	-13,323.88	7,205.12	7,205.12	-13,323.88	7,205.12	7,205.12	-13,323.88	4,145.46

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: The Housing Authority of the City of Lakeland

PHA Code: FL011

PHA Fiscal Year Beginning: 01/01/2024

Board Resolution Number: 23-1537

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

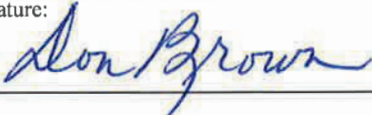
- | | | |
|-------------------------------------|--|------------|
| <input checked="" type="checkbox"/> | Operating Budget approved by Board resolution on: | 09/18/2023 |
| <input checked="" type="checkbox"/> | Operating Budget submitted to HUD, if applicable, on: | 09/30/2023 |
| <input checked="" type="checkbox"/> | Operating Budget revision approved by Board resolution on: | 09/18/2023 |
| <input type="checkbox"/> | Operating Budget revision submitted to HUD, if applicable, on: | |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Don Brown	Signature: 	Date: 09/18/2023
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Carrington Place (Dakota Park) (16)

2024 Budget

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	10,522.00	10,522.00	10,522.00	10,522.00	10,522.00	10,522.00	10,522.00	10,522.00	10,522.00	10,522.00	10,522.00	10,522.00	126,264.00
3112-02-000 Gain to Lease Sec8	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	35,544.00
3119-00-000 Total Rental Income	13,484.00	13,484.00	13,484.00	13,484.00	13,484.00	13,484.00	13,484.00	13,484.00	13,484.00	13,484.00	13,484.00	13,484.00	114,300.00
3120-00-000 Other Tenant Income													
3120-03-000 Damages & Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-04-000 Late and Admin Charges	25.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,225.00
3120-05-000 Legal Fees - Tenant	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-06-000 NSF Charges	25.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	575.00
3120-09-000 Misc.Tenant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120-10-000 Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120-11-000 Forfeited Security Deposits	300.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,400.00
3129-00-000 Total Other Tenant Income	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	6,120.00
3199-00-000 TOTAL TENANT INCOME	13,994.00	13,994.00	13,994.00	13,994.00	13,994.00	13,994.00	13,994.00	13,994.00	13,994.00	13,994.00	13,994.00	13,994.00	120,420.00
3400-00-000 GRANT INCOME													
3401-00-000 Government Subsidy Income	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	129,102.00
3499-00-000 TOTAL GRANT INCOME	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	129,102.00
3600-00-000 OTHER INCOME													
3610-01-000 Interest Income - Unrestricted	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
3650-00-000 Miscellaneous Other Income	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
3699-00-000 TOTAL OTHER INCOME	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
3999-00-000 TOTAL INCOME	24,807.50	24,807.50	24,807.50	24,807.50	24,807.50	24,807.50	24,807.50	24,807.50	24,807.50	24,807.50	24,807.50	24,807.50	250,182.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	3,178.90	3,178.90	3,178.90	3,178.90	3,178.90	3,178.90	3,178.90	3,178.90	3,178.90	3,178.90	3,178.90	3,178.90	38,146.80
4110-00-001 401K-401A Admin	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	1,525.87
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	254.31	254.31	254.31	254.31	254.31	254.31	254.31	254.31	254.31	254.31	254.31	254.31	3,051.74
4110-00-004 Workers Comp Admin	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	127.16	1,525.87
4110-00-007 Payroll Prep Fees	31.79	31.79	31.79	31.79	31.79	31.79	31.79	31.79	31.79	31.79	31.79	31.79	381.47
4110-07-000 Health/Life Insurance	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4110-99-000 Total Administrative Salaries	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	47,031.76
4120-99-000 Total Admin. Salaries & Benefits	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	3,919.31	47,031.76
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4130-02-000 Criminal Background / Credit Checks/Drug Testing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4130-04-000 General Legal Expense	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4130-99-000 Total Legal Expense	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4140-00-100 Travel/Mileage	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4171-00-000 Auditing Fees	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	11,100.00
4173-00-000 Management Fee	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	23,839.20
4173-02-000 Asset Management Fee	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4189-00-000 Total Other Admin Expenses	3,446.60	3,446.60	3,446.60	3,446.60	3,446.60	3,446.60	3,446.60	3,446.60	3,446.60	3,446.60	3,446.60	3,446.60	41,359.20
4190-00-000 Miscellaneous Admin Expenses													

Carrington Place (Dakota Park) (16)

2024 Budget

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4190-01-000 Membership/Subscriptions/Fees	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-02-000 Printing/Publications & Subscriptions	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4190-03-000 Advertising Publications	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-04-000 Stationery & Office Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-07-000 Telephone	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-08-000 Postage	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-09-000 Computer Software License Fees/Exp	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	15,999.96
4190-13-000 Internet	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-19-000 IT Contract Fees	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	2,134.80
4190-22-000 Other Misc Admin Expenses	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-22-300 Misc Renting Expense & Compliance Contracts	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2,520.00
4190-24-000 Govt Licenses-Fees-Permits	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4191-00-000 Total Miscellaneous Admin Expenses	2,411.23	2,411.23	2,411.23	2,411.23	2,411.23	2,411.23	2,411.23	2,411.23	2,411.23	2,411.23	2,411.23	2,411.23	28,934.76
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	10,002.14	10,002.14	10,002.14	10,002.14	10,002.14	10,002.14	10,002.14	10,002.14	10,002.14	10,002.14	10,002.14	10,002.14	120,025.72
4200-00-000 TENANT SERVICES													
4230-00-000 Resident Services Exp	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4300-00-000 UTILITIES													
4310-00-000 Water	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4320-00-000 Electricity	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4340-00-000 Garbage/Trash Removal	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4390-00-000 Sewer	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4399-00-000 TOTAL UTILITY EXPENSES	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	2,911.77	2,911.77	2,911.77	2,911.77	2,911.77	2,911.77	2,911.77	2,911.77	2,911.77	2,911.77	2,911.77	2,911.77	34,941.24
4410-06-000 401K-401A Maintenance	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	1,397.65
4410-07-000 Payroll Taxes Maintenance	232.94	232.94	232.94	232.94	232.94	232.94	232.94	232.94	232.94	232.94	232.94	232.94	2,795.30
4410-08-000 Health/Life Insurance Maint.	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4410-09-000 Workers Comp Maintenance	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	116.47	1,397.65
4410-10-000 Payroll Prep Fees Maint.	29.12	29.12	29.12	29.12	29.12	29.12	29.12	29.12	29.12	29.12	29.12	29.12	349.41
4411-00-000 Maintenance Uniforms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4419-00-000 Total General Maint Expense	3,556.77	3,556.77	3,556.77	3,556.77	3,556.77	3,556.77	3,556.77	3,556.77	3,556.77	3,556.77	3,556.77	3,556.77	41,731.84
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-02-000 Supplies-Appliance Parts	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
4420-03-000 Supplies-Painting/Decorating	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-03-100 Hardware Doors/Windows/Locks	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-03-200 Window Treatments	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-04-000 Electrical - Supplies/Fixtures	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-06-000 Supplies-Janitorial/Cleaning	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-07-000 Repairs - Materials & Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-08-000 Supplies-Plumbing	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-09-000 Supplies- Tools Equipmt	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-09-100 Security Equipment,Locks,Alarms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-10-000 Maint - Miscellaneous Supplies	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-10-200 Carpet and Flooring Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000 Supplies- HVAC	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-12-000 Supplies- Painting	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4429-00-000 Total Materials	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	12,240.00
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00

Carrington Place (Dakota Park) (16)

