



430 Hartsell Avenue
Lakeland, FL 33815

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<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

Don Brown, Chairman
Shelly Asbury, Vice-Chairman
Lorenzo Robinson
Dewey Chancey
Judy Mas
David Samples
Heena Raju Gandhi

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

February 28, 2022

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida

Monday, February 28, 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 January 24, 2022**
- 3. FSS Graduation**
- 4. Public Forum**
- 5. Old Business**
- 6. New Business**
 - Employee of the Month
- 7. Secretary's Report**
 - Housing and Operations
 - Administration & Finance Report
- 8. Resolution**
 - **Resolution # 22-1511**
The Board of Commissioners is requested to authorize revisions of the current 2022 utility allowance schedule for both Public Housing and Section-8 Housing Choice Voucher participants.
- 9. Legal Report**
- 10. Other Business**
- 11. Adjournment**

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, January 24, 2022
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Don Brown, Chairman
Shelly Asbury, Commissioner, Vice Chairman
David Samples, Commissioner
Judy Mas, Commissioner
Dewey Chancey, Commissioner
Heena Raju Gandhi, Commissioner
Richard Richardson, Commissioner Emeritus

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:01 p.m. by Chairman Brown. The meeting was held in the Lakeland Housing Authority Board Room and via Zoom.

The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

Mr. Stevenson informed the Board that both Commissioner Shelly Asbury and Attorney Ricardo Gilmore would be attending the meeting via Zoom.

APPROVAL OF THE AGENDA

Commissioner Brown asked the commissioners to review the agenda.

- Motion to approve and accept the meeting agenda for January 24, 2022.
Motion by Commissioner Chancey, seconded by Commissioner Samples.

Vote:

Don Brown – Aye
Shelly Asbury – Aye

David Samples – Aye
Dewey Chancey – Aye

Heena Raju Gandhi – Aye

APPROVAL AND ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on November 15, 2021.

Motion by Commissioner Chancey, seconded by Commissioner Asbury.

Vote:

Don Brown – Aye

David Samples – Aye

Heena Raju Gandhi- Aye

Shelly Asbury – Aye

Dewey Chancey – Aye

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

Commissioner Judy Mas joined the meeting.

Mr. Stevenson mentioned that Patrick Roberts will present the 2021 Co-Employees of the Year. He explained the reason why two employees were selected as Employee of the Year. The Employees of the Year 2021 are Pedro Gonzalez and Burchell McFarland, Jr. Mr. Gonzalez has been working with LHA for one year. He came with a wealth of knowledge in air conditioning and refrigeration. Mr. Gonzalez has been very instrumental in helping get the West Lake Management air conditioning business operating in the right way. He has taught a core of the maintenance staff HVAC operations and installations. Mr. McFarland is the other Employee of the Year. He has at LHA for over 26 years and knows the various properties very well. He is a valued hard working and dependable employee that was off work for several months due to COVID-19. He was hospitalized with complications and missed over 90 days. He resumed working on his computer from home during his rehabilitation from the virus.

Mr. Stevenson spoke of the value of both workers and how the staff all unanimously agreed on the value and excellent work performance of both employees. Commissioner Brown gave accolades and gratitude on behalf of the LHA.

SECRETARY'S REPORT

Twin Lake Estate Phase II

Mr. Stevenson informed the board that they are still going through the stabilization process with the Partnership.

Twin Lakes Estate Phase III

The Developer Partner submitted an application for SAIL Program funds. LHA was awarded the local government contribution from Polk County. The team will apply for a 4% bond later. LHA will submit the mix finance development proposal to HUD later this year for their review and approval.

HOPE VI Close-out

Mr. Stevenson stated staff will be submitting a RAD application for the Carrington Place property (formerly known as Dakota Park Apartments). Staff will also be applying for HOME Program funds with Polk County. Staff is also considering submitting a RAD application for the rehab of the Renaissance property. The advantage to converting to the RAD program is LHA will be able to charge Section 8 rents for the housing units.

Arbor Manor

The sale of the Arbor Manor is moving slow but sure. A closing is anticipated in March or April 2022. Staff is optimistic about completing the sale.

10th Street Homeownership

Mr. Stevenson stated the 10th Street Homeownership project is still a work in progress.

Other Projects

Mr. Stevenson stated LHA has partnered with Winter Haven CDC, Global Legacy and NuJak Construction Company to submit an application for Home Program grant funds with Polk County. The project proposes the development of 125 units.

Mr. Stevenson said he emailed an updated Sustainability Plan for fiscal years 2022-2026 to the commissioners on this week. The Plan includes a letter from the new LHA Board Chairman and updated information on LHA accomplishments and the 2022-2026 agency goals.

HOUSING AND OPERATIONS

Carlos Pizarro reported the four (4) burned units at Cecil Gober Villas have a contractor. Renovation of the damage units should begin soon. He stated that in the month of December 2021 was very busy with four (4) LHA properties being audited. All properties passed the inspections and audits. The staff worked untireedly to make sure

the work was completed. He acknowledged his gratitude of the hard work and dedication of the property managers, leasing agents and maintenance staff.

Mr. Pizarro informed the Board he would be presenting Resolution 22-1510 requesting their approval of the SEMAP certification scores. The score of 145 out of 145 is a perfect score that will be submitted to HUD.

- Motion to approve Resolution No. 22- 1510
Motion by Commissioner Chancey, seconded by Commissioner Samples

Vote:

Don Brown – Aye

Judy Mas – Aye

Dewey Chancey – Aye

Shelly Asbury –Aye

David Samples – Aye

Heena Raju Gandhi– Aye

FINANCE AND ADMINISTRATION

Valerie Turner gave a through overview of the Finance Report and grant updates.

LEGAL REPORT

Mr. Gilmore stated he continues to review matters for housing authorities regarding COVID-19 issues and policies. The State of Florida recently passed a law which essentially affects the mandatory requirement for vaccinations. A memo has been circulated to Florida based Executive Directors on the policy and how the COVID-19 policies need to be reviewed under the new law.

OTHER BUSINESS

Mr. Stevenson stated he is cautiously optimistic about the YouthBuild Grant application. Staff and the consultants worked very hard along on the application.

Meeting adjourned at 6:26 P.M.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

Secretary's Report
February 2022
DEVELOPMENT UPDATES

West Lake Phase I

The senior building currently is 100% occupied. The property is receiving operating subsidy from all necessary funding sources.

West Lake Phase II

This phase currently is 100% occupied. The property is also receiving operating subsidy from all necessary funding sources.

The ariel photo below shows Phases I and II as well as the tree coverage along Olive Street.



West Lake Phase III

The Developer Partner successfully obtained the Local Government Contribution designation from the Polk County Board of Commissioners. The Local Government Contribution is a requirement in order to be eligible to submit an application for 9% tax credits. Unfortunately, the project did not receive a favorable lottery number, so our team will not be applying for 9% tax credits. Polk County staff has agreed to allow LHA to keep the \$460,000 contribution and use it with a 4% bond application. The

Secretary's Report

February 2022

Developer Partner has also submitted a SAIL (State Apartment Incentive Loan) Program application. LHA will also make a contribution of public housing funds 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% bond financing structure.

West Lake Phase III Disposition and Demolition

The HUD Special Application Center (SAC) gave its approval of the Demolition-Disposition application for the Phase III in July 2020. SAC also approved relocation vouchers for all of the Phase III families. Demolition of the housing units in Phase III will not start until after all of the families are relocated. Relocation is not expected to be completed until sometime during the fourth quarter of 2021. A copy of the SAC approval letter was included with the July 2020 Board Packet in the Old Business section.

The HUD-Washington, D.C. Officer requested a Development Proposal for Phase III be submitted. Staff advised the D.C. Office that no tax credits have been awarded for this phase, so all the financial information would be estimates. Once the project obtains funding, LHA staff will need to submit a final Development Proposal to HUD for review and approval.

There are approximately seven (7) families remaining on site. Staff is hopeful they relocate within the next 30-60 days. Once all of the families are relocated, LHA will begin the demolition process.

Renaissance at Washington Ridge

The tax credits at the Renaissance HOPE VI site expired on December 31, 2018. There was also a balloon payment of \$536,00 due to SunTrust Bank and a \$1.3 million dollars in Deferred Developer's fees. The loan has been paid off. LHA staff worked with Rubin Brown, an LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds were used to pay off the new loan. The next step was to make a decision regarding how to rehab the property. LHA staff discussed this issue with the Financial Advisor and Legal Counsel. Staff was approached by TD Bank about partnering on a new project. We discussed using a loan to retire the debt and complete basic rehab work and maintenance upkeep of the property for the next few years.

Subsequently, staff completed negotiations with TD Bank about a loan to pay off the debt associated with the Renaissance and Dakota Park (now known as Carrington Place) properties in November of 2019. Staff submitted a loan application with TD Bank. Since there are public housing units on the site, HUD approval was required even though no public housing funds or assets are being used to collateralize the loan.

Due to delays in the HUD approval process, LHA had to obtain extensions from TD Bank on the negotiated terms of the loan. The loan terms were also impacted by the COVID-19 pandemic. HUD finally provided written approval of the loan terms in June 2020. TD Bank had to revise the terms of the loan. Due to current market, the new terms were more favorable for LHA. For example, the

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interest rate dropped from 3.8% to 3.1%. A copy of the term sheet is provided in the June 2020 Board packet. TD Bank and LHA closed the loan on June 15, 2020. Previously, the General Partner for the Renaissance property gave authorization for negotiation and execution of the loan documents.

Carrington Place formerly known as Dakota Apartments

LHA staff has started to explore funding opportunities for the redevelopment of this property. Staff attended a meeting the Polk County Housing Department staff to discuss using HOME funds for the rebuilding of this property. The County is seeking applications for affordable rental housing projects that can start construction in 2022. Staff is also exploring using the Rental Assistance Demonstration (RAD) process in combination with a 4% bond, Polk County HOME Funds, 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.

Arbor Manor

Staff submitted a request to the HUD-SAC and HUD-Jacksonville Field Office for approval for a potential buyer, Alliance Realty Partners, Inc., to purchase the 17.5-acre property known as Arbor Manor. Previously, staff discussed disposition of the property with LHA Legal Counsel and the HUD-Jacksonville Field Office. The letter was submitted to the HUD-SAC and HUD-Jacksonville Field Office explaining the changes/updates to the previous HUD-SAC approval letter dated June 2, 2021. The previous approval request included an updated Phase I environmental assessment and appraisal. The sale of the property was approved by HUD on September 2, 2021. A copy of the approval letter was included in the September Board Packet under Old Business. The sales proceeds will used for future affordable housing development purposes. Staff remains hopeful of completing the sale of the property before the end of the first quarter of 2022.

Investment Partner Activities

The Investment Partner, Global Legacy Development Group, was selected after a public procurement process was conducted by LPHC. LPHC and the Investment Partner executed a Memorandum of Understanding on February 25, 2018. The two entities will work together in cooperation with LHA to identify and pursue development and investment opportunities for the purpose of generating independent non-federal revenue streams. One purpose of the funds will be to provide services for income qualified families in the LHA and LPHC service area. Future funding options include low-income housing tax credits, new market tax credits, bond options, affordable housing financing, loan syndication and other partnership ventures.

Global Legacy Development Group identified a potential Financial Investment Partner. This new investment partner is willing to offer LHA a Venture Capital opportunity whereby they will provide 100% financing for the 10th Street Homeownership Development project. With the 10th Street

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homeownership project, LHA is desiring to develop affordable homeownership units for low level professionals such as policemen, firemen, teachers, and other workforce income eligible persons.

Previously, staff wrote an RFP to solicit another Development Consultant in preparation of submitting another tax credit application in the next round of tax credits. The original RFP was withdrawn so that some revisions could be made to the solicitation package. The establishment of a pool of Development Consultant firms was approved by the LHA Board of Commissioners at the November 2019 meeting.

LHA partnered with the Investment Partner and NuJak Construction company to submit an application to Polk County for HOME funds. The project was selected for funding.

10th Street Apartments

The Investment Partner identified a lender to provide financing for this development project. DLP Lending has verbally agreed to fund the construction of 10th Street homeownership units. Staff is waiting on written confirmation of the agreement and terms. Once received, staff will forward the document to LHA Legal Counsel for review. Staff is hopeful of completing the closing process sometime this month. The Board approved Resolution #21-1509 authorizing the Executive Director to execute all documents necessary to complete the financial closing for this project.

Zion Bank

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. LHA received verbal approval. Staff received the written approval letter; however, the offer include 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.

Staff is considering a second purchase and construction build option with Zions Bank at two other locations. Staff and the Lender are engaged in negotiations with each of the respective owners. Staff has submitted a Contract to Purchase Offer to the Seller of a 31-acre site. The Seller is currently reviewing the offer.

OTHER BUSINESS

Agency Plan

LHA Staff has completed the process for submittal of the 2022 Agency Plan to HUD. The Plan was approved by the LHA Board and submitted in September 2021. HUD guidelines required a public comment process to be complete prior to submitting the Plan. The process included public and strategic meetings with the LHA Board of Commissioners, the City of Lakeland, the

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residents/participants, and the general public. A copy of the Plan was emailed to each Board member as well as posted on the LHA website. Copies were also sent to the Resident Advisory Board, City of Lakeland and other community partners for review and comment.

LHA staff received written approval of the Plan. A copy of the HUD approval letter was included in the September Board Packet under Other Business.

Community and Other Activities

LHA continues to assist CareerSource Polk with the distribution of the Florida Reemployment Assistance Application. LHA has made paper copies of the application available to the public at some of our properties. Copies are available in English, Spanish and Creole. Copies of the application are also available for download from the LHA website. The application was created by the Florida Department of Economic Opportunity.

I participated in an interview on a local YouTube channel. The show is called "A Word With Pastor Webb." Local community and business leaders are interviewed about their life experiences. The interview went well.