2024 Budget

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4430-03-000 Contract-Building Repairs - Exterior	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-03-100 Contract-Building Repairs - Interior	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-03-300 Repairs - Windows/Glass	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-11-000 Contract-Plumbing	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-13-000 Contract-HVAC - Repairs & Maint	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	800.00	4,100.00
4430-14-000 Contract-Vehicle Maintenance	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-18-000 Contract-Alarm Monitoring	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4430-24-000 Contract-Grounds-Landscaping	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-24-200 Contract-Tree Cutting	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-24-300 Contract-Pressure Wash	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-28-000 Unit Inspections	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-99-000 Other Contracted Services	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4439-00-000 Total Contract Costs	3,760.00	3,760.00	3,760.00	3,760.00	3,760.00	3,760.00	3,760.00	3,760.00	3,760.00	3,760.00	3,760.00	4,260.00	45,620.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	8,336.77	8,336.77	8,336.77	8,336.77	8,336.77	8,336.77	8,336.77	8,336.77	8,336.77	8,336.77	8,336.77	8,836.77	99,591.84
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	2,905.59	2,905.59	2,905.59	2,905.59	2,905.59	2,905.59	2,905.59	2,905.59	2,905.59	2,905.59	2,905.59	2,905.59	34,867.08
4510-01-000 General Liability Insurance - Auto	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	3,150.00
4525-00-000 Real Estate Taxes	917.83	917.83	917.83	917.83	917.83	917.83	917.83	917.83	917.83	917.83	917.83	917.83	11,013.96
4570-00-000 Reduction in Rental Income	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,020.00
4599-00-000 TOTAL GENERAL EXPENSES	4,170.92	4,170.92	4,170.92	4,170.92	4,170.92	4,170.92	4,170.92	4,170.92	4,170.92	4,170.92	4,170.92	4,170.92	50,051.04
4700-00-000 HOUSING ASSISTANCE PAYMENTS													
4715-01-002 Tenant Utility Payments - PH	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	19,128.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	1,594.00	19,128.00
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	25,364.88
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	25,364.88
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000 Refrigerators	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-02-000 Stoves/Ranges	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5600-03-000 Roofs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-04-000 Hot Water Heaters	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-05-000 Parking Lots/Paving	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5600-06-000 Cabinet/Counter Tops	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-08-000 HVAC(Buildings, units, etc...)	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-12-000 Carpet & Flooring Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-13-000 Community Room	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-14-000 Doors, Windows, Exterior	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-15-000 Play Ground Equipment	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5600-16-000 Interior Replacements	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-17-000 Ceiling Fans	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-18-000 Other Capital Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	93,600.00
5699-01-000 Rmbrs. Replacement Reserve	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-93,600.00
8000-00-000 TOTAL EXPENSES	26,798.57	26,798.57	26,798.57	26,798.57	26,798.57	26,798.57	26,798.57	26,798.57	26,798.57	26,798.57	26,798.57	27,298.57	321,133.47
9000-00-000 NET INCOME	-1,991.07	-1,991.07	-1,991.07	-1,991.07	-1,991.07	-1,991.07	-1,991.07	-1,991.07	-1,991.07	-1,991.07	-1,991.07	-2,491.07	-70,951.47
Net Operating Income After Depreciation	122.67	122.67	122.67	122.67	122.67	122.67	122.67	122.67	122.67	122.67	122.67	-377.33	971.99

**Renaissance - Washington Ridge (17)
2024 Budget**

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	67,448.00	67,448.00	67,448.00	67,448.00	67,448.00	67,448.00	67,448.00	67,448.00	67,448.00	67,448.00	67,448.00	67,448.00	809,376.00
3112-02-000 Gain to Lease Sec8	21,566.00	21,566.00	21,566.00	21,566.00	21,566.00	21,566.00	21,566.00	21,566.00	21,566.00	21,566.00	21,566.00	21,566.00	258,792.00
3119-00-000 Total Rental Income	89,014.00	89,014.00	89,014.00	89,014.00	89,014.00	89,014.00	89,014.00	89,014.00	89,014.00	89,014.00	89,014.00	89,014.00	1,068,168.00
3120-00-000 Other Tenant Income													
3120-01-000 Vending Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-01-100 Laundry Room Income	300.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	960.00
3120-03-000 Damages & Cleaning	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
3120-04-000 Late and Admin Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-05-000 Legal Fees - Tenant	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-06-000 NSF Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-10-000 Application Fees	160.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,150.00
3120-11-000 Forfeited Security Deposits	150.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	260.00
3129-00-000 Total Other Tenant Income	1,220.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	9,690.00
3199-00-000 TOTAL TENANT INCOME	90,234.00	89,784.00	89,784.00	89,784.00	89,784.00	89,784.00	89,784.00	89,784.00	89,784.00	89,784.00	89,784.00	89,784.00	1,077,858.00
3400-00-000 GRANT INCOME													
3401-00-000 Government Subsidy Income	46,340.13	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	514,572.73
3499-00-000 TOTAL GRANT INCOME	46,340.13	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	514,572.73
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	3,361.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	4,736.00
3610-01-000 Interest Income - Unrestricted	188.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	298.00
3699-00-000 TOTAL OTHER INCOME	3,549.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	5,034.00
3999-00-000 TOTAL INCOME	140,123.13	132,485.60	132,485.60	132,485.60	132,485.60	132,485.60	132,485.60	132,485.60	132,485.60	132,485.60	132,485.60	132,485.60	1,597,464.73
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	7,299.07	7,299.07	10,948.00	7,299.07	7,299.07	10,948.00	7,299.07	10,948.00	7,299.07	7,299.07	7,299.07	10,948.00	125,730.31
4110-00-001 401K-401A Admin	291.96	291.96	437.92	291.96	291.96	437.92	291.96	437.92	291.96	291.96	291.96	437.92	3,632.22
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	583.93	583.93	875.84	583.93	583.93	875.84	583.93	875.84	583.93	583.93	583.93	875.84	9,587.57
4110-00-004 Workers Comp Admin	291.96	291.96	437.92	291.96	291.96	437.92	291.96	437.92	291.96	291.96	291.96	437.92	4,366.76
4110-00-006 Legal Shield - Administrative	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	1,586.35
4110-00-007 Payroll Prep Fees	72.99	72.99	109.48	72.99	72.99	109.48	72.99	109.48	72.99	72.99	72.99	109.48	1,236.12
4110-07-000 Health/Life Insurance	890.08	890.08	890.08	890.08	890.08	890.08	890.08	890.08	890.08	890.08	890.08	890.08	27,185.60
4110-99-000 Total Administrative Salaries	9,628.28	9,628.28	13,897.53	9,628.28	9,628.28	13,897.53	9,628.28	13,897.53	9,628.28	9,628.28	9,628.28	13,897.53	173,885.79
4120-99-000 Total Admin. Salaries & Benefits	9,628.28	9,628.28	13,897.53	9,628.28	9,628.28	13,897.53	9,628.28	13,897.53	9,628.28	9,628.28	9,628.28	13,897.53	173,885.79
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	300.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	5,800.00
4130-02-000 Criminal Background / Credit Checks/Drug Testing	900.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,400.00
4130-04-000 General Legal Expense	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4130-99-000 Total Legal Expense	1,400.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,600.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4140-00-100 Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4170-00-000 Accounting/Bookkeeping Fees	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	17,640.00
4171-00-000 Auditing Fees	2,480.32	2,480.32	2,480.32	2,480.32	2,480.32	2,480.32	2,480.32	2,480.32	2,480.32	2,480.32	2,480.32	2,480.32	29,763.84
4173-00-000 Management Fee	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	135,572.64
4173-02-000 Asset Management Fee	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	12,960.00
4182-00-000 Consultants	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00