I have also been invited to participate as a panelist in a Regional Affordable Housing Forum. The event will include other panelist from Pinellas County, St. Petersburg and Tampa housing authorities. I have been asked to give a presentation on innovative ways to address the affordable housing crisis such as the micro-housing units at Williamstown.

Respectfully submitted,

Benjamin Stevensen

Secretary

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

February 2022

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing 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. The Micro-Cottages at Williamstown
 11. Twin Lakes Estates Senior PHASE I and II
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Total number of visitors for the month of January 2022: **708**

The Housing Choice Voucher SEMAP Certification was submitted to the HUD Field Office for approval and rating on 02/07/2022.

PHAS Assessments to Resume for FYE 2022

On Feb. 4, HUD released Notice PIH 2022-02, "Return of Public Housing Assessment Systems (PHAS) Assessments Upon Expiration of PHAS-Related Waivers in Notice PIH 2021-14." The notice advises PHAs that PHAS scoring will resume starting with the March 31, 2022, Fiscal Year End (FYE) Cohort and also temporarily adjusts the standard under the Management Assessment Subsystem (MASS) indicator for the Tenant Accounts Receivable (TAR) sub-indicator for the fiscal year 2022 PHAS assessment cycle.

Due to the COVID-19 pandemic, Notice PIH 2021-14 provided waivers that enabled HUD to delay PHAS assessments and carry over a PHA's last PHAS score. These waivers expired on December 31, 2021. Over the last year, HUD began transitioning back to normal requirements associated with HUD and resumed physical inspections of Public Housing properties on October 5, 2020, extending the notification period from 14 days to 28 days. PHAs have also continued to submit Financial Data Schedules (FDS) used to calculate the Financial Assessment Sub-systems (FASS) Indicator under PHAS.

Based on the data submitted by PHAs to HUD, HUD has determined that, aside from issues related to the TAR sub-indicator under the Management Operations Assessment Sub-system (MASS), many PHAs do not need further modifications to PHAS related to the financial and management indicators. However, if your agency feels as though the pandemic has negatively impacted your any of your PHAS sub-system scores, you should contact the HUD REAC Technical Assistance Center (TAC). HUD has the statutory ability to not issue a PHAS score for a given year if the agency has been impacted by unforeseen events, such as the pandemic. If a PHA can prove their score has been negatively impacted by the pandemic, HUD can choose not to issue a score for FYE 2022.

Due to the pandemic and federal and state eviction moratoria that were put in place, many agencies may have experienced a significant impact on their ability to collect rent and manage rent collection activities. As such, HUD is providing an automatic, temporary adjust for TAR scoring for FYE 2022. PHAs will receive 5 points for TAR if

the tenant accounts receivable is 80 percent or greater, 2 points if the tenant accounts receivable is between 79 percent and 60 percent, and 0 points if the TAR is below 60 percent. These changes will be implemented automatically for all agencies by HUD.

HUD will also continue to keep the inspection notification period at 28 days. If agencies do not believe they can get their units ready for an inspection in 28 days due to the pandemic, supply chain issues, staffing concerns, or other issues, they should contact the HUD REAC TAC. PHAs that have questions or need technical assistance should email REAC_TAC@hud.gov or call Technical Assistance Center (TAC) at 1-888-245-4860, between the hours of 7 a.m. – 8:30 p.m. Eastern Standard time.

HUD Sends HCV Get Ready Letter to PHA Executive Directors

On Jan. 18, HUD sent a letter to PHA Executive Directors titled “CY 2022 Housing Choice Voucher Program (HCV) Renewal Awards.” The letter provides some information on current and future prorations of voucher accounts to help HCV program administrators in planning their program.

The letter notes that the federal government is operating under a continuing resolution (CR), which will fund federal programs (including the HCV program) at the same rate as last year until Feb. 18, 2022. Under this CR, the HCV housing assistance payment (HAP) proration will be 98.5% for January and February. Similarly, under this CR, the HCV administrative fee proration will be 84% for January and February. Mainstream vouchers will receive the same prorations for its HAP and administrative fee accounts respectively. At this time, PHAs may anticipate HAP and administrative payments for February.

The letter also provides prorations for amounts in Senate and House draft appropriations bills for CY 2022. The estimate for the House bill is 90% for the administrative fee and full funding for HAP. The estimate for the Senate bill is 93% for administrative fee and full funding for HAP. To estimate the total renewal amount required for HAP nationally, HUD applied a national average inflation factor of 3.73%. (Inflation factors for individual PHAs will vary.) Preliminary inflation factors for individual PHAs can be found in HUD’s two-year forecasting tool. Some PHAs may hear from HUD staff, if HUD staff feels that those PHAs may experience a shortfall or have significant leasing potential. Finally, the deadline to submit CY 2021 costs and leasing adjustment within the voucher management system is **Jan. 28, 2022**.

The prorations provided by the letter are summarized in the table below.

	2022 CR (Jan. and Feb.)	2022 Senate Approps. Bill	2022 House Approps. Bill
HAP	98.5%	100%	100%
Administrative Fee	84%	93%	90%

Updated Waiver Guidance for 2022

Although most regulatory and statutory waivers related to the COVID-19 pandemic expired as of Dec. 31, 2021, HUD will continue to provide certain flexibilities to PHAs for the public housing and Housing Choice Voucher (HCV) program. For your agency to make use of these flexibilities, PHAs must apply by March 1 to receive expedited processing. To receive expedited processing, a PHA must show “good cause,” which includes increased vacancy, insufficient staffing levels to address administrative or maintenance backlogs, potential negative impacts to tenants or the onset of housing instability, local pandemic-specific delays or limitations caused by supply chain disruption, safety, or social distancing requirements, or show that Section Eight Management Assessment Program (SEMAP) indicators affected directly or indirectly because of the disruption to PHA operations caused by its adoption of CARES Act waivers.

Waivers include increasing payment standards during the HAP Contract term, waiving SEMAP scores, extending the term of a voucher, increasing maximum term of assistance for homeownership, and increasing payment standard amounts for voucher tenancy.

Housing agencies should email waiver requests to PIH_Expedited_Waivers@hud.gov, while copying their field office public housing directors. The email should include the subject line “Expedited Pandemic Regulatory Waiver Request [PHA name and code]”; the PHA business name, address, and email point of contact; the specific name and regulation of the waiver extension being requested (from the waivers listed); and a “good cause” justification.

PHAs will continue to be allowed to use alternative income verification techniques if third-party verification is not available, perform virtual HQS inspections, and provide oral briefings by means of phone, webcast, in-person meetings, video calls, or other methods without the need of a waiver.

HUD has also removed the requirement that PHAs must request a new PHAS score from HUD in order to meet eligibility for the FFY 2021 High Performer Capital Fund Formula bonus. HUD will instead use FFY 2019 PHAS scores to determine FFY 2021 High Performers. PHAs may still request a PHAS score from HUD if they were non-high performers in FFY 2019, but believe they are now.

Lastly, HUD’s Office of Community Planning and Development (CPD) issued a memo explaining the availability and extension of waivers of certain regulatory requirements associated with several CPD programs including the Continuum of Care (CoC), Youth Homelessness Demonstration Program (YHDP), Emergency Solutions Grants (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA). Waivers are to help prevent the spread of COVID-19 and to facilitate assistance to eligible communities and households economically impacted by COVID-19. The waivers are extensions of certain previous waivers HUD issued due to the pandemic, which expired on Dec. 31, 2021. Recipients must opt-in to use or continue to use these waivers. The memo also announces a simplified notification process for program recipients to use this waiver flexibly to expedite the delivery of assistance.

The memo lists available waivers and describes the procedure for using available waivers of program requirements. Grantees must mail or email notification to the CPD Director of their HUD Field Office to use one of the listed waivers. The email notification must be sent two days before the grantee anticipates using waiver flexibility, and include the following details: requestor’s name, title, and contact information; date on which the grantee anticipates first use of the waiver flexibility; and a list of the waiver flexibilities the grantee will use.

Program type: **All Relevant Programs/PH/S8HCV/01/31/2022**

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%	0%
FL105 Polk County	25%	74%	0%	0%	1%	0%	0%

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	27%	73%
FL105 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
1/31/2022	95.5%	2/07/2022

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

The tenant-based waiting list is currently closed.

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

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

Port Ins

LHA currently has 4 active port ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 27 vouchers to movers. We received 9 Requests for Tenancy Approvals during the month. We processed 2 initial move-in and 4 port-in, and 1 port outs were sent to another jurisdiction.

Active Clients

LHA is servicing 1,410 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1152
• Mainstream	40
• VASH	68
• Tenant Protection	114
• Port Out	0
• Port In	2
• Foster Youth	6
• EHV	30

EOP – End of Participation

LHA processed 4 EOP's with a date effective the month. Below are the reasons for leaving the program:

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

• Lease and/or Program Violations non-curable	0
Total	1

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
1/31/2022	99.49%	2/07/2022

General information and activities for the month

- The Housing Choice Voucher Department processed 100 annual certifications and 149 interim certifications.
- The Inspections Unit conducted a total of 76 inspections.
- A total of 0 hearings were conducted.

Repayment Agreements for Unreported Income

(No Changes reported)

10/31/2019	Accumulative Report				
Total of unreported income that has been identified	\$	335,151.00			
Non responsive	\$	81,963.00		\$	170,783.00
Identified as uncollectible	\$	65,081.90		\$	68,483.00
Repayment agreement signed		212,892.00		\$	102,388.00
Pending repayments to be signed	\$	40,296.00		\$	65,081.90
				\$	40,296.00
Downpayments received	\$	27,714.10			
Lump sum received	\$	4,301.00			
Payments towards agreement	\$	89,311.27			
	\$	121,326.37			
		G/L	Pending		Estimated balances as of 10/31/2019
RNP	\$	57,653.94	\$ -	\$	57,653.94
UNP	\$	57,653.94	\$ -	\$	57,653.94
	\$	115,307.88	\$ -	\$	115,307.88



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

Item	WestLake	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Williamstown
Occupancy	100%	100%	100%	95%	97%	99%	99%	100%	99%	100%
Down units due to modernization/Insurance	Under Relocation	4 offline fire units								
Vacant units	0	0	0	4	7	1	1	0	4	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	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	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Angie Santiago	Angie Santiago	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino	Vanessa C. Johnson

Family Self-Sufficiency (Housing Choice Voucher Program-Section 8)

FSS Program Statistics

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Section 8 (HCV)	20	94	43	45%

Escrow Balances

- The balance of the Section 8 FSS escrow is \$180,701.22
- The average amount is \$1,922.35

Recruiting

- Received 1 letter of interest.

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 April the forfeiture total is \$0.

Goals completed/enrolled by the Section 8 FSS participants:

- 0 family enrolled.

Completed Contract of Participation:

- 0 family completed the contract as of the end of October.

Services needed to complete Contract of Participation:

- Scheduled GED Readiness, Life Skills, and Employability Skills workshops
- FSS Workshops were done using Zoom
- Participants were assisted in the workshop sign-up process
- One Laptop and one tablet were lent to accommodate participants who needed technology support.
- Homeownership information, Solita's House, was given to participants.
- A great deal of our clients need assistance with fuel and transportation. Most of our participants are eager to receive educational assistance, The Agricultural and Labor Program, Inc has many resources within their program that will be of great benefit.

Community Networking

- Monthly Partners Meeting are conducted the first Friday of every month.
- Monthly meeting has been canceled until further notice due to Covid-19.

Family Self-Sufficiency (Public Housing Program)

FSS Program Statistics

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Public Housing	50	54	14	30%

- The balance of the Public Housing FSS escrow is **\$17,045.61**
- The average amount is **\$2,815.00**

Recruiting

- Received 0 letter of interest.

Housing Choice Voucher Program (PH):

- 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.

(PH) 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 so that more families may be served: 0.

Goals completed/enrolled by the Public Housing FSS participants: 0

Completed Contract of Participation:

- No. of families completing the contract as of to the end of April: 0

Services needed to complete Contract of Participation:

- Food pantry listings was also distributed to families in need.
- Free online GED class information was provided to FSS participants.

Community Networking

- Zoom meeting: Lakeland Volunteers in Medicine
- Zoom Meeting: United Way
- Zoom Meeting: Rath CATT

ROSS Program (Public Housing Program)

ROSS Statistics

- Families Visited: 200
- ROSS Potential: 186
- Fulltime Case Management: 14 families, 12 Seniors and 2 employment search assistance.

West Lake Realty Transactions

Property Name:	Contract Status	Escrow deposit	Close date	Sales Price
West Lake Realty Inc. Property Contract Report				
Arbor Manor	Pending sale	\$75,000 (*\$25,000 Released)	3/1/2022	\$3,300,000 + commissions
Cottage Hill	Pending sale	\$2,000	12/15/2021	\$40,000
Oakmont Dr Lot 11	Pending sale	\$1,000	12/20/2021	\$29,000
Oakmont Dr Lot 11 blk 57	Pending sale	\$1,000	12/21/2021	\$25,000
Oakmont Dr Lot 12	Pending Sale	\$1,000	12/20/2021	\$25,000
Oakmont Dr Lot 9	Negotiating	N/A	N/A	\$30,000
Oakmont Dr Lot 10	Negotiating	N/A	N/A	\$30,000
US Hwy 92	Procuring process	N/A	N/A	\$395,000
Hampton Hills	Client working on credit	N/A	N/A	\$115,000
Wood Hill Estates	Cancelled	N/A	N/A	\$9,500,000.00

Respectfully,

Carlos R. Pizarro An

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



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: February 17, 2022

RE: January 2022 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for periods ending January 31, 2022, 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. Hampton Hills (AMP 4)
10. YouthBuild – This report was not submitted since funds are fully expended.
11. Williamstown, LLLP (AMP 5)

The financial statements for the entity listed below are for period ending December 31, 2021.