Renaissance - Washington Ridge (17)
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	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total	
4189-00-000	Total Other Admin Expenses													203,136.48
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees													240.00
4190-02-000	Printing/Publications & Subscriptions													1,440.00
4190-03-000	Advertising Publications													300.00
4190-04-000	Stationery & Office Supplies													7,200.00
4190-06-000	Computer Equipment													3,600.00
4190-07-000	Telephone													16,200.00
4190-08-000	Postage													2,700.00
4190-09-000	Computer Software License Fees/Exp													32,880.00
4190-10-000	Copiers - Lease & Service													3,636.00
4190-13-000	Internet													6,120.00
4190-19-000	IT Contract Fees													13,464.00
4190-22-000	Other Misc Admin Expenses													9,000.00
4190-22-300	Misc Renting Expense & Compliance Contracts													15,240.00
4190-24-000	Govt Licenses-Fees-Permits													1,560.00
4191-00-000	Total Miscellaneous Admin Expenses													113,580.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES													505,202.27
4200-00-000	TENANT SERVICES													
4230-00-000	Resident Services Exp													2,400.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES													2,400.00
4300-00-000	UTILITIES													
4310-00-000	Water													19,200.00
4320-00-000	Electricity													50,400.00
4340-00-000	Garbage/Trash Removal													19,200.00
4390-00-000	Sewer													39,600.00
4399-00-000	TOTAL UTILITY EXPENSES													128,400.00
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries													206,736.00
4410-06-000	401K-401A Maintenance													8,269.44
4410-07-000	Payroll Taxes Maintenance													16,538.88
4410-08-000	Health/Life Insurance Maint.													34,554.72
4410-09-000	Workers Comp Maintenance													8,269.44
4410-10-000	Payroll Prep Fees Maint.													2,067.36
4410-11-000	Legal Shield - Maint													1,426.80
4411-00-000	Maintenance Uniforms													2,400.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease													16,800.00
4419-00-000	Total General Maint Expense													297,062.64
4420-00-000	Materials													
4420-01-000	Supplies-Grounds													300.00
4420-02-000	Supplies-Appliance Parts													4,500.00
4420-03-000	Supplies-Painting/Decorating													3,480.00
4420-03-100	Hardware Doors/Windows/Locks													2,400.00
4420-03-200	Window Treatments													3,000.00
4420-04-000	Electrical - Supplies/Fixtures													12,000.00
4420-06-000	Supplies-Janitorial/Cleaning													5,700.00
4420-07-000	Repairs - Materials & Supplies													12,000.00
4420-08-000	Supplies-Plumbing													5,700.00
4420-09-000	Supplies- Tools Equipmt													1,800.00
4420-10-000	Maint - Miscellaneous Supplies													3,000.00
4420-10-100	Countertops/Cabinets													650.00
4420-11-000	Supplies- HVAC													11,760.00
4420-12-000	Supplies- Painting													1,800.00
4429-00-000	Total Materials													67,440.00

**Renaissance - Washington Ridge (17)
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	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4430-03-000 Contract-Building Repairs - Exterior	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-03-100 Contract-Building Repairs - Interior	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-05-000 Contract-Decorating/Painting	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-06-000 Contract-Electrical	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-07-000 Contract-Exterminating/Pest Control	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	15,108.00
4430-09-000 Contract-Other	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	4,440.00
4430-13-000 Contract-HVAC - Repairs & Maint	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-17-000 Contract-Elevator Monitoring	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4430-18-000 Contract-Alarm Monitoring	1,263.00	1,263.00	1,263.00	1,263.00	1,263.00	1,263.00	1,263.00	1,263.00	1,263.00	1,263.00	1,263.00	1,263.00	15,156.00
4430-23-000 Contract-Consultants	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-24-000 Contract-Grounds-Landscaping	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	86,400.00
4430-24-200 Contract-Tree Cutting	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4430-24-300 Contract-Pressure Wash	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-27-000 Contract - Lease	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	13,328.28
4430-28-000 Unit Inspections	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
4439-00-000 Total Contract Costs	17,702.69	17,702.69	17,702.69	17,702.69	17,702.69	17,702.69	17,702.69	17,702.69	17,702.69	17,702.69	17,702.69	17,702.69	212,432.28
4499-00-000 TOTAL MAINTENANCE EXPENSES	48,727.91	48,727.91	48,727.91	48,727.91	48,727.91	48,727.91	48,727.91	48,727.91	48,727.91	48,727.91	48,727.91	48,727.91	576,934.92
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	15,081.02	15,081.02	15,081.02	15,081.02	15,081.02	15,081.02	15,081.02	15,081.02	15,081.02	15,081.02	15,081.02	15,081.02	180,972.24
4510-01-000 General Liability Insurance - Auto	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	9,720.00
4570-00-000 Reduction in Rental Income	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4599-00-000 TOTAL GENERAL EXPENSES	16,241.02	16,241.02	16,241.02	16,241.02	16,241.02	16,241.02	16,241.02	16,241.02	16,241.02	16,241.02	16,241.02	16,241.02	194,892.24
4700-00-000 HOUSING ASSISTANCE PAYMENTS													
4715-01-002 Tenant Utility Payments - PH	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800.00
4715-03-000 FSS Escrow Payments	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	32,400.00
4800-00-000 FINANCING EXPENSE													
4856-00-000 TD Bank Loan	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	247,672.44
4857-00-000 Debt Service Contra Account	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-189,369.48
4899-00-000 TOTAL FINANCING EXPENSES	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	58,302.96
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	691,838.64
5100-50-000 Amortization Expense	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	2,975.88
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	694,814.52
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000 Refrigerators	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-02-000 Stoves/Ranges	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
5600-03-000 Roofs	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-04-000 Hot Water Heaters	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-05-000 Parking Lots/Paving	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-06-000 Cabinet/Counter Tops	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-07-000 Grounds Improvements	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-08-000 HVAC(Buildings, units, etc...)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-12-000 Carpet & Flooring Replacement	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-13-000 Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-14-000 Doors, Windows, Exterior	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-15-000 Play Ground Equipment	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00
5600-16-000 Interior Replacements	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-17-000 Ceiling Fans	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-18-000 Other Capital Replacement	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	240,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	612,600.00

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		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
5699-01-000	Rmbrs. Replacement Reserve	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-612,600.00
8000-00-000	TOTAL EXPENSES	178,750.04	178,550.04	182,819.29	178,550.04	178,550.04	182,819.29	178,550.04	182,819.29	178,550.04	178,550.04	178,550.04	182,819.29	2,193,346.91
9000-00-000	NET INCOME	-38,626.91	-46,064.44	-50,333.69	-46,064.44	-46,064.44	-50,333.69	-46,064.44	-50,333.69	-46,064.44	-46,064.44	-46,064.44	-50,333.69	-595,882.18
		57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	691,838.64
		19,026.31	11,588.78	7,319.53	11,588.78	11,588.78	7,319.53	11,588.78	7,319.53	11,588.78	11,588.78	11,588.78	7,319.53	95,956.46

Colton Meadow, LLLP (56)
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Table with columns: Jan-24, Feb-24, Mar-24, Apr-24, May-24, Jun-24, Jul-24, Aug-24, Sep-24, Oct-24, Nov-24, Dec-24, Total. Rows include Revenue & Expenses, INCOME (TENANT INCOME, OTHER INCOME), and EXPENSES (ADMINISTRATIVE, Legal Expense, Other Admin Expenses, Miscellaneous Admin Expenses).