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 one (1) month (Year to Date) ending January 31, 2022

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of \$24,477 for the period and year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV has a NOI of \$28,066 for Program Administration and -\$47,345 for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - WestLake Apartments, John Wright Homes and Cecil Gober Villas):
NOI is -\$20,746 for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is \$3,149 for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is \$162 for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is \$16,346 for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet has a NOI of \$12,942 for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of \$20,689 for the year.
9. Hampton Hills (AMP 4):
This property has a NOI of \$443 for year-to-date.
10. YouthBuild:
YouthBuild is not being reported since it was fully expended on December 31, 2021. Financial reporting will resume on this grant upon receipt of a new grant award from the Department of Labor.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of \$6,592 for year-to-date.
12. West Lake 1, LTD (AMP 6):
The property has a NOI of \$607,188.





The table below summarizes LHA’s current financial position for its 12 most active properties.

LAKELAND HOUSING AUTHORITY (FL011) Affordable Housing Portfolio			
Item #	Property #	Name	NOI Before Depreciation
1	96	Central Office Cost Center (COCC)	\$24,277
2	80	Housing Choice Voucher (HCV) Administration	\$28,066
		<i>HCV Housing Assistance Payment (HAP)</i>	-\$47,345
3	10	<i>Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes</i>	-\$20,746
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$3,149
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$162
6	56	Colton Meadow, LLLP	\$16,346
7	57	Bonnet Shores, LLLP	\$12,942
8	62	West Bartow Partnership, Ltd., LLLP	\$20,689
9	12	Hampton Hills (AMP 4)	\$443
10	49	<i>YouthBuild-Lakeland</i>	<i>Not Reported</i>
11	99	Williamstown, LLLP (AMP 5)	\$6,592
12	100	West Lake 1, LTD (AMP 6)	\$607,188

Conclusion: One (1) of the twelve (12) properties commenced the year with positive Net Operating Income (NOI). HCV-HAP has negative NOI due to LHA’s current leasing plan, which includes 80 + additional vouchers. Below is a synopsis of the financial statements for the one (1) property with negative NOI.

Public Housing General (AMP 1): Subsidy levels reported reflect the 2021 subsidy levels approved by the Department of Housing and Urban Development (HUD) for AMP1. Amounts approved are not enough to support the loan that AMP 1 has with Bonnet Shores, LLLP. LHA continues to work with its Development Partner to obtain funding for the third and final phase of Twin Lakes Estates. Design documents for demolition of the remaining 32 units is scheduled to occur once relocation activities are complete, and a contractor is procured to demolish the remaining buildings.

Operating subsidy and rental income received from the remaining 57 units that comprise AMP1 at John Wright Apartments and Cecil Gober Villas will not generate enough income to support this mortgage note. However, the note will continue to accrue interest as allowed by the recorded loan documents until its maturity date, which is January 17, 2043. The initial 15-year tax credit compliance period with Florida Housing Finance Agency (FHFC) ends on April 28, 2027. Accordingly, staff is analyzing LHA’s financial position to determine what is in the best interest of continuing its extended low-income housing agreement with FHFC for the 75 affordable units that comprise Bonnet Shores, LLLP. Upon completion of the analysis, staff will recommend to either forgive the loan or require that the loan be repaid to AMP1 at redemption of the property from the Investor.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current and One Month Ending January 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750	750.00	-	0.00%		750	750	-	0.00%	9,000
Public Housing, Sec 8 and Other Mgmt. Income	37,088	45,588	(8,500)	-18.65%	1	37,088	45,588	(8,500)	-18.65%	547,057
Government Subsidy	-	-	-			-	-	-		-
Other Income	33,883	33,300	583	1.75%	4	33,883	33,300	583	1.75%	399,600
Grants Salary Cont.(YB-Director)	-	955	(955)	-100.00%		-	955	(955)	-100.00%	11,455
Total Revenue	71,721	80,593	(8,872)	-11.01%		71,721	80,593	(8,872)	-11.01%	967,112
Administrative Expenses	44,764	78,523	(33,759)	-42.99%	2	44,764	78,523	(33,759)	-42.99%	942,278
Tenant Services	-	-	-			-	-	-		-
Utility Expense	-	-	-			-	-	-		-
Maintenance Expense	2,381	650	1,731	266.24%	3	2,381	650	1,731	266.24%	7,800
General Expenses	-	499	(499)	-100.00%		-	499	(499)	-100.00%	5,993
Financing Expenses	99	121	(22)			99	121	(22)		1,450
Total Expense before depreciation	47,244	79,793	(32,549)	-40.79%		47,244	79,793	(32,549)	-40.79%	957,521
Operating Income (Loss) before Depreciation	24,477	799	23,678	0		24,477	799	23,678	0	9,591
Depreciation/Amortization	3,580	3,580	-			3,580	17,900	(14,320)		42,961
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	50,824	83,373	(32,549)			50,824	97,694	(46,870)		1,000,482
Net Operating Income (Loss)	20,897	(2,781)	23,678			20,897	(17,101)	37,998	-	(33,370)

Comments

- 1 Variance reflects a reduction in Management Fee Income from Section 8 program. COCC staff also must continue to provide services for the 2018 YouthBuild Grant through May 2022. However, funds associated with this grant are fully expended.**
- 2 Variance is due to staff actively working to reduce costs associated with computer equipment, subscriptions, and memberships pending the outcome of receipt of a new YouthBuild grant.**
- 3 Variance is due to vehicle repairs.**
- 4 The slight increase in Other Income reflects vehicle lease income received from other programs.**

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
as of January 31, 2022**

ASSETS

Unrestricted Cash	
Cash Operating 1	6,482.41
Cash-Payroll	68,274.37
Total Unrestricted Cash	<u>74,756.78</u>
TOTAL CASH	74,756.78
Cash - Vending	3,116.05
Cleared Interfund Account	-58,952.45
Due from Public Housing General	197,221.38
A/R - ROSS/HUD	3,866.72
A/R - Youthbuild DOL	11,454.60
A/R - Capital Fund Grants/HUD	2,451.62
TOTAL: DUE FROM	214,994.32
TOTAL ACCOUNTS AND NOTES RECEIVABLE	159,157.92
OTHER CURRENT ASSETS	
Prepaid Insurance	2,496.89
TOTAL CURRENT ASSETS	<u>236,411.59</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	32,301.60
Furn, Fixt, & Equip	24,482.83
Accum Depreciation- Misc FF&E	-39,728.21
Intangible Assets	0.00
Lease-Right of Use Asset	235,523.00
Lease Amortization	<u>-82,060.25</u>
TOTAL FIXED ASSETS (NET)	<u>170,518.97</u>
TOTAL NONCURRENT ASSETS	170,518.97
TOTAL ASSETS	<u>406,930.56</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	4,502.07
Workers Compensation	6,416.56
Aflac Payable	-94.80
Health Insurance Payable	-18.52
Other Current Liabilities	65,458.31
Lease payable-Short Term	-12,031.11
Due to Polk County Housing Dev.	165,665.59
Due to Development	115,500.00
Accrued Compensated Absences-Curre	18,288.44
TOTAL CURRENT LIABILITIES	363,686.54
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	33,964.24
Lease Payable	146,755.15
TOTAL NONCURRENT LIABILITIES	180,719.39
TOTAL LIABILITIES	<u>544,405.93</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net As	<u>-137,475.37</u>
TOTAL RETAINED EARNINGS:	-137,475.37
TOTAL EQUITY	<u>-137,475.37</u>
TOTAL LIABILITIES AND EQUITY	<u>406,930.56</u>

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

For the Current and One Month Ending January 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	60,467.12	6,482.41	-53,984.71
Cash-Payroll	54,766.87	68,274.37	13,507.50
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	118,350.04	77,872.83	-40,477.21

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	60,467.12	6,482.41	-53,984.71
Cash-Payroll	54,766.87	68,274.37	13,507.50
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	118,350.04	77,872.83	-40,477.21

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and One Month Ending January 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue/Port Revenue	83,592	79,303	4,289	5.41%	2	83,592	79,303	4,289	5.41%	951,636
Other Income	(397)	1,175	(1,572)	-133.77%		(397)	1,175	(1,572)	-133.77%	14,100
Total Revenue	83,195	80,478	2,717	3.38%		83,195	80,478	2,717	3.38%	965,736
Administrative Expenses	52,618	78,725	(26,106)	-33.16%		52,618	78,725	(26,106)	-33.16%	944,696
Tenant Services	150	-	150	0.00%		150	-	150	0.00%	-
Utilities	-	-	-	0.00%		-	-	-	0.00%	-
Maintenance Expense	1,352	1,108	244	21.97%	6	1,352	1,108	244	21.97%	13,299
General Expenses (Insurance, etc.)	742	645	97	14.98%		742	645	97	14.98%	7,742
HAP & URP Expenses - Port in Payments	-	-	-	0.00%		-	-	-	0.00%	-
Total Expense before Depreciation	54,862	80,478	(25,616)	-31.83%		54,862	80,478	(25,616)	-31.83%	965,736
Operating Income (Loss) before Depreciation	28,333	-	28,333			28,333	-	28,333	#DIV/0!	-
Depreciation	267	267	0	0.01%		267	267	0	0.01%	3,204
Prior Period adjustment	-	-	-			-	-	-		-
Transfer Out	-	-	-			-	-	-		-
Total Expense	55,129	80,745	(25,616)	-31.72%		55,129	80,745	(25,616)	-31.72%	968,940
Net Operating Income (Loss)	28,066	(267)	28,333			28,066	(267)	28,333		(3,204)

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and One Month Ending January 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	1,045,761	1,096,774	(51,013)	-4.65%	1	1,045,761	1,096,774	(51,013)	-4.65%	13,161,288
Other income	397	575	(972)	0.00%		397	575	(178)	0.00%	6,900
Total Revenue	1,046,158	1,097,349	(51,985)	-4.74%		1,046,158	1,097,349	(51,191)	-4.66%	13,168,188
Housing Assistance Payments	1,036,366	1,042,043	(5,677)	-0.54%	1	1,036,366	1,042,043	(5,677)	-0.54%	12,504,516
Tenant Utility Reimbursement	21,954	19,725	2,229	11.30%	3	21,954	19,725	2,229	11.30%	236,700
Port Out HAP Payments	26,982	27,741	(759)	-2.74%	4	26,982	27,741	(759)	-2.74%	332,892
FSS Escrow Payments	8,201	7,840	361	4.60%	5	8,201	7,840	361	4.60%	94,080
FSS Forfeitures & Adjustments	-	-	-			-	-	-		-
Program Expenses Before Depreciation	1,093,503	1,097,349	(3,846)	-0.35%		1,093,503	1,097,349	(3,846)	-0.35%	13,168,188
Program Income (Loss) before Depreciation	(47,345)	-	(48,139)	(0)		(47,345)	-	(47,345)	(0)	-
Total Expense	1,093,503	1,097,349	(3,846)	-0.35%		1,093,503	1,097,349	(3,846)	-0.35%	13,168,188
Net Operating Income (Loss)	(47,345)	-	(48,139)			(47,345)	-	(47,345)	(0)	-
	(19,278.74)					(19,278.74)				

Comments

- 1 Variance in Section 8 HAP revenue is associated with HAP and Administrative fees earned from the Emergency Housing Vouchers that are budgeted but wasn't collected last month.**
- 2 Section 8 administration grant and port revenue continues to be higher than budgeted.**
- 3 Payments are based on utility allowances.**
- 4 Port-out activity is based on actual activity and is susceptible to monthly fluctuations.**
- 5 Variance is due to increased FSS escrow payments and program participation.**
- 6 Variance is due to vehicle lease, small tools, and other miscellaneous expenses.**

Administration:

Administration:

Administration/HAP Program:

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of January 31, 2022

ASSETS

Unrestricted Cash	
Cash Operating 1	2,963.07
Cash-Payroll	-31,875.74
Cash Operating 2B	128,106.73
Negative Cash S8	19,295.00
EHV Admin Cash Account	74,658.05
	193,147.11
Restricted Cash	
Cash Restricted - FSS Escrow	194,432.42
Total Restricted Cash	<u>194,432.42</u>

TOTAL CASH 387,579.53

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	249,556.62
Allowance for Doubtful Accounts-Tenants/Vendors	-247,466.85
AR-TPA/Fraud Recovery	6,145.61
TOTAL: AR	8,235.38
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	117.25
Due from Section 8 Mainstream	41,267.82
Due from Section 8 Emergency Housing	-9,410.00
A/R-Other Government	40.15
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>40,250.60</u>

OTHER CURRENT ASSETS

Prepaid Insurance	4,789.07
Prepaid Software Licenses	6,281.03
S8 EHV Tenant Security Deposit	28,164.00
TOTAL OTHER CURRENT ASSETS	<u>39,234.10</u>
TOTAL CURRENT ASSETS	<u>467,064.23</u>

NONCURRENT ASSETS

FIXED ASSETS

Automobiles/Vehicles	15,900.00
Furniture & Fixtures	26,461.08
Accum Depreciation- Misc FF&E	-40,227.49
Intangible Assets	0.00
TOTAL FIXED ASSETS (NET)	2,133.59
Non-Dwelling Equipment	2,406.00
TOTAL NONCURRENT ASSETS	4,539.59

TOTAL ASSETS 471,603.82

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	-186,925.65
Due to Section 8	31,857.82
Tenant Prepaid Rents	12,422.31
State of FL Unclaimed Funds	22,601.76
Accrued Compensated Absences-Curr	5,912.45
Deferred Revenue	534.30
Deferred Revenue EHV	<u>77,317.05</u>
TOTAL CURRENT LIABILITIES	-36,279.96

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	10,980.26
FSS Due to Tenant Long Term	<u>194,359.97</u>
TOTAL NONCURRENT LIABILITIES	205,340.23

TOTAL LIABILITIES 169,060.27

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net A	<u>302,543.55</u>
TOTAL RETAINED EARNINGS:	302,543.55