Colton Meadow, LLLP (56)
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	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4190-04-000 Stationery & Office Supplies	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-06-000 Computer Equipment	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-07-000 Telephone	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-08-000 Postage	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4190-09-000 Computer Software License Fees/Exp	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4190-10-000 Copiers - Lease & Service	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
4190-13-000 Internet	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
4190-19-000 IT Contract Fees	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
4190-22-000 Other Misc Admin Expenses	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-22-300 Misc Renting Expense & Compliance Contracts	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4190-24-000 Govt Licenses-Fees-Permits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4191-00-000 Total Miscellaneous Admin Expenses	3,495.00	3,495.00	3,495.00	3,495.00	3,495.00	3,495.00	3,495.00	3,495.00	3,495.00	3,495.00	3,495.00	3,495.00	41,940.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	16,159.82	16,167.17	18,167.17	16,159.82	16,159.82	18,167.17	16,159.82	18,167.17	16,159.82	16,159.82	16,159.82	18,167.17	202,154.60
TENANT SERVICES													
4200-00-000													
4230-00-000 Resident Services Exp	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
UTILITIES													
4300-00-000													
4320-00-000 Electricity	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4340-00-000 Garbage/Trash Removal	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	37,200.00
4390-01-100 Water/Sewer Combined	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	67,200.00
4399-00-000 TOTAL UTILITY EXPENSES	9,300.00	9,300.00	9,300.00	9,300.00	9,300.00	9,300.00	9,300.00	9,300.00	9,300.00	9,300.00	9,300.00	9,300.00	111,600.00
MAINTENANCE AND OPERATIONS													
4400-00-000													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	3,488.10	3,488.10	5,232.15	3,488.10	3,488.10	5,232.15	3,488.10	5,232.15	3,488.10	3,488.10	3,488.10	5,232.15	48,833.40
4410-06-000 401K-401A Maintenance	139.52	139.52	209.29	139.52	139.52	209.29	139.52	209.29	139.52	139.52	139.52	209.29	1,953.34
4410-07-000 Payroll Taxes Maintenance	279.05	279.05	418.57	279.05	279.05	418.57	279.05	418.57	279.05	279.05	279.05	418.57	3,906.67
4410-08-000 Health/Life Insurance Maint.	568.92	568.92	568.92	568.92	568.92	568.92	568.92	568.92	568.92	568.92	568.92	568.92	6,827.04
4410-09-000 Workers Comp Maintenance	139.52	139.52	209.29	139.52	139.52	209.29	139.52	209.29	139.52	139.52	139.52	209.29	1,953.34
4410-10-000 Payroll Prep Fees Maint.	34.88	34.88	52.32	34.88	34.88	52.32	34.88	52.32	34.88	34.88	34.88	52.32	488.33
4410-11-000 Legal Shield - Maint	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4411-00-000 Maintenance Uniforms	70.00	70.00	150.00	70.00	70.00	150.00	70.00	150.00	70.00	70.00	70.00	150.00	1,160.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	400.00	400.00	300.00	400.00	400.00	300.00	400.00	300.00	400.00	400.00	400.00	300.00	4,400.00
4419-00-000 Total General Maint Expense	5,160.00	5,160.00	7,180.54	5,160.00	5,160.00	7,180.54	5,160.00	7,180.54	5,160.00	5,160.00	5,160.00	7,180.54	70,002.12
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4420-02-000 Supplies-Appliance Parts	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-03-000 Supplies-Painting/Decorating	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4420-03-100 Hardware Doors/Windows/Locks	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-03-200 Window Treatments	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
4420-04-000 Electrical - Supplies/Fixtures	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4420-06-000 Supplies-Janitorial/Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-07-000 Repairs - Materials & Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-08-000 Supplies-Plumbing	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	3,240.00
4420-09-000 Supplies- Tools Equipmt	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-09-100 Security Equipment,Locks,Alarms	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-10-000 Maint - Miscellaneous Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-11-000 Supplies- HVAC	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-12-000 Supplies- Painting	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4429-00-000 Total Materials	3,325.00	3,325.00	3,325.00	3,325.00	3,325.00	3,325.00	3,325.00	3,325.00	3,325.00	3,325.00	3,325.00	3,325.00	39,900.00
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
4430-03-000 Contract-Building Repairs - Exterior	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-03-100 Contract-Building Repairs - Interior	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00

Colton Meadow, LLLP (56)
2024 Budget

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4430-03-300 Repairs - Windows/Glass	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-05-000 Contract-Decorating/Painting	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4430-07-000 Contract-Exterminating/Pest Control	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-13-000 Contract-HVAC - Repairs & Maint	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	10,440.00
4430-18-000 Contract-Alarm Monitoring	499.99	499.99	499.99	499.99	499.99	499.99	499.99	499.99	499.99	499.99	499.99	499.99	5,999.88
4430-24-000 Contract-Grounds-Landscaping	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	31,020.00
4430-24-300 Contract-Pressure Wash	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	8,874.96
4430-26-000 Contract-Security Camera System	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-27-000 Contract - Lease	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	4,560.00
4430-28-000 Unit Inspections	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4439-00-000 Total Contract Costs	6,734.57	6,734.57	6,734.57	6,734.57	6,734.57	6,734.57	6,734.57	6,734.57	6,734.57	6,734.57	6,734.57	6,734.57	80,814.84
4499-00-000 TOTAL MAINTENANCE EXPENSES	15,219.57	15,219.57	17,240.11	15,219.57	15,219.57	17,240.11	15,219.57	17,240.11	15,219.57	15,219.57	15,219.57	17,240.11	190,716.96
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	7,361.42	7,361.42	7,361.42	7,361.42	7,361.42	7,361.42	7,361.42	7,361.42	7,361.42	7,361.42	7,361.42	7,361.42	88,337.04
4510-01-000 General Liability Insurance - Auto	2,605.32	2,605.32	2,605.32	2,605.32	2,605.32	2,605.32	2,605.32	2,605.32	2,605.32	2,605.32	2,605.32	2,605.32	31,263.84
4525-00-000 Real Estate Taxes	2,524.40	2,524.40	2,524.40	2,524.40	2,524.40	2,524.40	2,524.40	2,524.40	2,524.40	2,524.40	2,524.40	2,524.40	30,292.80
4570-00-000 Reduction in Rental Income	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4599-00-000 TOTAL GENERAL EXPENSES	12,741.14	12,741.14	12,741.14	12,741.14	12,741.14	12,741.14	12,741.14	12,741.14	12,741.14	12,741.14	12,741.14	12,741.14	152,893.68
4800-00-000 FINANCING EXPENSE													
4853-02-000 Loan Servicing Fee	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59	8,035.08
4855-00-000 Interest Expense-Mortgage	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	12,314.28
4855-03-000 Interest Expense - Home Loan	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	1,825.92
4855-04-000 Interest Expense - LHA	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	33,816.00
4899-00-000 TOTAL FINANCING EXPENSES	4,665.94	4,665.94	4,665.94	4,665.94	4,665.94	4,665.94	4,665.94	4,665.94	4,665.94	4,665.94	4,665.94	4,665.94	55,991.28
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	470,126.28
5100-50-000 Amortization Expense	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	13,913.04
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	484,039.32
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000 Refrigerators	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5600-02-000 Stoves/Ranges	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5600-03-000 Roofs	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-04-000 Hot Water Heaters	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5600-05-000 Parking Lots/Paving	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-06-000 Cabinet/Counter Tops	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-07-000 Grounds Improvements	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5600-08-000 HVAC(Buildings, units, etc...)	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
5600-13-000 Community Room	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5600-15-000 Play Ground Equipment	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5600-17-000 Ceiling Fans	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5600-18-000 Other Capital Replacement	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	168,240.00
5699-01-000 Rmbrs. Replacement Reserve	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-168,240.00
8000-00-000 TOTAL EXPENSES	98,423.08	100,430.43	102,450.96	98,423.08	98,423.08	102,450.96	98,423.08	102,450.96	98,423.08	98,423.08	98,423.08	102,450.96	1,197,395.84
9000-00-000 NET INCOME	-30,435.08	-33,092.43	-35,112.96	-31,085.08	-31,085.08	-35,112.96	-31,085.08	-35,112.96	-31,085.08	-31,085.08	-31,085.08	-35,112.96	-389,339.84
	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	484,039.32
	9,901.53	7,244.18	5,223.65	9,251.53	9,251.53	5,223.65	9,251.53	5,223.65	9,251.53	9,251.53	9,251.53	5,223.65	94,699.48

Villas at Lake Bonnet (57)