TOTAL EQUITY 302,543.55

TOTAL LIABILITIES AND EQUITY 471,603.82

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

For the Current and One Month Ending January 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,667.85	2,963.07	-3,704.78
Cash-Payroll	-44,738.06	-31,875.74	12,862.32
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	184,901.98	128,106.73	-56,795.25
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	19,295.00	19,295.00
TD Sec8 Voucher 2	0.00	0.00	0.00
EHV Admin Account	0.00	0.00	0.00
EHV Admin Cash Account	77,317.05	74,658.05	-2,659.00
Cash Restricted - FSS Escrow	186,231.42	194,432.42	8,201.00
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	410,380.24	387,579.53	-22,800.71

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,667.85	2,963.07	-3,704.78
Cash-Payroll	-44,738.06	-31,875.74	12,862.32
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	184,901.98	128,106.73	-56,795.25
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	19,295.00	19,295.00
TD Sec8 Voucher 2	0.00	0.00	0.00
EHV Admin Account	0.00	0.00	0.00
EHV Admin Cash Account	77,317.05	74,658.05	-2,659.00
Cash Restricted - FSS Escrow	186,231.42	194,432.42	8,201.00
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	410,380.24	387,579.53	-22,800.71

Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and One Month Ended January 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,886	15,125	(3,239)	-21.41%	1	11,886	15,125	(3,239)	-21.41%	181,500
Other Tenant Income	-	425	(425)	-100.00%		-	425	(425)	-100.00%	5,100
Government Subsidy Income	36,247	46,885	(10,638)	-22.69%	2	36,247	46,885	(10,638)	-22.69%	562,624
Interest Income Restricted	2,818	9,140	(6,322)	-69.17%		2,818	9,140	(6,322)	-69.17%	109,676
Other Income	-	-	-			-	-	-		-
Total Revenue	50,951	71,575	(20,624)	-28.81%		50,951	71,575	(20,624)	-28.81%	858,900
Administrative Expenses	39,749	31,098	8,651	27.82%	4	39,749	31,098	8,651	27.82%	373,178
Tenant Services Expenses	-	325	(325)	-100.00%	3	-	325	(325)	-100.00%	3,900
Utility Expense	11,364	11,568	(204)	-1.76%	3	11,364	11,568	(204)	-1.76%	138,817
Maintenance and Development Expense	13,998	23,912	(9,914)	-41.46%	3	13,998	23,912	(9,914)	-41.46%	286,939
General Expenses	5,291	3,192	2,099	65.75%	5	5,291	3,192	2,099	65.75%	38,306
Housing Assistance Payments	1,295	1,480	(185)	-12.50%	3	1,295	1,480	(185)	-12.50%	17,760
Finance Expense	-	-	-			-	-	-		-
Operating expense before Depreciation	71,697	71,575	122	0.17%		71,697	71,575	122	0.17%	858,900
Net Operating Income (Loss)	(20,746)	(0)	(20,746)	75441536%		(20,746)	(0)	(20,746)	75441536%	(0)
Depreciation	8,330	8,330	0	0.00%		8,330	8,330	0	0.00%	99,958
Capital Replacement Items	-	-	-	0		-	-	-		-
Transfer Out	(15,000)	-	(15,000)			(15,000)	-	(15,000)		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	65,027	79,905	(14,878)	(5)		65,027	79,905	(14,878)	(5)	958,858
Net Income (Loss)	(14,076)	(8,330)	(5,746)	5		(14,076)	(8,330)	(5,746)	5	(99,958)

Comments

- 1 Property consists of 89 public housing units (WestLake, John Wright, and Cecil Gober Villas). Rental income is 21% lower than the budget due to the loss of rental income associated with 26 of the 32 units remaining at WestLake, Phase III. Staff is working actively to relocate the last six (6) families so that demolition activities can commence at the site.
- 2 Government Subsidy Income is lower than anticipated. However, amount received from HUD for January 2022 is consistent with the prior month.
- 3 Variance is a result of expenses being less than the budget.
- 4 Variance in Administrative Expenses is due to costs associated with staff REAC training.

**Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
as of January 31, 2022**

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	5,196.25
Cash-Payroll	2,229.13
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	8,225.38
Restricted Cash	
Cash Restricted-Security Deposits	19,900.00
Cash Restricted - FSS Escrow	53,599.24
Total Restricted Cash	73,499.24
TOTAL CASH	81,724.62
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	9,510.46
Allowance for Doubtful Accounts-Tenants/V	-173.64
AR-TPA/Fraud Recovery	5,029.58
TOTAL: AR	14,366.40
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
A/R - ROSS/HUD	36,184.22
Due from Arbor Manor LTD	190.95
A/R - Capital Fund Grants/HUD	330,871.16
Due From FSS	7,564.99
TOTAL: DUE FROM	375,358.32
Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	450,845.00
Villas at Lake Bonnet Mortgage	1,009,877.00
A/R Villas at Lake Bonnet Mort. Interest	682,232.80
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,894,631.97
OTHER CURRENT ASSETS	
Investments-Unrestricted	3,751,341.00
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	55,516.52
Prepaid Software Licenses	12,478.74
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	3,860,336.26
TOTAL CURRENT ASSETS	6,836,692.85
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	47,893.00
Accum Depreciation-Buildings	-9,971,352.54
Accum Depreciation- Misc FF&E	-632,604.41
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	-8,565,997.29
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	2,169,209.49
TOTAL ASSETS	9,005,902.34

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	12,157.80
Tenant Security Deposits	17,500.00
Security Deposit Clearing Account	100.00
Security Deposit-Pet	1,800.00
Accrued Audit Fees	-29,500.00
Accrued audit fees - LHA	59,164.41
Due to Hampton Hills	57,497.99
Due to Central Office Cost Center	197,221.38
Dakota Park Subsidy Payable	25,980.50
Williamstown Subsidy Payable	11,360.00
Twin Lake I Subsidy Payable	2,051.00
Twin Lake II Subsidy Payable	9,354.00
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	470.71
Accrued Compensated Absences-Curre	2,079.83
TOTAL CURRENT LIABILITIES	366,723.61
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,862.55
FSS Due to Tenant Long Term	50,847.26
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	357,709.81
TOTAL LIABILITIES	724,433.42
EQUITY	
RETAINED EARNINGS	
Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net As	2,613,415.92
TOTAL RETAINED EARNINGS:	8,281,468.92
TOTAL EQUITY	8,281,468.92
TOTAL LIABILITIES AND EQUITY	9,005,902.34

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

For the Current and One Month Ended January 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	19,905.65	5,196.25	-14,709.40
Cash-Payroll	9,941.53	2,229.13	-7,712.40
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	19,900.00	19,900.00	0.00
Cash Restricted - FSS Escrow	52,646.24	53,599.24	953.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	102,393.42	80,924.62	-21,468.80

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	19,905.65	5,196.25	-14,709.40
Cash-Payroll	9,941.53	2,229.13	-7,712.40
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	19,900.00	19,900.00	0.00
Cash Restricted - FSS Escrow	52,646.24	53,599.24	953.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	102,393.42	80,924.62	-21,468.80

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and One Month Ending January 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,246	13,786	(540)	-3.92%	1	13,246	13,786	(540)	-3.92%	165,432
Other Tenant Income	-	510	(510)	-100.00%	2	-	510	(510)	-100.00%	6,120
Government Subsidy	9,327	9,374	(48)	-0.51%		9,327	9,374	(48)	-0.51%	112,491
Other Income	-	20	(20)	-100.00%		-	20	(20)	-100.00%	240
Total Revenue	22,573	23,690	(1,118)	-4.72%		22,573	23,690	(1,118)	-4.72%	284,283
Administrative Expenses	6,040	9,077	(3,037)	-33.45%	3	6,040	9,077	(3,037)	-33.45%	108,922
Tenant Services Expense	-	36	(36)	-100.00%	3	-	36	(36)	-100.00%	432
Utility Expense	1,770	1,981	(211)	-10.64%	3	1,770	1,981	(211)	-10.64%	23,776
Maintenance Expense	5,059	6,359	(1,300)	-20.44%	3	5,059	6,359	(1,300)	-20.44%	76,302
General Expenses	2,706	2,749	(42)	-1.54%	3	2,706	2,749	(42)	-1.54%	32,984
Housing Assistance Payments	454	485	(31)	-6.39%	3	454	485	(31)	-6.39%	5,820
Financing Expenses	3,394	3,394	-	0.00%		3,394	3,394	-	0.00%	40,732
Operating Expenses before Depreciation	19,424	24,081	(4,657)	-19.34%		19,424	24,081	(4,657)	-19.34%	288,968
Net Operating Income (Loss)	3,149	(390)	3,539	-906.46%		3,149	(390)	3,539	-906.46%	(4,685)
Depreciation & Amortization	2,114	2,357	(243)	-10.32%		2,114	2,357	(243)	-10.32%	28,285
Capital Replacement Items	-	7,800	(7,800)	-100.00%		-	7,800	(7,800)	-100.00%	93,600
Reimburse Replacement Reserves	-	(7,800)	7,800	-100.00%		-	(7,800)	7,800	-100.00%	(93,600)
Total Expense	21,538	26,438	(4,900)	-18.53%		21,538	26,438	(4,900)	-18.53%	317,253
Net Income (Loss)	1,035	(2,748)	3,782	-137.66%		1,035	(2,748)	3,782	-137.66%	(32,970)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is less than budgeted.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Variance reflects expenses being less than or comparable to the budget.**

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of January 31, 2022**

ASSETS

Unrestricted Cash		
Cash Operating 1	7,438.89	
Cash-Payroll	-414.64	
Petty Cash	600.00	
Total Unrestricted Cash	<u>7,624.25</u>	
Restricted Cash		
Cash Restricted-Security Deposits	11,249.00	
Cash Restricted-Reserve for Replacement	<u>4,742.65</u>	
Total Restricted Cash	15,991.65	
TOTAL CASH	<u>23,615.90</u>	
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants/Vendors	2,267.00	
Allowance for Doubtful Accounts-Tenants/Ven	-962.00	
TOTAL: Accounts Receivable	1,305.00	
#REF! Due from LPHC	80.00	
#REF! Due from LPHC	75,251.87	
#REF! Due from LPHC	25,980.50	
TOTAL ACCOUNTS AND NOTES RECEIVABLE	102,617.37	
OTHER CURRENT ASSETS		
Eviction Deposit Acct.	500.00	
Prepaid Insurance	19,415.36	
Prepaid Software Licenses	4,597.40	
Utility Deposit	7,060.00	
TOTAL OTHER CURRENT ASSETS	31,572.76	
TOTAL CURRENT ASSETS	<u>157,806.03</u>	
NONCURRENT ASSETS		
FIXED ASSETS		
Land	34,672.00	
Buildings	892,048.00	
Building Improvements	14,150.00	
Furniture & Fixtures	7,295.00	
Accum Depreciation-Buildings	-231,485.73	
Accum Depreciation- Misc FF&E	-5,818.95	
Intangible Assets	0.00	
Compliance Fees	1,640.00	
Monitoring Fees	41,744.00	
AA Compliance Fees	-1,640.00	
AA Monitoring Fees	-41,744.00	
TOTAL FIXED ASSETS (NET)	710,860.32	
TOTAL NONCURRENT ASSETS	710,860.32	
TOTAL ASSETS	<u>868,666.35</u>	

LIABILITIES & EQUITY

CURRENT LIABILITIES		
A/P Vendors and Contractors	5,161.47	
Tenant Security Deposits	10,649.00	
Security Deposit-Pet	300.00	
Accrued Property Taxes	2,791.26	
Accrued Interest - HOPE VI	722,510.21	
Accrued Interest - Future Advance	6,118.00	
Accrued Audit Fees	4,010.00	
Accrued audit fees - LHA	3,515.18	
Due to (17) Renaissance Family Non-ACC	37,455.63	
Tenant Prepaid Rents	1,878.42	
Contract Retentions	19,974.37	
Accrued Compensated Absences-Current	167.45	
Note Payable PCHD	<u>222,119.97</u>	
TOTAL CURRENT LIABILITIES	1,036,650.96	
NONCURRENT LIABILITIES		
Accrued Compensated Absences-LT	310.98	
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	1,091,095.12	
TOTAL LIABILITIES	<u>2,127,746.08</u>	
EQUITY		
CONTRIBUTED CAPITAL		
Capital - LP	-1,219,110.00	
Capital - GP2	<u>240,496.13</u>	
TOTAL CONTRIBUTED CAPITAL	-978,613.87	
RETAINED EARNINGS		
Retained Earnings-Unrestricted Net Assets	-280,465.86	
TOTAL RETAINED EARNINGS:	<u>-280,465.86</u>	
TOTAL EQUITY	<u>-1,259,079.73</u>	
TOTAL LIABILITIES AND EQUITY	<u>868,666.35</u>	

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

For the Current and One Month Ending January 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	17,778.93	7,438.89	-10,340.04
Cash-Payroll	9,079.05	-414.64	-9,493.69
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,949.00	11,249.00	300.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	9,075.98	4,742.65	-4,333.33
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	46,882.96	23,015.90	-23,867.06

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	17,778.93	7,438.89	-10,340.04
Cash-Payroll	9,079.05	-414.64	-9,493.69
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,949.00	11,249.00	300.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	9,075.98	4,742.65	-4,333.33
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	46,882.96	23,015.90	-23,867.06