2024 Budget

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Budget
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	43,353.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	507,751.00
3112-02-000 Gain to Lease Sec8	22,738.00	21,126.00	21,126.00	21,126.00	21,126.00	21,126.00	21,126.00	21,126.00	21,126.00	21,126.00	21,126.00	21,126.00	255,124.00
3119-00-000 Total Rental Income	66,091.00	63,344.00	63,344.00	63,344.00	63,344.00	63,344.00	63,344.00	63,344.00	63,344.00	63,344.00	63,344.00	63,344.00	762,875.00
3120-00-000 Other Tenant Income													
3120-03-000 Damages & Cleaning	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
3120-04-000 Late and Admin Charges	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3120-05-000 Legal Fees - Tenant	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-07-000 Tenant Owed Utilities	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-09-000 Misc. Tenant Income	200.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	750.00
3120-10-000 Application Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-11-000 Forfeited Security Deposits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3129-00-000 Total Other Tenant Income	565.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	5,130.00
3199-00-000 TOTAL TENANT INCOME	66,656.00	63,759.00	63,759.00	63,759.00	63,759.00	63,759.00	63,759.00	63,759.00	63,759.00	63,759.00	63,759.00	63,759.00	768,005.00
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	100.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	210.00
3610-01-000 Interest Income - Unrestricted	125.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	235.00
3699-00-000 TOTAL OTHER INCOME	225.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	445.00
3999-00-000 TOTAL INCOME	66,881.00	63,779.00	63,779.00	63,779.00	63,779.00	63,779.00	63,779.00	63,779.00	63,779.00	63,779.00	63,779.00	63,779.00	768,450.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	5,471.18	5,471.18	8,206.77	5,471.18	5,471.18	8,206.77	5,471.18	8,206.77	5,471.18	5,471.18	5,471.18	8,206.77	76,596.52
4110-00-001 401K-401A Admin	218.85	218.85	328.27	218.85	218.85	328.27	218.85	328.27	218.85	218.85	218.85	328.27	3,063.86
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	437.69	437.69	656.54	437.69	437.69	656.54	437.69	656.54	437.69	437.69	437.69	656.54	6,127.72
4110-00-004 Workers Comp Admin	218.85	218.85	328.27	218.85	218.85	328.27	218.85	328.27	218.85	218.85	218.85	328.27	3,063.86
4110-00-006 Legal Shield - Administrative	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	550.20
4110-00-007 Payroll Prep Fees	54.71	54.71	82.07	54.71	54.71	82.07	54.71	82.07	54.71	54.71	54.71	82.07	765.97
4110-07-000 Health/Life Insurance	380.26	380.26	272.00	380.26	380.26	272.00	380.26	272.00	380.26	380.26	380.26	272.00	4,130.08
4110-99-000 Total Administrative Salaries	6,827.39	6,827.39	9,919.77	6,827.39	6,827.39	9,919.77	6,827.39	9,919.77	6,827.39	6,827.39	6,827.39	9,919.77	94,298.21
4120-99-000 Total Admin. Salaries & Benefits	6,827.39	6,827.39	9,919.77	6,827.39	6,827.39	9,919.77	6,827.39	9,919.77	6,827.39	6,827.39	6,827.39	9,919.77	94,298.21
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-02-000 Criminal Background / Credit Checks/Drug Testing	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-04-000 General Legal Expense	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-99-000 Total Legal Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4140-00-100 Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4170-00-000 Accounting/Bookkeeping Fees	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	6,750.00
4171-00-000 Auditing Fees	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	9,300.00
4173-00-000 Management Fee	4,626.37	4,434.08	4,434.08	4,434.08	4,434.08	4,434.08	4,434.08	4,434.08	4,434.08	4,434.08	4,434.08	4,434.08	53,401.25
4173-03-000 Asset Management Fee-FHFC	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
4189-00-000 Total Other Admin Expenses	6,988.87	6,796.58	6,796.58	6,796.58	6,796.58	6,796.58	6,796.58	6,796.58	6,796.58	6,796.58	6,796.58	6,796.58	81,751.25
4190-00-000 Miscellaneous Admin Expenses													
4190-01-000 Membership/Subscriptions/Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-02-000 Printing/Publications & Subscriptions	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-03-000 Advertising Publications	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00

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	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Budget
4190-04-000 Stationery & Office Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-06-000 Computer Equipment	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4190-07-000 Telephone	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	1,860.00
4190-08-000 Postage	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
4190-09-000 Computer Software License Fees/Exp	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
4190-10-000 Copiers - Lease & Service	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4190-13-000 Internet	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-19-000 IT Contract Fees	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-22-000 Other Misc Admin Expenses	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,640.00
4190-22-300 Misc Renting Expense & Compliance Contracts	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4190-24-000 Govt Licenses-Fees-Permits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4191-00-000 Total Miscellaneous Admin Expenses	3,440.00	3,440.00	3,440.00	3,440.00	3,440.00	3,440.00	3,440.00	3,440.00	3,440.00	3,440.00	3,440.00	3,440.00	41,280.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	17,406.26	17,213.97	20,306.35	17,213.97	17,213.97	20,306.35	17,213.97	20,306.35	17,213.97	17,213.97	17,213.97	20,306.35	219,129.46
4200-00-000 TENANT SERVICES													
4230-00-000 Resident Services Exp	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4300-00-000 UTILITIES													
4320-00-000 Electricity	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4340-00-000 Garbage/Trash Removal	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
4390-01-100 Water/Sewer Combined	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	55,200.00
4399-00-000 TOTAL UTILITY EXPENSES	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	96,000.00
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	3,453.82	3,453.82	5,180.73	3,453.82	3,453.82	5,180.73	3,453.82	5,180.73	3,453.82	3,453.82	3,453.82	5,180.73	48,353.48
4410-06-000 401K-401A Maintenance	138.15	138.15	207.23	138.15	138.15	207.23	138.15	207.23	138.15	138.15	138.15	207.23	1,934.14
4410-07-000 Payroll Taxes Maintenance	276.31	276.31	414.46	276.31	276.31	414.46	276.31	414.46	276.31	276.31	276.31	414.46	3,868.28
4410-08-000 Health/Life Insurance Maint.	693.76	693.76	1,324.44	693.76	693.76	1,324.44	693.76	1,324.44	693.76	693.76	693.76	1,324.44	10,847.84
4410-09-000 Workers Comp Maintenance	138.15	138.15	207.23	138.15	138.15	207.23	138.15	207.23	138.15	138.15	138.15	207.23	1,934.14
4410-10-000 Payroll Prep Fees Maint.	34.54	34.54	51.81	34.54	34.54	51.81	34.54	51.81	34.54	34.54	34.54	51.81	483.53
4410-11-000 Legal Shield - Maint	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	550.20
4411-00-000 Maintenance Uniforms	50.00	50.00	85.00	50.00	50.00	85.00	50.00	85.00	50.00	50.00	50.00	85.00	740.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4419-00-000 Total General Maint Expense	5,030.58	5,030.58	7,716.74	5,030.58	5,030.58	7,716.74	5,030.58	7,716.74	5,030.58	5,030.58	5,030.58	7,716.74	71,111.61
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4420-02-000 Supplies-Appliance Parts	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00
4420-03-000 Supplies-Painting/Decorating	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	13,920.00
4420-03-100 Hardware Doors/Windows/Locks	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
4420-03-200 Window Treatments	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-04-000 Electrical - Supplies/Fixtures	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4420-06-000 Supplies-Janitorial/Cleaning	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
4420-07-000 Repairs - Materials & Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-08-000 Supplies-Plumbing	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4420-09-000 Supplies- Tools Equipmt	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-10-000 Maint - Miscellaneous Supplies	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4420-11-000 Supplies- HVAC	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4420-12-000 Supplies- Painting	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4429-00-000 Total Materials	4,525.00	4,525.00	4,525.00	4,525.00	4,525.00	4,525.00	4,525.00	4,525.00	4,525.00	4,525.00	4,525.00	4,525.00	54,300.00
4430-00-000 Contract Costs													
4430-01-100 Fire Alarms/Extinguisher Repairs	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-05-000 Contract-Decorating/Painting	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	6,363.00
4430-11-000 Contract-Plumbing	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4430-13-000 Contract-HVAC - Repairs & Maint	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00