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Statement of Operations
For the Current and One Month Ending January 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	75,115	79,954	(4,839)	-6.05%	1	75,115	79,954	(4,839)	-6.05%	959,448
Other Tenant Income	115	770	(655)	-85.12%	2	115	770	(655)	-85.12%	9,240
Government Subsidy	30,493	36,581	(6,088)	-16.64%	3	30,493	36,581	(6,088)	-16.64%	438,977
Other Income	-	145	(145)	-100.00%	2	-	145	(145)	-100.00%	1,740
Total Revenue	105,723	117,450	(11,728)			105,723	117,450	(11,728)		1,409,405
Administrative Expenses	27,002	42,344	(15,343)	-36.23%	4	27,002	42,344	(15,343)	-36.23%	508,133
Tenant Services	94	200	(106)	-52.76%	4	94	200	(106)	-52.76%	2,400
Utility Expense	7,333	8,135	(802)	-9.86%	4	7,333	8,135	(802)	-9.86%	97,621
Maintenance Expense	55,944	39,018	16,927	43.38%	5	55,944	39,018	16,927	43.38%	468,210
General Expenses	9,706	9,479	228	2.40%	4	9,706	9,479	228	2.40%	113,746
Housing Assistance Payments	869	2,179	(1,310)	-60.12%	4	869	2,179	(1,310)	-60.12%	26,148
Financing Expenses	4,612	(10,723)	15,335	-143.01%	4	4,612	4,859	(247)	-5.08%	58,303
Operating Expense before Depreciat	105,560	90,631	14,929	16.47%		105,560	106,213	(653)	-0.61%	1,274,560
Net Operating Income (Loss)	162	26,819	(26,657)	-99.40%		162	11,237	(11,075)	-98.56%	134,845
Depreciation & Amortization	57,901	57,901	-	0.00%		57,901	57,901	-	0.00%	694,815
Capital Replacement Items	(1,875)	51,050	(52,925)	-103.67%		(1,875)	51,050	(52,925)	-103.67%	612,600
Reimburse Replacement Reserves	-	(51,050)	51,050	-100.00%		-	(51,050)	51,050	-100.00%	(612,600)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	161,586	250,633	(89,046)			161,586	266,215	(104,628)		1,969,375
Net Income (Loss)	(55,864)	(133,182)	77,319	-		(55,864)	(148,764)	92,901	-	(559,969)

Comments

- 1 Consists of 108 low and moderate-income family and senior apartment units and 88 Tax Credit units. Rental income for the month is less than budgeted because of seven (7) vacancies.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Government subsidy received from HUD is less than budgeted by 17% but is consistent with amounts received in prior months.**
- 4 Variance reflects expenses being less than or comparable to the budgets.**
- 5 Variance in maintenance expenses is mostly due to costs associated with replacement of the HVAC units.**

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Balance Sheet
as of January 31, 2022

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	40,442.35	A/P Vendors and Contractors	32,211.08
Cash-Payroll	23,792.40	Tenant Security Deposits	52,351.39
Petty Cash	600.00	Security Deposit-Pet	6,205.60
Total Unrestricted Cash	64,834.75	Accrued Audit Fees	-7,210.00
Restricted Cash		Accrued audit fees - LHA	12,600.10
Cash Restricted-Security Deposits	57,964.99	Due to (16) Dakota Park Non-ACC	80.00
Cash Restricted - FSS Escrow	29,182.44	HAP Overpayments	900.00
Cash Restricted-Reserve for Replacement	55,728.71	Tenant Prepaid Rents	3,129.33
Cash Restricted - Reserve/Escrow	1,973,020.37	Contract Retentions	38,732.51
Restricted Cash - Partnership Devmt	1,179.16	Accrued Compensated Absences-Current	8,932.48
Restricted Cash - OA Reserve	77,114.72	TOTAL CURRENT LIABILITIES	147,932.49
Restricted Cash - AA Reserve	47,547.99		
Total Restricted Cash	2,241,738.38		
TOTAL CASH	2,306,573.13		
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	9,880.40		
Allowance for Doubtful Accounts-Tenants/Vendors	110.35		
TOTAL: Accounts Receivable	9,990.75		
#REF!	37,455.63		
Due from Central Office Cost Center	65,458.31		
TOTAL: DUE FROM	102,913.94		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	112,904.69		
		NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS		Accrued Compensated Absences-LT	16,549.75
Eviction Deposit Acct.	1,000.00	FSS Due to Tenant Long Term	28,422.44
Prepaid Insurance	102,510.66	Notes Payable-LT	381,200.32
Prepaid Software Licenses	14,448.92	Note Payable	2,031,053.02
Utility Deposit - Electric	20,500.00	Short Term - Note Payable	-3,968.69
TOTAL OTHER CURRENT ASSETS	138,459.58	TOTAL NONCURRENT LIABILITIES	2,453,256.84
TOTAL CURRENT ASSETS	2,557,937.40	TOTAL LIABILITIES	2,601,189.33
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		CONTRIBUTED CAPITAL	
Buildings	21,105,584.03	Capital - LP	6,924,129.41
Building Improvements	258,864.64	Capital - GP2	7,123,264.00
Machinery & Equipment	150,483.39	GP Equity	1,308,453.00
Automobiles/Vehicles	9,800.00	TOTAL CONTRIBUTED CAPITAL	15,355,846.41
Furniture & Fixtures	596,259.09		
Site Improvement-Infrastructure	2,382,356.15	RETAINED EARNINGS	
Accum Depreciation-Buildings	-9,466,975.28	Retained Earnings-Unrestricted Net Asset	-3,203,297.03
Accum Depreciation- Misc FF&E	-757,490.36	TOTAL RETAINED EARNINGS:	-3,203,297.03
Accum Depreciation-Infrastructure	-2,173,351.80		
Intangible Assets	0.00		
Loan Costs	91,967.70		
Compliance Fees	100.00		
Monitoring Fees	131,658.00		
AA Compliance Fees	-66.80		
AA Monitoring Fees	-131,658.00		
AA Loan Costs	-6,192.45		
TOTAL FIXED ASSETS (NET)	12,191,338.31		
Dwelling Equipment	4,463.00		
TOTAL NONCURRENT ASSETS	12,195,801.31		
TOTAL ASSETS	14,753,738.71	TOTAL EQUITY	12,152,549.38
		TOTAL LIABILITIES AND EQUITY	14,753,738.71

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Changes in Cash
For the Current and One Month Ending January 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	70,960.21	40,442.35	-30,517.86
Cash-Payroll	25,156.33	23,792.40	-1,363.93
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	58,564.99	57,964.99	-600.00
Cash Restricted - FSS Escrow	28,422.44	29,182.44	760.00
Cash Restricted-Reserve for Replacement	52,502.04	55,728.71	3,226.67
Cash Restricted - Reserve/Escrow	2,133,919.79	1,973,020.37	-160,899.42
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,114.72	77,114.72	0.00
Restricted Cash - AA Reserve	47,547.99	47,547.99	0.00
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,495,367.67	2,305,973.13	-189,394.54

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	70,960.21	40,442.35	-30,517.86
Cash-Payroll	25,156.33	23,792.40	-1,363.93
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	58,564.99	57,964.99	-600.00
Cash Restricted - FSS Escrow	28,422.44	29,182.44	760.00
Cash Restricted-Reserve for Replacement	52,502.04	55,728.71	3,226.67
Cash Restricted - Reserve/Escrow	2,133,919.79	1,973,020.37	-160,899.42
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,114.72	77,114.72	0.00
Restricted Cash - AA Reserve	47,547.99	47,547.99	0.00
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,495,367.67	2,305,973.13	-189,394.54

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and One Month Ending January 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	55,949	56,735	(786)	-1.39%	1	55,949	56,735	(786)	-1.39%	680,820
Other Tenant Income	270	700	(430)	-61.43%	2	270	700	(430)	-61.43%	8,400
Other Income	12	16	(4)	-27.44%	2	12	16	(4)	-27.44%	192
Total Revenue	56,231	57,451	(1,220)	-2.12%		56,231	57,451	(1,220)	-2.12%	689,412
Administrative Expense	14,542	16,912	(2,370)	-14.01%	3	14,542	16,912	(2,370)	-14.01%	202,942
Tenant Services	-	-	-	0.00%	3	-	-	-	0.00%	-
Utility Expense	9,025	8,630	395	4.57%	4	9,025	8,630	395	4.57%	103,560
Maintenance Expense	5,305	18,030	(12,725)	-70.57%	3	5,305	18,030	(12,725)	-70.57%	216,363
General Expense	8,049	8,735	(686)	-7.85%	3	8,049	8,735	(686)	-7.85%	104,822
Financing Expense	2,963	4,666	(1,703)	-36.50%	3	2,963	4,666	(1,703)	-36.50%	55,992
Operating Expense before Depreciation	39,884	56,973	(17,089)	-29.99%		39,884	56,973	(17,089)	-29.99%	683,680
Net Operating Income (Loss)	16,346	478	15,869	3321.88%		16,346	478	15,869	3321.88%	5,732
Depreciation & Amortization Expense	40,337	40,337	-	0.00%		40,337	40,337	-	0.00%	484,039
Capital Replacement Items	-	9,220	(9,220)	-100.00%		-	9,220	(9,220)	-100.00%	110,640
Reimburse Replacement Reserves	-	(9,220)	9,220	-100.00%		-	(9,220)	9,220	-100.00%	(110,640)
Intra-Funds Transfer In/Out	-	-	-	-		-	-	-	-	-
Total Expense	80,221	97,310	(17,089)	-17.56%		80,221	97,310	(17,089)	-17.56%	1,167,719
Net Operating Income (Loss)	(23,990)	(39,859)	15,869	-39.81%		(23,990)	(39,859)	15,869	-39.81%	(478,307)

Comments

- 1** Consists of 72 Tax Credit apartment units. Rental income is slightly less than budgeted due to one (1) vacancy.
- 2** Variance reflects timely payment of rents and residents causing less damages to their units.
- 3** Variance reflects expenses being less than or comparable to the budget.
- 4** Variance in utilities is due to costs associated with garbage removal.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

as of January 31, 2022

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	53,194.49
Cash-Payroll	10,640.97
Petty Cash	600.00
Total Unrestricted Cash	64,435.46
Restricted Cash	
Cash Restricted-Security Deposits	28,475.00
Cash Restricted-Operating Reserve	441,540.02
Cash Restricted-Reserve for Replacer	175,746.44
Cash-Tax & Insurance Escrow	71,272.62
Total Restricted Cash	<u>717,034.08</u>
 TOTAL CASH	 <u>781,469.54</u>

ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	19,382.45
Allowance for Doubtful Accounts-Tenants	-3,212.58
TOTAL: AR	16,169.87
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>
TOTAL: DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	117,321.48

OTHER CURRENT ASSETS	
Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Assets	546.19
Prepaid Insurance	10,789.76
Prepaid Software Licenses	3,940.62
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>21,276.57</u>
TOTAL CURRENT ASSETS	<u>920,067.59</u>

NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,861,925.11
Machinery & Equipment	67,970.48
Automobiles/Vehicles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-5,065,495.85
Intangible Assets	0.00
Amortization Tax Credit Fees	-153,028.58
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	7,101,749.52
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>7,206,395.29</u>
TOTAL ASSETS	<u>8,126,462.88</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	12,754.81
Tenant Security Deposits	27,075.00
Security Deposit Clearing Account	174.00
Security Deposit-Pet	1,400.00
Accrued Property Taxes	7,885.76
Accrued Interest Payable	12,691.04
Accrued Audit Fees	6,025.00
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	7,007.05
Accrued Compensated Absences-Cur	1,885.77
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	3,032,960.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>5,270,928.60</u>

NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,502.14
TOTAL NONCURRENT LIABILITIES	<u>3,502.14</u>

TOTAL LIABILITIES	<u>3,502.14</u>
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EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	1,205,286.00
GP Equity	46.12
TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>

RETAINED EARNINGS	
Retained Earnings-Unrestricted Net	1,646,700.02
TOTAL RETAINED EARNINGS:	<u>1,646,700.02</u>

TOTAL EQUITY	<u>2,852,032.14</u>
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TOTAL LIABILITIES AND EQUITY	<u>8,126,462.88</u>
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**Lakeland Housing Authority
Colton Meadow, LLLP
Changes in Cash**

For the Current and One Month Ending January 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	42,022.41	53,194.49	11,172.08
Cash-Payroll	9,547.59	10,640.97	1,093.38
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	29,305.00	28,475.00	-830.00
Cash Restricted-Operating Reserve	441,532.52	441,540.02	7.50
Cash Restricted-Reserve for Replacement	175,743.44	175,746.44	3.00
Cash-Tax & Insurance Escrow	60,462.46	71,272.62	10,810.16
Total Cash	758,613.42	780,869.54	22,256.12

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	42,022.41	53,194.49	11,172.08
Cash-Payroll	9,547.59	10,640.97	1,093.38
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	29,305.00	28,475.00	-830.00
Cash Restricted-Operating Reserve	441,532.52	441,540.02	7.50
Cash Restricted-Reserve for Replacement	175,743.44	175,746.44	3.00
Cash-Tax & Insurance Escrow	60,462.46	71,272.62	10,810.16
Total Cash	758,613.42	780,869.54	22,256.12

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and One Month Ending January 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	56,585	56,754	(169)	-0.30%	1	56,585	56,754	(169)	-0.30%	681,048
Other Tenant Income	95	415	(320)	-77.11%	2	95	415	(320)	-77.11%	4,980
Other Income	12	20	(8)	-39.30%	2	12	20	(8)	-39.30%	240
Total Revenue	56,692	57,189	(497)	-0.87%		56,692	57,189	(497)	-0.87%	686,268
Administrative Expense	19,091	15,292	3,799	24.84%	3	19,091	15,292	3,799	24.84%	183,506
Tenant Services	-	25	(25)	-100.00%	4	-	25	(25)	-100.00%	300
Utility Expense	4,666	7,375	(2,709)	-36.73%	4	4,666	7,375	(2,709)	-36.73%	88,500
Maintenance Expense	10,144	15,946	(5,802)	-36.38%	4	10,144	15,946	(5,802)	-36.38%	191,357
General Expense	7,748	8,037	(290)	-3.60%	4	7,748	8,037	(290)	-3.60%	96,445
Financing Expense	2,102	10,304	(8,203)	-79.60%	4	2,102	10,304	(8,203)	-79.60%	123,652
Operating Expense before Deprecia	43,751	56,980	(13,229)	-23.22%		43,751	56,980	(13,229)	-23.22%	683,761
Net Operating Income (Loss)	12,942	209	12,733			12,942	209	12,733		2,507
Depreciation & Amortization Expens:	41,152	41,760	(607.45)	-1.45%		41,152	41,760	(607.45)	-1.45%	501,118
Capital Replacement Items	693	10,060	(9,366.64)	-93.11%		693	10,060	(9,366.64)	-93.11%	120,720
Reimburse Replacement Reserve	-	(10,060)	10,060.00	-100.00%		-	(10,060)	10,060.00	-100.00%	(120,720)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	85,596	98,740	(13,144)	-13.31%		85,596	98,740	(13,144)	-13.31%	1,184,879
Net Income (Loss)	(28,904)	(41,551)	12,647	-30.44%		(28,904)	(41,551)	12,647	-30.44%	(498,611)