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	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Budget
4430-18-000 Contract-Alarm Monitoring	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00
4430-23-000 Contract-Consultants	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-24-000 Contract-Grounds-Landscaping	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	32,400.00
4430-24-200 Contract-Tree Cutting	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-24-300 Contract-Pressure Wash	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-27-000 Contract - Lease	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	4,420.32
4430-28-000 Unit Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4439-00-000 Total Contract Costs	6,823.61	6,823.61	6,823.61	6,823.61	6,823.61	6,823.61	6,823.61	6,823.61	6,823.61	6,823.61	6,823.61	6,823.61	81,883.32
4499-00-000 TOTAL MAINTENANCE EXPENSES	16,379.19	16,379.19	19,065.35	16,379.19	16,379.19	19,065.35	16,379.19	19,065.35	16,379.19	16,379.19	16,379.19	19,065.35	207,294.93
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	6,962.61	6,962.61	6,962.61	6,962.61	6,962.61	6,962.61	6,962.61	6,962.61	6,962.61	6,962.61	6,962.61	6,962.61	83,551.32
4510-01-000 General Liability Insurance - Auto	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	5,209.80
4521-00-000 Misc. Taxes/Licenses/Insurance	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4525-00-000 Real Estate Taxes	3,260.62	3,260.62	3,260.62	3,260.62	3,260.62	3,260.62	3,260.62	3,260.62	3,260.62	3,260.62	3,260.62	3,260.62	39,127.44
4570-00-000 Reduction in Rental Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	10,732.38	10,732.38	10,732.38	10,732.38	10,732.38	10,732.38	10,732.38	10,732.38	10,732.38	10,732.38	10,732.38	10,732.38	128,788.56
4800-00-000 FINANCING EXPENSE													
4853-02-000 Loan Servicing Fee	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	7,751.76
4855-00-000 Interest Expense-Mortgage	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	38,192.52
4855-03-000 Interest Expense - Home Loan	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	2,063.76
4855-04-000 Interest Expense - LHA	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	75,740.76
4899-00-000 TOTAL FINANCING EXPENSES	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	123,748.80
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	475,318.44
5100-50-000 Amortization Expense	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	18,510.24
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	493,828.68
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000 Refrigerators	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5600-02-000 Stoves/Ranges	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-04-000 Hot Water Heaters	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	4,680.00
5600-06-000 Cabinet/Counter Tops	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-08-000 HVAC(Buildings, units, etc...)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-11-000 Furnace Replacement	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5600-13-000 Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-15-000 Play Ground Equipment	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5600-17-000 Ceiling Fans	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5600-18-000 Other Capital Replacement	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	148,320.00
5699-01-000 Rmbrs. Replacement Reserve	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-148,320.00
8000-00-000 TOTAL EXPENSES	104,007.62	103,815.33	109,593.88	103,815.33	103,815.33	109,593.88	103,815.33	109,593.88	103,815.33	103,815.33	103,815.33	109,593.88	1,269,090.43
9000-00-000 NET INCOME	-37,126.62	-40,036.33	-45,814.88	-40,036.33	-40,036.33	-45,814.88	-40,036.33	-45,814.88	-40,036.33	-40,036.33	-40,036.33	-45,814.88	-500,640.43
Net Operating Income after Depreciation	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-501118.08
	4,633.22	1,723.51	-4,055.04	1,723.51	1,723.51	-4,055.04	1,723.51	-4,055.04	1,723.51	1,723.51	1,723.51	-4,055.04	477.65

The Manor at West Bartow (62)
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	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	21,956.00	21,956.00	21,956.00	21,956.00	21,956.00	21,956.00	21,956.00	21,956.00	21,956.00	21,956.00	21,956.00	21,956.00	263,472.00
3112-02-000 Gain to Lease Sec8	67,968.00	67,968.00	67,968.00	67,968.00	67,968.00	67,968.00	67,968.00	67,968.00	67,968.00	67,968.00	67,968.00	67,968.00	815,616.00
3119-00-000 Total Rental Income	89,924.00	89,924.00	89,924.00	89,924.00	89,924.00	89,924.00	89,924.00	89,924.00	89,924.00	89,924.00	89,924.00	89,924.00	1,079,088.00
3120-00-000 Other Tenant Income													
3120-01-100 Laundry Room Income	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
3120-03-000 Damages & Cleaning	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
3120-04-000 Late and Admin Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-06-000 NSF Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
3120-06-100 Section 8 Processing Fees (Accounting)	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-9,000.00
3120-09-000 Misc.Tenant Income	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-10-000 Application Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3120-11-000 Forfeited Security Deposits	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3129-00-000 Total Other Tenant Income	-575.00	-575.00	-575.00	-575.00	-575.00	-575.00	-575.00	-575.00	-575.00	-575.00	-575.00	-575.00	-6,900.00
3199-00-000 TOTAL TENANT INCOME	89,574.00	89,574.00	89,574.00	89,574.00	89,574.00	89,574.00	89,574.00	89,574.00	89,574.00	89,574.00	89,574.00	89,574.00	1,074,888.00
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	2,820.00
3610-01-000 Interest Income - Unrestricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3699-00-000 TOTAL OTHER INCOME	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	2,940.00
3999-00-000 TOTAL INCOME	89,819.00	89,819.00	89,819.00	89,819.00	89,819.00	89,819.00	89,819.00	89,819.00	89,819.00	89,819.00	89,819.00	89,819.00	1,077,828.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	8,202.66	8,202.66	11,987.66	8,202.66	8,202.66	11,987.66	8,202.66	11,987.66	8,202.66	8,202.66	8,202.66	11,987.66	113,571.92
4110-00-001 401K-401A Admin	328.11	328.11	479.51	328.11	328.11	328.11	328.11	479.51	328.11	328.11	328.11	328.11	4,240.08
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	656.21	656.21	959.01	656.21	656.21	959.01	656.21	959.01	656.21	656.21	656.21	959.01	9,085.75
4110-00-004 Workers Comp Admin	328.11	328.11	479.51	328.11	328.11	479.51	328.11	479.51	328.11	328.11	328.11	479.51	4,542.88
4110-00-007 Payroll Prep Fees	82.03	82.03	119.88	82.03	82.03	119.88	82.03	119.88	82.03	82.03	82.03	119.88	1,135.72
4110-07-000 Health/Life Insurance	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	17,266.80
4110-99-000 Total Administrative Salaries	11,036.01	11,036.01	15,464.46	11,036.01	11,036.01	15,313.07	11,036.01	15,464.46	11,036.01	11,036.01	11,036.01	15,313.07	149,843.15
4120-99-000 Total Admin. Salaries & Benefits	11,036.01	11,036.01	15,464.46	11,036.01	11,036.01	15,313.07	11,036.01	15,464.46	11,036.01	11,036.01	11,036.01	15,313.07	149,843.15
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4130-02-000 Criminal Background / Credit Checks/D	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
4130-03-000 Tenant Screening	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
4130-04-000 General Legal Expense	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4130-99-000 Total Legal Expense	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	4,440.00
4140-00-100 Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00

**The Manor at West Bartow (62)
2024 Budget**

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4171-00-000 Auditing Fees	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	9,300.00
4173-00-000 Management Fee	5,395.44	5,395.44	5,395.44	5,395.44	5,395.44	5,395.44	5,395.44	5,395.44	5,395.44	5,395.44	5,395.44	5,395.44	64,745.28
4182-00-000 Consultants	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4189-00-000 Total Other Admin Expenses	6,615.44	6,615.44	6,615.44	6,615.44	6,615.44	6,615.44	6,615.44	6,615.44	6,615.44	6,615.44	6,615.44	6,615.44	79,385.28
4190-00-000 Miscellaneous Admin Expenses													
4190-01-000 Membership/Subscriptions/Fees	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
4190-02-000 Printing/Publications & Subscriptions	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-03-000 Advertising Publications	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
4190-04-000 Stationery & Office Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-07-000 Telephone	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	11,700.00
4190-08-000 Postage	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
4190-09-000 Computer Software License Fees/Exp	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500.00
4190-10-000 Copiers - Lease & Service	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	1,953.84
4190-13-000 Internet	134.00	134.00	134.00	134.00	134.00	134.00	134.00	134.00	134.00	134.00	134.00	134.00	1,608.00
4190-19-000 IT Contract Fees	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	9,480.00
4190-20-000 Bank Fees - Restricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-20-100 Bank Fees - Unrestricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-22-000 Other Misc Admin Expenses	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	2,220.00
4190-24-000 Govt Licenses-Fees-Permits	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-30-000 Equipment Service Contracts	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4191-00-000 Total Miscellaneous Admin Expenses	4,686.82	4,686.82	4,686.82	4,686.82	4,686.82	4,686.82	4,686.82	4,686.82	4,686.82	4,686.82	4,686.82	4,686.82	56,241.84
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	22,888.27	22,888.27	27,316.72	22,888.27	22,888.27	27,165.33	22,888.27	27,316.72	22,888.27	22,888.27	22,888.27	27,165.33	292,070.27
4200-00-000 TENANT SERVICES													
4230-00-000 Resident Services Exp	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4300-00-000 UTILITIES													
4310-00-000 Water	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	20,400.00
4320-00-000 Electricity	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	31,200.00
4320-01-000 Electricity-Vacant Units	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4330-00-000 Gas	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4340-00-000 Garbage/Trash Removal	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00
4390-00-000 Sewer	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	33,600.00
4399-00-000 TOTAL UTILITY EXPENSES	9,225.00	9,225.00	9,225.00	9,225.00	9,225.00	9,225.00	9,225.00	9,225.00	9,225.00	9,225.00	9,225.00	9,225.00	110,700.00
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	7,515.67	7,515.67	11,668.00	7,515.67	7,515.67	10,995.00	7,515.67	11,668.00	7,515.67	7,515.67	7,515.67	10,995.00	105,451.36
4410-06-000 401K-401A Maintenance	300.63	300.63	466.72	300.63	300.63	439.80	300.63	466.72	300.63	300.63	300.63	439.80	4,218.05
4410-07-000 Payroll Taxes Maintenance	601.25	601.25	933.44	601.25	601.25	879.60	601.25	933.44	601.25	601.25	601.25	879.60	8,436.11
4410-08-000 Health/Life Insurance Maint.	1,632.14	1,632.14	1,632.14	1,632.14	1,632.14	1,632.14	1,632.14	1,632.14	1,632.14	1,632.14	1,632.14	1,632.14	19,585.68
4410-09-000 Workers Comp Maintenance	300.63	300.63	466.72	300.63	300.63	439.80	300.63	466.72	300.63	300.63	300.63	439.80	4,218.05
4410-10-000 Payroll Prep Fees Maint.	75.16	75.16	116.68	75.16	75.16	109.95	75.16	116.68	75.16	75.16	75.16	109.95	1,054.51
4411-00-000 Maintenance Uniforms	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	1,644.00
4412-00-000 Maintenance Travel/Training	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	226.00	226.00	226.00	226.00	226.00	226.00	226.00	226.00	226.00	226.00	226.00	226.00	2,712.00
4419-00-000 Total General Maint Expense	10,813.47	10,813.47	15,671.70	10,813.47	10,813.47	14,884.29	10,813.47	15,671.70	10,813.47	10,813.47	10,813.47	14,884.29	147,619.77
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4420-02-000 Supplies-Appliance Parts	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4420-03-000 Supplies-Painting/Decorating	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
4420-03-100 Hardware Doors/Windows/Locks	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00

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	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4420-03-200 Window Treatments	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4420-04-000 Electrical - Supplies/Fixtures	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4420-06-000 Supplies-Janitorial/Cleaning	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-07-000 Repairs - Materials & Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-08-000 Supplies-Plumbing	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00
4420-09-000 Supplies- Tools Equipmt	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
4420-09-100 Security Equipment,Locks,Alarms	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4420-11-000 Supplies- HVAC	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-12-000 Supplies- Painting	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4429-00-000 Total Materials	3,245.00	3,245.00	3,245.00	3,245.00	3,245.00	3,245.00	3,245.00	3,245.00	3,245.00	3,245.00	3,245.00	3,245.00	38,940.00
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-01-100 Fire Alarms/Extinguisher Repairs	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-03-000 Contract-Building Repairs - Exterior	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-03-100 Contract-Building Repairs - Interior	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-04-000 Contract-Carpet Cleaning	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-05-200 Painting Contract - Cycle Paint	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4430-11-000 Contract-Plumbing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-13-000 Contract-HVAC - Repairs & Maint	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	13,500.00
4430-13-400 Repairs/Maint - A/C Units	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4430-17-000 Contract-Elevator Monitoring	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	6,540.00
4430-18-000 Contract-Alarm Monitoring	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4430-24-000 Contract-Grounds-Landscaping	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
4430-24-200 Grounds-Tree Cutting	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.04
4430-24-300 Contract-Pressure Wash	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-24-400 Unit Turn Services	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-26-000 Contract-Security Camera System	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-28-000 Unit Inspections	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	6,999.96
4430-99-000 Other Contracted Services	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4439-00-000 Total Contract Costs	8,345.00	8,345.00	8,345.00	8,345.00	8,345.00	8,345.00	8,345.00	8,345.00	8,345.00	8,345.00	8,345.00	8,345.00	100,140.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	22,403.47	22,403.47	22,403.47	22,403.47	22,403.47	22,403.47	22,403.47	22,403.47	22,403.47	22,403.47	22,403.47	22,403.47	286,699.77
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	11,190.00	11,190.00	11,190.00	11,190.00	11,190.00	11,190.00	11,190.00	11,190.00	11,190.00	11,190.00	11,190.00	11,190.00	134,280.00
4510-01-000 General Liability Insurance - Auto	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	434.15	5,209.80
4521-00-000 Misc. Taxes/Licenses/Insurance	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4525-00-000 Real Estate Taxes	811.50	811.50	811.50	811.50	811.50	811.50	811.50	811.50	811.50	811.50	811.50	811.50	9,738.00
4570-00-000 Reduction in Rental Income	332.00	332.00	332.00	332.00	332.00	332.00	332.00	332.00	332.00	332.00	332.00	332.00	3,984.00
4599-00-000 TOTAL GENERAL EXPENSES	12,777.65	12,777.65	12,777.65	12,777.65	12,777.65	12,777.65	12,777.65	12,777.65	12,777.65	12,777.65	12,777.65	12,777.65	153,331.80
4800-00-000 FINANCING EXPENSE													
4853-02-000 Loan Servicing Fee	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
4855-00-000 Interest Expense-Mortgage	15,519.86	15,519.86	15,519.86	15,519.86	15,519.86	15,519.86	15,519.86	15,519.86	15,519.86	15,519.86	15,519.86	15,519.86	186,238.32
4855-01-000 Interest - Third Mortgage	484.17	484.17	484.17	484.17	484.17	484.17	484.17	484.17	484.17	484.17	484.17	484.17	5,810.04
4899-00-000 TOTAL FINANCING EXPENSES	16,229.03	16,229.03	16,229.03	16,229.03	16,229.03	16,229.03	16,229.03	16,229.03	16,229.03	16,229.03	16,229.03	16,229.03	194,748.36
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	372,044.88
5100-50-000 Amortization Expense	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	31,988.40
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	404,033.28
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS													

**The Manor at West Bartow (62)
2024 Budget**

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
5600-01-000 Refrigerators	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
5600-02-000 Stoves/Ranges	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-03-000 Roofs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-05-000 Parking Lots/Paving	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5600-06-000 Cabinet/Counter Tops	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
5600-07-000 Grounds Improvements	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-08-000 HVAC(Buildings, units, etc...)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-12-000 Carpet & Flooring Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-13-000 Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-14-000 Doors, Windows, Exterior	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5600-16-000 Interior Replacements	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5600-17-000 Ceiling Fans	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5600-18-000 Other Capital Replacement	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPEN	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	134,100.00
5699-01-000 Rmbrs. Replacement Reserve	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-134,100.00
8000-00-000 TOTAL EXPENSES	117,282.87	117,282.87	126,569.54	117,282.87	117,282.87	125,630.74	117,282.87	126,569.54	117,282.87	117,282.87	117,282.87	125,630.74	1,442,663.48
9000-00-000 NET INCOME	-27,463.87	-27,463.87	-36,750.54	-27,463.87	-27,463.87	-35,811.74	-27,463.87	-36,750.54	-27,463.87	-27,463.87	-27,463.87	-35,811.74	-364,835.48
	6,205.57	6,205.57	-3,081.10	6,205.57	6,205.57	-2,142.30	6,205.57	-3,081.10	6,205.57	6,205.57	6,205.57	-2,142.30	39,197.80

Micro Cottages at Williamstown (99)