Comments

- 1 Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. The property has no vacancies; thus, tenant rental income is consistent with the budget.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Variance in administrative fees is primarily due to costs associated with payment of the TCEP/TCAP annual asset management fee to Florida Housing Finance Corporation.**
- 4 Variance reflects expenses being less than or comparable to the budget.**

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
as of January 31, 2022

ASSETS

Unrestricted Cash	
Cash Operating 1	104,347.14
Cash-Payroll	28,267.99
Petty Cash	600.00
Total Unrestricted Cash	133,215.13
Restricted Cash	
Cash Restricted-Security Deposits	31,115.00
Cash Restricted-Operating Reserve	460,924.51
Cash Restricted-Reserve for Replacement	202,060.76
Cash-Tax & Insurance Escrow	56,495.66
Total Restricted Cash	750,595.93
TOTAL CASH	<u>883,811.06</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	9,182.99
Allowance for Doubtful Accounts-Tenants/Vend	-2,232.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	6,950.99
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	403.66
Prepaid Insurance	13,963.82
Prepaid Software Licenses	3,940.62
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>23,808.10</u>
TOTAL CURRENT ASSETS	<u>914,570.15</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,478,455.60
Building Improvements	20,181.47
Automobiles/Vehicles	24,477.33
Furniture & Fixtures	437,374.39
Site Improvement-Infrastructure	688,655.00
Accum Depreciation-Buildings	-4,644,698.42
Accum Depreciation- Misc FF&E	-453,555.86
Accum Depreciation-Infrastructure	-503,526.86
Intangible Assets	0.00
Loan Costs	41,419.00
Amortization Loan Cost	-22,973.38
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-182,203.38
TOTAL FIXED ASSETS (NET)	<u>7,430,193.89</u>
TOTAL NONCURRENT ASSETS	<u>7,430,193.89</u>

TOTAL ASSETS 8,344,764.04

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	5,395.07
Tenant Security Deposits	27,675.00
Security Deposit Clearing Account	98.65
Security Deposit-Pet	3,400.00
Accrued Property Taxes	10,181.46
Accrued Interest Payable	38,683.59
Accrued Interest - 2nd Mortgage	682,232.80
Accrued Audit Fees	6,025.00
Tenant Prepaid Rents	7,535.30
Accrued Compensated Absences-Current	2,052.07
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	5,743,438.94
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>3,810.98</u>
TOTAL NONCURRENT LIABILITIES	<u>3,810.98</u>
TOTAL LIABILITIES	<u>5,747,249.92</u>
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	6,710,357.74
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Asset:	<u>-4,112,843.62</u>
TOTAL RETAINED EARNINGS:	<u>-4,112,843.62</u>
TOTAL EQUITY	<u>2,597,514.12</u>
TOTAL LIABILITIES AND EQUITY	<u>8,344,764.04</u>

Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and One Month Ending January 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	102,548.52	104,347.14	1,798.62
Cash-Payroll	29,866.58	28,267.99	-1,598.59
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	30,675.00	31,115.00	440.00
Cash Restricted-Operating Reserve	460,916.68	460,924.51	7.83
Cash Restricted-Reserve for Replacem	199,985.20	202,060.76	2,075.56
Cash-Tax & Insurance Escrow	47,943.66	56,495.66	8,552.00
Investment 2	0.00	0.00	0.00
Total Cash	871,935.64	883,211.06	11,275.42

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	102,548.52	104,347.14	1,798.62
Cash-Payroll	29,866.58	28,267.99	-1,598.59
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	30,675.00	31,115.00	440.00
Cash Restricted-Operating Reserve	460,916.68	460,924.51	7.83
Cash Restricted-Reserve for Replacem	199,985.20	202,060.76	2,075.56
Cash-Tax & Insurance Escrow	47,943.66	56,495.66	8,552.00
Investment 2	0.00	0.00	0.00
Total Cash	871,935.64	883,211.06	11,275.42

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Statement of Operations
For the Current and One Month Ending January 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	87,275	87,750.00	(475)	-0.54%	1	87,275	87,750.00	(475)	-0.54%	1,053,000
Other Tenant Income	(750)	(495.00)	(255)	51.52%	2	(750)	(495.00)	(255)	51.52%	(5,940)
Other Income	23	30.00	(7)	-22.97%	3	23	30.00	(7)	-22.97%	360
Total Revenue	86,548	87,285	(737)	-0.84%		86,548	87,285	(737)	-0.84%	1,047,420
Administrative Expenses	14,039	21,552.00	(7,513)	-34.86%	4	14,039	21,552.00	(7,513)	-34.86%	258,624
Tenants Service Expenses	97	74.58	23	30.44%		97	74.58	23	30.44%	895
Utility Expense	8,994	8,700.00	294	3.38%	4	8,994	8,700.00	294	3.38%	104,400
Maintenance Expense	17,917	18,777.51	(861)	-4.58%	4	17,917	18,777.51	(861)	-4.58%	225,330
General Expenses	8,331	8,595.98	(265)	-3.09%	4	8,331	8,595.98	(265)	-3.09%	103,152
Financing Expenses	16,481	21,263.89	(4,783)	-22.50%	4	16,481	21,263.89	(4,783)	-22.50%	255,167
Operating expense before depreciatio	65,859	78,964	(13,105)	-16.60%		65,859	78,964	(13,105)	-16.60%	947,568
Net Operating Income (Loss)	20,689	8,321	12,368	148.64%		20,689	8,321	12,368	148.64%	99,852
Depreciation & Amortization	33,669	33,669	-	0.00%		33,669	33,669	-	0.00%	404,033
Capital/Operational Replacement Ite	298	11,175	(10,877)	-97.33%		298	11,175	(10,877)	-97.33%	134,100
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(134,100)
Total Expense	99,827	123,808	(23,982)	-19.37%		99,827	123,808	(23,982)	-19.37%	1,351,601
Net Operating Income (Loss)	(13,279)	(36,523)	23,245	-63.64%		(13,279)	(36,523)	23,245	-63.64%	(304,181)

Comments

- 1 Consists of 100 units comprised of 99 Tax Credit and Project-Based Section 8 Voucher units and (1) maintenance unit. Rental income is consistent with amounts budgeted.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Variance for other income is due to interest earned on the restricted reserves account being lower than anticipated.**
- 4 Variance is due to costs being less than or consistent with amounts budgeted.**

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Balance Sheet
as of January 2022**

ASSETS

Unrestricted Cash	
Cash Operating 1	121,310.22
Cash-Payroll	483.43
Petty Cash	600.00
Total Unrestricted Cash	122,393.65
Restricted Cash	
Cash Restricted-Security Deposits	10,800.00
Cash Restricted-Operating Reserve	19.62
Cash Restricted-Reserve for Replacement	196,531.84
Cash-Tax & Insurance Escrow	85,381.97
Restricted Investment	156,511.46
Total Restricted Cash	449,244.89
TOTAL CASH	<u>571,638.54</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	8,079.00
Allowance for Doubtful Accounts-Tenants/Vendors	-1,107.00
TOTAL: AR	6,972.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>6,972.00</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	1,500.24
Prepaid Insurance	22,316.52
Prepaid Software Licenses	5,252.10
TOTAL OTHER CURRENT ASSETS	29,568.86
TOTAL CURRENT ASSETS	<u>608,179.40</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	-4,047,740.38
Accum Depreciation- Misc FF&E	-1,191,741.12
Accum Depreciation-Infrastructure	-447,713.39
Intangible Assets	0.00
Loan Costs	335,121.42
Amortization Loan Cost	234,258.89
Compliance Fees	200,558.00
Amortization Tax Credit Fees	-168,238.81
TOTAL FIXED ASSETS (NET)	8,941,677.09
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>9,653,274.09</u>

TOTAL ASSETS	<u>10,261,453.49</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	46,498.09
Tenant Security Deposits	9,800.00
Security Deposit Clearing Account	-18.00
Security Deposit-Pet	1,000.00
Accrued Property Taxes	6,799.57
Accrued Interest NLP Loan	4,370.63
Accrued Audit Fees	6,025.00
Tenant Prepaid Rents	104.56
Accrued Compensated Absences-Current	880.02
Mortgage Note Payable	2,779,548.93
Second Mortgage Payable	850,000.00
Third Mortgage Payable	299,496.77
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	51,157.67
TOTAL CURRENT LIABILITIES	<u>5,020,284.24</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	1,634.31
TOTAL NONCURRENT LIABILITIES	<u>1,634.31</u>

TOTAL LIABILITIES	<u>5,021,918.55</u>
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EQUITY

CONTRIBUTED CAPITAL

Capital Private Investors	5,437,398.00
GP Equity	1,336,604.00
Special LP Equity	143,054.89
Syndication Costs	-30,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,887,056.89</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-1,647,521.95
TOTAL RETAINED EARNINGS:	<u>-1,647,521.95</u>

TOTAL EQUITY	<u>5,239,534.94</u>
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TOTAL LIABILITIES AND EQUITY	<u>10,261,453.49</u>
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**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Changes in Cash
For the Current and One Month Ending January 31, 2022**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	103,100.15	121,310.22	18,210.07
Cash-Payroll	9,709.14	483.43	-9,225.71
Cash Restricted-Security Deposits	10,800.00	10,800.00	0.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacement	193,605.35	196,531.84	2,926.49
Cash-Tax & Insurance Escrow	76,122.97	85,381.97	9,259.00
Investment 1	0.00	0.00	0.00
Restricted Investment	156,520.17	156,511.46	-8.71
Total Cash	549,877.40	571,038.54	21,161.14
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	103,100.15	121,310.22	18,210.07
Cash-Payroll	9,709.14	483.43	-9,225.71
Cash Restricted-Security Deposits	10,800.00	10,800.00	0.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacement	193,605.35	196,531.84	2,926.49
Cash-Tax & Insurance Escrow	76,122.97	85,381.97	9,259.00
Investment 1	0.00	0.00	0.00
Restricted Investment	156,520.17	156,511.46	-8.71
Total Cash	549,877.40	571,038.54	21,161.14

Lakeland Housing Authority
Hampton Hills (AMP 4)
Statement of Operations

For the Current and One Month Ended January 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	781	620	161	25.97%	1	781	620	161	25.97%	7,440
Other Tenant Income	-	-	-	0.00%		-	-	-	0.00%	-
Grant Income	329	1,054	(725)	-68.82%	2	329	1,054	(725)	-68.82%	12,642
Other Income	-	-	-			-	-	-		-
Total Revenue	1,110	1,674	(564)	-42.85%		1,110	1,674	(564)	-42.85%	20,082
Administrative Expenses	253	838	(584)	-69.76%	3	253	838	(584)	-69.76%	10,052
Tenant Services Expenses	-	5	(5)	-100.00%	3	-	5	(5)	-100.00%	60
Utility Expense	-	-	-	0.00%	3	-	-	-	0.00%	-
Maintenance and Development Expens	326	700	(374)	-53.45%	3	326	700	(374)	-53.45%	8,400
General Expenses	87	129	(41)	-32.12%	3	87	129	(41)	-32.12%	1,543
Housing Assistance Payments	-	-	-	0.00%		-	-	-		-
Operating expense before Depreciation	666	1,671	(1,005)	-255.34%		666	1,671	(1,005)	-255.34%	20,055
Net Operating Income (Loss)	443	2	441			443	2	441		27
Depreciation	-	-	-			-	-	-		-
Operational Expenses - Replacement	-	-	-			-	-	-		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	666	1,671	(1,005)			666	1,671	(1,005)		20,055
Net Income (Loss)	443	2	441			443	2	441		27

Comments

- 1** Property is comprised of 1, Section 32 lease-to-purchase home remaining. On 2/16/2022, LHA received a copy of the recorded, fully executed Release From Declaration of Trust on the last home. The homebuyer is scheduled to close by March 2022.
- 2** Although Grant Income received is 69% less than budgeted, it reflects amounts approved by HUD and is consistent with the prior month.
- 3** Variances reflect expenses being less than or comparable to amounts budgeted.'