2024 Budget

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	148,608.00
3119-00-000 Total Rental Income	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	12,384.00	148,608.00
3120-00-000 Other Tenant Income													
3120-01100 Laundry Room Income	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
3120-03-000 Damages & Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-04-000 Late and Admin Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3129-00-000 Total Other Tenant Income	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00
3199-00-000 TOTAL TENANT INCOME	12,909.00	12,909.00	12,909.00	12,909.00	12,909.00	12,909.00	12,909.00	12,909.00	12,909.00	12,909.00	12,909.00	12,909.00	154,908.00
3400-00-000 GRANT INCOME													
3401-00-000 Government Subsidy Income	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	139,920.00
3499-00-000 TOTAL GRANT INCOME	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	11,660.00	139,920.00
3600-00-000 OTHER INCOME													
3610-01-000 Interest Income - Unrestricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3699-00-000 TOTAL OTHER INCOME	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3999-00-000 TOTAL INCOME	24,579.00	24,579.00	24,579.00	24,579.00	24,579.00	24,579.00	24,579.00	24,579.00	24,579.00	24,579.00	24,579.00	24,579.00	294,948.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	2,455.34	2,455.34	3,683.00	2,455.34	2,455.34	3,683.00	2,455.34	3,683.00	2,455.34	2,455.34	2,455.34	3,683.00	34,374.72
4110-00-001 401K-401A Admin	98.21	98.21	147.32	98.21	98.21	147.32	98.21	147.32	98.21	98.21	98.21	147.32	1,374.99
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	196.43	196.43	294.64	196.43	196.43	294.64	196.43	294.64	196.43	196.43	196.43	294.64	2,749.98
4110-00-004 Workers Comp Admin	98.21	98.21	147.32	98.21	98.21	147.32	98.21	147.32	98.21	98.21	98.21	147.32	1,374.99
4110-00-007 Payroll Prep Fees	24.55	24.55	36.83	24.55	24.55	36.83	24.55	36.83	24.55	24.55	24.55	36.83	343.75
4110-07-000 Health/Life Insurance	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	1,440.72
4110-99-000 Total Administrative Salaries	2,992.81	2,992.81	4,429.17	2,992.81	2,992.81	4,429.17	2,992.81	4,429.17	2,992.81	2,992.81	2,992.81	4,429.17	41,659.14
4120-99-000 Total Admin. Salaries & Benefits	2,992.81	2,992.81	4,429.17	2,992.81	2,992.81	4,429.17	2,992.81	4,429.17	2,992.81	2,992.81	2,992.81	4,429.17	41,659.14
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4130-02-000 Criminal Background / Credit Checks/Drug Testing	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4130-04-000 General Legal Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4130-99-000 Total Legal Expense	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00
4139-00-000 Other Admin Expenses													
4170-00-000 Accounting/Bookkeeping Fees	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00
4171-00-000 Auditing Fees	1,877.36	1,877.36	1,877.36	1,877.36	1,877.36	1,877.36	1,877.36	1,877.36	1,877.36	1,877.36	1,877.36	1,877.36	22,528.32
4173-00-000 Management Fee	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	42,814.08
4173-02-000 Asset Management Fee	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	5,760.00
4189-00-000 Total Other Admin Expenses	6,285.20	6,285.20	6,285.20	6,285.20	6,285.20	6,285.20	6,285.20	6,285.20	6,285.20	6,285.20	6,285.20	6,285.20	75,422.40
4190-00-000 Miscellaneous Admin Expenses													
4190-02-000 Printing/Publications & Subscriptions	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-04-000 Stationery & Office Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-07-000 Telephone	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00
4190-08-000 Postage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-09-000 Computer Software License Fees/Exp	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	6,240.00
4190-13-000 Internet	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	15,991.44
4190-18-000 Small Office Equipment	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00

Micro Cottages at Williamstown (99)

2024 Budget

		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4190-22-000	Other Misc Admin Expenses	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-22-300	Misc Renting Expense & Compliance Contracts	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	2,304.00
4190-24-000	Govt Licenses-Fees-Permits	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	3,519.62	3,519.62	3,519.62	3,519.62	3,519.62	3,519.62	3,519.62	3,519.62	3,519.62	3,519.62	3,519.62	3,519.62	42,235.44
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	12,967.63	12,967.63	14,403.99	12,967.63	12,967.63	14,403.99	12,967.63	14,403.99	12,967.63	12,967.63	12,967.63	14,403.99	161,356.98
4300-00-000	UTILITIES													
4310-00-000	Water	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4320-00-000	Electricity	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4340-00-000	Garbage/Trash Removal	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	6,548.16
4390-00-000	Sewer	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	7,440.00
4399-00-000	TOTAL UTILITY EXPENSES	2,465.68	2,465.68	2,465.68	2,465.68	2,465.68	2,465.68	2,465.68	2,465.68	2,465.68	2,465.68	2,465.68	2,465.68	29,588.16
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	2,376.28	2,376.28	3,714.42	2,376.28	2,376.28	3,714.42	2,376.28	3,714.42	2,376.28	2,376.28	2,376.28	3,714.42	33,867.92
4410-06-000	401K-401A Maintenance	95.05	95.05	148.58	95.05	95.05	148.58	95.05	148.58	95.05	95.05	95.05	148.58	1,354.72
4410-07-000	Payroll Taxes Maintenance	190.10	190.10	297.15	190.10	190.10	297.15	190.10	297.15	190.10	190.10	190.10	297.15	2,709.43
4410-08-000	Health/Life Insurance Maint.	374.04	374.04	374.04	374.04	374.04	374.04	374.04	374.04	374.04	374.04	374.04	374.04	4,488.48
4410-09-000	Workers Comp Maintenance	95.05	95.05	148.58	95.05	95.05	148.58	95.05	148.58	95.05	95.05	95.05	148.58	1,354.72
4410-10-000	Payroll Prep Fees Maint.	23.76	23.76	37.14	23.76	23.76	37.14	23.76	37.14	23.76	23.76	23.76	37.14	338.68
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4419-00-000	Total General Maint Expense	3,204.29	3,204.29	4,769.91	3,204.29	3,204.29	4,769.91	3,204.29	4,769.91	3,204.29	3,204.29	3,204.29	4,769.91	44,713.95
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-02-000	Supplies-Appliance Parts	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-03-000	Supplies-Painting/Decorating	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-04-000	Electrical - Supplies/Fixtures	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-06-000	Supplies-Janitorial/Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-07-000	Repairs - Materials & Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-08-000	Supplies-Plumbing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-09-100	Security Equipment,Locks,Alarms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000	Supplies- HVAC	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-12-000	Supplies- Painting	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4429-00-000	Total Materials	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-07-000	Contract-Exterminating/Pest Control	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4430-18-000	Contract-Alarm Monitoring	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	2,220.00
4430-24-000	Contract-Grounds-Landscaping	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4430-24-300	Contract-Pressure Wash	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4430-28-000	Unit Inspections	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
4439-00-000	Total Contract Costs	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	27,360.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	6,009.29	6,009.29	7,574.91	6,009.29	6,009.29	7,574.91	6,009.29	7,574.91	6,009.29	6,009.29	6,009.29	7,574.91	78,373.95
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	3,070.04	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	23,476.47
4570-00-000	Reduction in Rental Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	3,120.04	1,905.13	1,905.13	1,905.13	1,905.13	1,905.13	1,905.13	1,905.13	1,905.13	1,905.13	1,905.13	1,905.13	24,076.47
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	95,482.32
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	95,482.32

Micro Cottages at Williamstown (99)

2024 Budget

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000 Refrigerators	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-02-000 Stoves/Ranges	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-06-000 Cabinet/Counter Tops	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-07-000 Grounds Improvements	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5600-08-000 HVAC(Buildings, units, etc...)	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-12-000 Carpet & Flooring Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-14-000 Doors, Windows, Exterior	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
5600-16-000 Interior Replacements	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-17-000 Ceiling Fans	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-18-000 Other Captial Replacement	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	82,800.00
5699-01-000 Rmbrs. Replacement Reserve	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-82,800.00
8000-00-000 TOTAL EXPENSES	32,519.50	31,304.59	34,306.57	31,304.59	31,304.59	34,306.57	31,304.59	34,306.57	31,304.59	31,304.59	31,304.59	34,306.57	388,877.88
9000-00-000 NET INCOME	-7,940.50	-6,725.59	-9,727.57	-6,725.59	-6,725.59	-9,727.57	-6,725.59	-9,727.57	-6,725.59	-6,725.59	-6,725.59	-9,727.57	-93,929.88
Net Operating Income After Depreciation	7956.86	7957.86	7958.86	7959.86	7960.86	7961.86	7962.86	7963.86	7964.86	7965.86	7966.86	7967.86	95548.32
	16.36	1,232.27	-1,768.71	1,234.27	1,235.27	-1,765.71	1,237.27	-1,763.71	1,239.27	1,240.27	1,241.27	-1,759.71	1,618.44

OTHER BUSINESS

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

LHA REGULAR MONTHLY BOARD MEETING 2024 CALENDAR

Monday, January 22, 2024

Moved back because of MLK Holiday

Monday, February 26, 2024

Moved back one week due to President Day

Monday, March 18, 2024

Monday, April 15, 2024

Monday, May 20, 2024

Monday, June 17, 2024

Monday, July 15, 2024

Monday, August 19, 2024

Monday, September 16, 2024

Monday, October 21, 2024

Monday November 18, 2024

Monday, December 16, 2024

*All meetings are scheduled for 6:00 P.M.

**Meeting will be held only if needed.

END OF REPORT