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

as of January 31, 2022

ASSETS

CASH

Unrestricted Cash

Cash Operating 1	4,789.25
Cash-Payroll	410.63
Cash Operating 3	267,543.90
Total Unrestricted Cash	272,743.78

Restricted Cash

Cash Restricted-Security Deposits	600.00
Cash Restricted - FSS Escrow	84.00
Total Restricted Cash	684.00

TOTAL CASH	273,427.78
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ACCOUNTS AND NOTES RECEIVABLE

Due from Public Housing General	57,497.99
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TOTAL: DUE FROM	57,497.99
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Lakeridge Homes 2nd Mortgage	372,107.45
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TOTAL ACCOUNTS AND NOTES RECEIVABLE	429,605.44
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OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
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Prepaid Insurance	965.52
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TOTAL OTHER CURRENT ASSETS	1,465.52
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TOTAL CURRENT ASSETS	704,498.74
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NONCURRENT ASSETS

FIXED ASSETS

Buildings	137,673.41
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Furniture & Fixtures	2,248.94
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Accum Depreciation- Misc FF&E	-2,248.94
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Intangible Assets	-
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TOTAL FIXED ASSETS (NET)	137,673.41
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TOTAL NONCURRENT ASSETS	137,673.41
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TOTAL ASSETS	842,172.15
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LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	225.83
Tenant Security Deposits	600.00
Lease Purchase Escrow	84.00
A/P Other	671.35

Accrued audit fees - LHA	1,203.24
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Tenant Prepaid Rents	4.00
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Accrued Compensated Absences-Curre	804.82
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TOTAL CURRENT LIABILITIES	3,593.24
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NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	1,494.67
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TOTAL NONCURRENT LIABILITIES	1,494.67
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TOTAL LIABILITIES	5,087.91
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EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net As	837,084.24
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TOTAL RETAINED EARNINGS:	837,084.24
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TOTAL EQUITY	837,084.24
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TOTAL LIABILITIES AND EQUITY	842,172.15
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**Lakeland Housing Authority
Hampton Hills (AMP 4)
Changes in Cash**

For the Current and One Month Ended January 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,387.77	4,789.25	1,401.48
Cash-Payroll	410.63	410.63	0.00
Cash Operating 3	325,043.04	267,543.90	-57,499.14
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	600.00	600.00	0.00
Cash Restricted - FSS Escrow	84.00	84.00	0.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	329,525.44	273,427.78	-56,097.66

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,387.77	4,789.25	1,401.48
Cash-Payroll	410.63	410.63	0.00
Cash Operating 3	325,043.04	267,543.90	-57,499.14
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	600.00	600.00	0.00
Cash Restricted - FSS Escrow	84.00	84.00	0.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	329,525.44	273,427.78	-56,097.66

**Lakeland Housing Authority
Williamstown, LLLP
Statement of Operations
For the Current and One Month Ending January 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,179	11,920	259	2.17%	1	12,179	11,920	259	2.17%	143,040
Other Tenant Income	-	75	(75)	-100.00%		-	75	(75)	-100.00%	900
Government Subsidy	11,340	12,555	(1,215)	-9.68%	2	11,340	12,555	(1,215)	-9.68%	150,660
Other Income	-	10	(10)			-	10	(10)		120
Total Revenue	23,519	24,550	(1,031)	-4.20%		23,519	24,550	(1,031)	-4.20%	294,720
Administrative Expense	8,908	12,099	(3,192)	-26.38%	3	8,908	12,099	(3,192)	-26.38%	145,190
Tenant Services	-	-	-	0.00%	3	-	-	-	0.00%	-
Utility Expense	2,170	2,170	(0)	-0.02%	3	2,170	2,170	(0)	-0.02%	26,042
Maintenance Expense	3,909	7,837	(3,929)	-50.13%	3	3,909	7,837	(3,929)	-50.13%	94,049
General Expense	1,941	2,205	(264)	-11.96%	3	1,941	2,205	(264)	-11.96%	26,462
Operating Expense before Depreciation	16,927	24,312	(7,385)	-30.37%		16,927	24,312	(7,385)	-30.37%	291,742
Net Operating Income (Loss)	6,592	238	6,354	2668.14%		6,592	238	6,354	2668.14%	2,978
Depreciation & Amortization Expense	7,965	7,957	8	0.11%		7,965	7,957	8	0.11%	95,482
Capital Replacement Items	-	6,900	(6,900)	-100.00%		-	6,900	(6,900)	-100.00%	82,800
Transfer in/Out	-	(6,900)	6,900	-100.00%		-	(6,900.00)	6,900	-100.00%	(82,800)
Total Expense	24,893	32,269	(7,376)	-22.86%		24,893	32,269	(7,376)	-22.86%	387,225
Net Operating Income (Loss)	(1,374)	(7,719)	6,345	-82.21%		(1,374)	(7,719)	6,345	-82.21%	(92,505)

Comments

- 1 Consists of 48 public housing units for seniors age 62 and older with a preference for veterans.**
- 2 Although subsidy received is 10% less than anticipated, it reflects amounts approved by HUD for the property and is consistent with prior months.**
- 3 Variance reflects expenses being less than or comparable to amounts budgeted.**

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of January 31, 2022

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	11,929.67
Cash-Payroll	8,676.98
Total Unrestricted Cash	20,606.65
Restricted Cash	
Cash Restricted-Security Deposits	15,300.00
Cash Restricted-Reserve for Replacer	32,000.61
Total Restricted Cash	47,300.61
 TOTAL CASH	67,907.26
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	5,294.00
Allowance for doubtful accounts tenants	-391.00
TOTAL: AR	4,903.00
Williamstown Operating Subsidy Rec	11,360.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	16,263.00
 OTHER CURRENT ASSETS	
Prepaid Insurance	21,355.15
Prepaid Software Licenses	3,283.84
TOTAL OTHER CURRENT ASSETS	24,638.99
TOTAL CURRENT ASSETS	108,809.25
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	296,687.00
Buildings	3,751,341.13
Furniture & Fixtures	8,494.29
Accum Depreciation-Buildings	-290,849.57
Accum Depreciation- Misc FF&E	-3,765.25
Intangible Assets	
TOTAL NONCURRENT ASSETS	3,761,907.60
TOTAL ASSETS	3,870,716.85

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	3,711.21
Tenant Security Deposits	14,400.00
Security Deposit-Pet	1,200.00
Accrued Audit Fees	10,500.00
Accrued audit fees - LHA	18,907.78
Tenant Prepaid Rents	474.00
Accrued Compensated Absences-Current	1,119.91
TOTAL CURRENT LIABILITIES	50,312.90
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	2,079.83
TOTAL NONCURRENT LIABILITIES	2,079.83
TOTAL LIABILITIES	52,392.73
 EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	3,818,324.12
TOTAL RETAINED EARNINGS:	3,818,324.12
TOTAL EQUITY	3,818,324.12
TOTAL LIABILITIES AND EQUITY	3,870,716.85

**Lakeland Housing Authority
Williamstown, LLLP
Changes in Cash**

For the Current and One Month Ending January 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	18,425.22	11,929.67	-6,495.55
Cash-Payroll	13,595.71	8,676.98	-4,918.73
Cash Restricted-Security Deposits	15,300.00	15,300.00	0.00
Cash Restricted-Reserve for Replacement	31,000.77	32,000.61	999.84
Total Cash	78,321.70	67,907.26	-10,414.44
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	18,425.22	11,929.67	-6,495.55
Cash-Payroll	13,595.71	8,676.98	-4,918.73
Cash Restricted-Security Deposits	15,300.00	15,300.00	0.00
Cash Restricted-Reserve for Replacement	31,000.77	32,000.61	999.84
Total Cash	78,321.70	67,907.26	-10,414.44

Budget Comparison (with PTD)

Period = Jan 2021-Dec 2021

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
40000-000	INCOME (LOSS) STATEMENT								
40000-010	OPERATING INCOME (LOSS)								
40000-100	OPERATING REVENUE								
41001-000	Rent Revenue								
41010-000	Base Rent								
41018-000	Gross Mkt Rent Potential	59,535.00	69,275.00	-9,740.00	-14.06	407,985.44	831,300.00	-423,314.56	-50.92
41099-999	Total Base Rent	59,535.00	69,275.00	-9,740.00	-14.06	407,985.44	831,300.00	-423,314.56	-50.92
41100-000	Vacancy Losses								
41105-000	Gain/Loss To Lease	26,779.00	0.00	26,779.00	N/A	260,101.20	0.00	260,101.20	N/A
41110-000	Vacancy Loss	3,983.09	-1,118.00	5,101.09	456.27	1,794.79	-13,416.00	15,210.79	113.38
41199-999	Total Vacancy Losses	30,762.09	-1,118.00	31,880.09	2,851.53	261,895.99	-13,416.00	275,311.99	2,052.12
41999-999	Total Rent Revenue	90,297.09	68,157.00	22,140.09	32.48	669,881.43	817,884.00	-148,002.57	-18.10
42000-000	Tenant Recovery Revenue								
42500-000	Direct Billable Revenue								
42520-000	Direct Bill Revenue-Utilities								
42520-110	Direct Bill Rev-Electric	84.22	0.00	84.22	N/A	84.22	0.00	84.22	N/A
42520-160	Direct Bill Rev-Water & Sewer	399.16	2,750.00	-2,350.84	-85.49	16,212.55	33,000.00	-16,787.45	-50.87
42529-999	Total Direct Bill Revenue-Util	483.38	2,750.00	-2,266.62	-82.42	16,296.77	33,000.00	-16,703.23	-50.62
42570-000	Direct Bill Revenue-Prof Service								
42570-120	Direct Bill Rev-Litigat&Dispute	0.00	117.00	-117.00	-100.00	0.00	1,404.00	-1,404.00	-100.00
42579-999	Total Direct Bill Rev-Prof Svc	0.00	117.00	-117.00	-100.00	0.00	1,404.00	-1,404.00	-100.00
42599-000	Total Direct Billable Revenue	483.38	2,867.00	-2,383.62	-83.14	16,296.77	34,404.00	-18,107.23	-52.63
42999-999	Total Tenant Recovery Revenue	483.38	2,867.00	-2,383.62	-83.14	16,296.77	34,404.00	-18,107.23	-52.63
43000-000	Other Operating Revenue								
43010-000	Other Customer Revenue								
43011-500	Government Subsidy Income	0.00	0.00	0.00	N/A	351,483.06	0.00	351,483.06	N/A
43015-000	Locks & Keys Income	0.00	15.00	-15.00	-100.00	10.00	180.00	-170.00	-94.44
43019-000	Late Fee Revenue	0.00	167.00	-167.00	-100.00	2,025.00	2,004.00	21.00	1.05
43020-000	NSF Fee	0.00	50.00	-50.00	-100.00	550.00	600.00	-50.00	-8.33
43020-500	Application Fee	30.00	44.00	-14.00	-31.82	273.10	528.00	-254.90	-48.28
43022-000	Early Termination Fee	0.00	0.00	0.00	N/A	442.03	0.00	442.03	N/A
43022-500	Damages/Cleaning	0.00	50.00	-50.00	-100.00	0.00	600.00	-600.00	-100.00
43027-600	Pet Registration Fee	0.00	0.00	0.00	N/A	300.00	600.00	-300.00	-50.00
43028-700	Cable Service	0.00	0.00	0.00	N/A	499.64	930.00	-430.36	-46.28
43028-850	Washer / Dryer Tenant Income	4,050.00	4,275.00	-225.00	-5.26	48,692.52	51,300.00	-2,607.48	-5.08
43029-999	Total Other Customer Revenue	4,080.00	4,601.00	-521.00	-11.32	404,275.35	56,742.00	347,533.35	612.48
43099-999	Total Other Operating Revenue	4,080.00	4,601.00	-521.00	-11.32	404,275.35	56,742.00	347,533.35	612.48
49999-999	TOTAL OPERATING REVENUE	94,860.47	75,625.00	19,235.47	25.44	1,090,453.55	909,030.00	181,423.55	19.96
52000-000	Cost of Real Estate Operations								
52000-100	Admin & General Expense								

Budget Comparison (with PTD)

Period = Jan 2021-Dec 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
52010-000	Prop Mgmt Rent								
52013-000	Equipment Lease	44.95	84.00	39.05	46.49	1,746.12	1,008.00	-738.12	-73.23
52019-999	Total Prop Mgmt Rent	44.95	84.00	39.05	46.49	1,746.12	1,008.00	-738.12	-73.23
52020-000	Prop Mgmt Administrative								
52021-000	Apt Association Dues	0.00	0.00	0.00	N/A	0.00	802.00	802.00	100.00
52021-500	PM Payroll Processing Fees	83.55	110.00	26.45	24.05	1,097.19	1,320.00	222.81	16.88
52022-000	Office Supplies	41.88	150.00	108.12	72.08	318.71	1,800.00	1,481.29	82.29
52023-000	Postal/Express Mail	467.30	67.00	-400.30	-597.46	1,519.78	804.00	-715.78	-89.03
52024-000	Bank Fees	0.00	0.00	0.00	N/A	124.70	0.00	-124.70	N/A
52024-500	Background/Credit Check	372.00	142.00	-230.00	-161.97	1,995.00	1,704.00	-291.00	-17.08
52025-000	Uniforms	0.00	100.00	100.00	100.00	461.85	400.00	-61.85	-15.46
52027-000	Dues And Subscriptions	0.00	42.00	42.00	100.00	0.00	504.00	504.00	100.00
52027-100	Trainings	25.00	275.00	250.00	90.91	3,000.00	3,300.00	300.00	9.09
52027-500	Incentive & Award Programs	0.00	300.00	300.00	100.00	25.00	2,700.00	2,675.00	99.07
52029-998	Covid-19 Expenses	0.00	42.00	42.00	100.00	1,432.62	504.00	-928.62	-184.25
52029-999	Total Prop Mgmt Administrative	989.73	1,228.00	238.27	19.40	9,974.85	13,838.00	3,863.15	27.92
52030-000	Prop Mgmt Travel & Meals								
52034-000	Meals	209.60	25.00	-184.60	-738.40	475.52	300.00	-175.52	-58.51
52039-000	Other Travel Exp	985.55	75.00	-910.55	-1,214.07	2,406.07	900.00	-1,506.07	-167.34
52039-999	Total Prop Mgmt Travel & Meals	1,195.15	100.00	-1,095.15	-1,095.15	2,881.59	1,200.00	-1,681.59	-140.13
52040-000	Bad Debt								
52041-000	Bad Debt Expense	0.00	0.00	0.00	N/A	161.62	0.00	-161.62	N/A
52042-000	Bad Debt Expense - Rent	706.53	0.00	-706.53	N/A	706.53	0.00	-706.53	N/A
52049-999	Total Bad Debt	706.53	0.00	-706.53	N/A	868.15	0.00	-868.15	N/A
52050-000	Legal Fees								
52057-000	Legal-Eviction/Litigation/Dispute	0.00	133.00	133.00	100.00	405.00	1,596.00	1,191.00	74.62
52059-999	Total Legal Fees	0.00	133.00	133.00	100.00	405.00	1,596.00	1,191.00	74.62
52060-000	Audit & Tax Fees								
52061-000	Audit Fee	812.50	484.00	-328.50	-67.87	5,625.00	5,808.00	183.00	3.15
52063-000	Tax Consultant Fee	495.87	216.00	-279.87	-129.57	3,475.00	2,592.00	-883.00	-34.07
52069-999	Total Audit & Tax Fees	1,308.37	700.00	-608.37	-86.91	9,100.00	8,400.00	-700.00	-8.33
52070-000	Other Professional Fees								
52073-000	Third-Party Other Prop Consultation	0.00	0.00	0.00	N/A	0.00	600.00	600.00	100.00
52075-000	Third-Party Property Inspection	0.00	0.00	0.00	N/A	561.75	3,950.00	3,388.25	85.78
52077-000	Compliance Administration Fee	820.00	700.00	-120.00	-17.14	8,720.00	8,400.00	-320.00	-3.81
52079-999	Total Other Professional Fees	820.00	700.00	-120.00	-17.14	9,281.75	12,950.00	3,668.25	28.33
52999-999	Total Admin & General Expense	5,064.73	2,945.00	-2,119.73	-71.98	34,257.46	38,992.00	4,734.54	12.14
53000-000	Onsite Info & Technology Systems								
53010-000	Onsite IT Services								
53018-000	Onsite-Software	-164.12	1,170.00	1,334.12	114.03	15,554.41	14,040.00	-1,514.41	-10.79

Budget Comparison (with PTD)

Period = Jan 2021-Dec 2021

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
53019-999 Total Onsite IT Services	-164.12	1,170.00	1,334.12	114.03	15,554.41	14,040.00	-1,514.41	-10.79
53999-999 Total Information & Technology Systems	-164.12	1,170.00	1,334.12	114.03	15,554.41	14,040.00	-1,514.41	-10.79
54000-000 Sales & Marketing Expense								
54020-000 Advertising & Marketing								
54021-100 Online Advertising	812.00	633.00	-179.00	-28.28	9,744.00	7,596.00	-2,148.00	-28.28
54021-500 Signage & Banners/Flags	0.00	0.00	0.00	N/A	67.42	0.00	-67.42	N/A
54022-500 Printed Materials	0.00	0.00	0.00	N/A	99.00	0.00	-99.00	N/A
54024-000 Resident Functions/Parties	0.00	243.00	243.00	100.00	635.65	2,916.00	2,280.35	78.20
54027-000 Brand Incentives & Fees	181.82	0.00	-181.82	N/A	181.82	0.00	-181.82	N/A
54027-600 Public Relations	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A
54029-000 Prospect Functions/Supplies	0.00	125.00	125.00	100.00	402.52	1,500.00	1,097.48	73.17
54029-999 Total Advertising & Marketing	993.82	1,001.00	7.18	0.72	11,230.41	12,012.00	781.59	6.51
54099-999 Total Sales & Marketing Expense	993.82	1,001.00	7.18	0.72	11,230.41	12,012.00	781.59	6.51
55000-000 Property Operations & Maintenance								
55010-000 R&M-Building								
55012-500 R&M-Elevator & Escalator	0.00	50.00	50.00	100.00	7,723.70	1,600.00	-6,123.70	-382.73
55012-600 R&M-Doors & Windows	0.00	20.00	20.00	100.00	0.00	240.00	240.00	100.00
55014-000 R&M-Painting	49.54	66.00	16.46	24.94	49.54	792.00	742.46	93.74
55015-000 R&M-Plumbing	58.07	25.00	-33.07	-132.28	87.76	300.00	212.24	70.75
55015-500 R&M-Lighting	817.65	0.00	-817.65	N/A	1,240.71	0.00	-1,240.71	N/A
55016-500 R&M-Exterior	0.00	25.00	25.00	100.00	173.21	300.00	126.79	42.26
55018-000 R&M-Locks & Keys	0.00	10.00	10.00	100.00	22.00	120.00	98.00	81.67
55019-000 R&M-Tools & Supplies	310.32	59.00	-251.32	-425.97	471.09	1,308.00	836.91	63.98
55019-999 Total R&M-Building	1,235.58	255.00	-980.58	-384.54	9,768.01	4,660.00	-5,108.01	-109.61
55020-000 R&M-Machinery								
55021-000 R&M-Elec Supplies/Installation	33.69	60.00	26.31	43.85	1,034.45	720.00	-314.45	-43.67
55022-000 R&M-HVAC	879.62	120.00	-759.62	-633.02	2,229.57	1,440.00	-789.57	-54.83
55023-000 R&M-Elevator & Escalator Contract	444.11	450.00	5.89	1.31	6,095.18	5,400.00	-695.18	-12.87
55024-000 R&M-Fire Alarm & Sprinklers	3,443.40	0.00	-3,443.40	N/A	3,603.90	0.00	-3,603.90	N/A
55025-000 R&M-Security-Alarm	69.55	70.00	0.45	0.64	834.60	840.00	5.40	0.64
55026-000 R&M-Appliance	36.72	20.00	-16.72	-83.60	863.26	240.00	-623.26	-259.69
55029-999 Total R&M-Machinery	4,907.09	720.00	-4,187.09	-581.54	14,660.96	8,640.00	-6,020.96	-69.69
55030-000 R&M-Landscape								
55031-500 R&M-Landscape Contract	1,000.00	1,000.00	0.00	0.00	12,000.00	12,000.00	0.00	0.00
55032-000 R&M-Landscape Planting/Removal	0.00	0.00	0.00	N/A	3,378.16	6,000.00	2,621.84	43.70
55033-000 R&M-Tree & Shrub	1,500.00	0.00	-1,500.00	N/A	1,500.00	0.00	-1,500.00	N/A
55038-000 R&M-Gate & Fencing	19.78	0.00	-19.78	N/A	172.21	0.00	-172.21	N/A
55039-999 Total R&M-Landscape	2,519.78	1,000.00	-1,519.78	-151.98	17,050.37	18,000.00	949.63	5.28
55050-000 R&M-Janitorial & Cleaning								
55056-000 R&M-Parking & Garage	0.00	20.00	20.00	100.00	0.00	240.00	240.00	100.00

Budget Comparison (with PTD)

Period = Jan 2021-Dec 2021

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
55058-000 R&M-Pest Control Contract	142.50	275.00	132.50	48.18	2,077.50	3,300.00	1,222.50	37.05
55058-100 R&M-Termite Bond	0.00	0.00	0.00	N/A	0.00	2,520.00	2,520.00	100.00
55058-500 R&M-Pest Control Supplies	0.00	15.00	15.00	100.00	0.00	180.00	180.00	100.00
55059-000 R&M-Cleaning Supplies	729.25	200.00	-529.25	-264.62	3,103.43	2,400.00	-703.43	-29.31
55059-500 R&M-Suspense	7.52	0.00	-7.52	N/A	7.52	0.00	-7.52	N/A
55059-999 Total R&M-Janitorial & Cleaning	879.27	510.00	-369.27	-72.41	5,188.45	8,640.00	3,451.55	39.95
55080-000 Non-Capitalized Expenditure								
55090-000 NCAP-Building								
55092-500 NCAP-Doors & Windows	0.00	0.00	0.00	N/A	0.00	4,000.00	4,000.00	100.00
55095-000 NCAP-Painting	0.00	0.00	0.00	N/A	0.00	10,000.00	10,000.00	100.00
55099-999 Total NCAP-Building	0.00	0.00	0.00	N/A	0.00	14,000.00	14,000.00	100.00
55100-000 NCAP-Machinery								
55101-000 NCAP-Elec Supplies/Installation	14,843.51	0.00	-14,843.51	N/A	14,843.51	0.00	-14,843.51	N/A
55101-200 NCAP-Fire Protection/Life Safety	0.00	0.00	0.00	N/A	3,653.26	0.00	-3,653.26	N/A
55103-300 NCAP-Microwaves	0.00	0.00	0.00	N/A	0.00	213.00	213.00	100.00
55103-500 NCAP-Refrigerators	0.00	0.00	0.00	N/A	0.00	797.00	797.00	100.00
55103-700 NCAP-Computers & Softwares Setup	758.00	0.00	-758.00	N/A	884.00	0.00	-884.00	N/A
55109-999 Total NCAP-Machinery	15,601.51	0.00	-15,601.51	N/A	19,380.77	1,010.00	-18,370.77	-1,818.89
55140-000 NCAP-Development Cost (Not Capitalized)								
55141-000 NCAP-Development Cost (Not Capitalized)	-5,228.00	0.00	5,228.00	N/A	-30,228.00	0.00	30,228.00	N/A
55149-999 Total NCAP-Development Cost (Not Capitalized)	-5,228.00	0.00	5,228.00	N/A	-30,228.00	0.00	30,228.00	N/A
55179-999 Total Non-Cap Expenditure	10,373.51	0.00	-10,373.51	N/A	-10,847.23	15,010.00	25,857.23	172.27
55180-000 Direct Vacant Expense								
55190-000 Direct Vacant-Utilities								
55191-000 Utilities - Electric (Vacant)	79.46	25.00	-54.46	-217.84	1,420.00	300.00	-1,120.00	-373.33
55199-999 Total Direct Vacant-Utilities	79.46	25.00	-54.46	-217.84	1,420.00	300.00	-1,120.00	-373.33
55279-999 Total Direct Vacant Expense	79.46	25.00	-54.46	-217.84	1,420.00	300.00	-1,120.00	-373.33
55580-000 Direct Billable Expense								
55600-000 Direct Billable-Utilities								
55600-160 Direct Bill-Water & Sewer	3,242.09	3,342.00	99.91	2.99	39,867.01	40,104.00	236.99	0.59
55609-999 Total Direct Billabl-Utilities	3,242.09	3,342.00	99.91	2.99	39,867.01	40,104.00	236.99	0.59
55679-900 Total Direct Billable Expense	3,242.09	3,342.00	99.91	2.99	39,867.01	40,104.00	236.99	0.59
55999-999 Total Property Operations & Maint	23,236.78	5,852.00	-17,384.78	-297.07	77,107.57	95,354.00	18,246.43	19.14
56000-000 Utilities Expense								
56010-000 Utilities								
56011-000 Utilities-Electric	817.91	1,333.00	515.09	38.64	12,803.07	15,996.00	3,192.93	19.96
56013-000 Utilities-Trash	1,892.94	833.00	-1,059.94	-127.24	26,521.26	9,996.00	-16,525.26	-165.32
56014-000 Utilities-Telephone	348.01	255.00	-93.01	-36.47	4,176.87	3,060.00	-1,116.87	-36.50
56019-900 Utilities-Other Utility Costs	894.51	230.00	-664.51	-288.92	3,442.76	2,760.00	-682.76	-24.74

Budget Comparison (with PTD)

Period = Jan 2021-Dec 2021

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
56019-999 Total Utilities	3,953.37	2,651.00	-1,302.37	-49.13	46,943.96	31,812.00	-15,131.96	-47.57
56099-999 Total Utilities Expense	3,953.37	2,651.00	-1,302.37	-49.13	46,943.96	31,812.00	-15,131.96	-47.57
59999-999 Total Cost of Real Estate Operations	33,084.58	13,619.00	-19,465.58	-142.93	185,093.81	192,210.00	7,116.19	3.70
60000-000 Management Fee Expenses								
60000-010 Property Management Expense								
60010-000 Prop Mgmt Salaries/Wages								
60011-000 Prop Mgmt Salaries/Wages	10,317.64	9,920.00	-397.64	-4.01	107,755.20	119,040.00	11,284.80	9.48
60012-000 Prop Mgmt Benefits & Other	1,649.49	2,588.00	938.51	36.26	16,210.23	31,056.00	14,845.77	47.80
60014-000 Prop Mgmt Bonus	0.00	0.00	0.00	N/A	1,166.07	0.00	-1,166.07	N/A
60015-000 Prop Mgmt Taxes	814.00	839.00	25.00	2.98	8,263.25	10,068.00	1,804.75	17.93
60017-000 Prop Mgmt Workers Comp	190.24	440.00	249.76	56.76	3,416.32	5,280.00	1,863.68	35.30
60019-999 Total Prop Mgmt Salaries/Wages	12,971.37	13,787.00	815.63	5.92	136,811.07	165,444.00	28,632.93	17.31
60020-000 Prop Mgmt Fees								
60021-000 Property Management Fees	6,170.31	4,920.00	-1,250.31	-25.41	67,512.54	59,132.00	-8,380.54	-14.17
60029-999 Total Prop Mgmt Fees	6,170.31	4,920.00	-1,250.31	-25.41	67,512.54	59,132.00	-8,380.54	-14.17
60099-999 Total Property Management Exp	19,141.68	18,707.00	-434.68	-2.32	204,323.61	224,576.00	20,252.39	9.02
60999-999 Total Management Fee Expenses	19,141.68	18,707.00	-434.68	-2.32	204,323.61	224,576.00	20,252.39	9.02
61000-000 Property Tax Ins & Other Expenses								
62000-000 Property and Other Tax Expense								
62023-000 Licenses & Permits								
62023-200 Licenses	0.00	0.00	0.00	N/A	1,637.50	860.00	-777.50	-90.41
62023-999 Total Licenses & Permits	0.00	0.00	0.00	N/A	1,637.50	860.00	-777.50	-90.41
62099-999 Total Property and Other Tax Expense	0.00	0.00	0.00	N/A	1,637.50	860.00	-777.50	-90.41
63000-000 Property Insurance Expense								
63010-001 Property Insurance								
63011-000 Property Insurance	8,452.63	5,609.00	-2,843.63	-50.70	92,210.55	67,308.00	-24,902.55	-37.00
63019-999 Total Property Insurance	8,452.63	5,609.00	-2,843.63	-50.70	92,210.55	67,308.00	-24,902.55	-37.00
63099-999 Total Capitalized RE Tax & Ins Contra	8,452.63	5,609.00	-2,843.63	-50.70	92,210.55	67,308.00	-24,902.55	-37.00
69999-999 Total Property Tax Ins & Other Exp	8,452.63	5,609.00	-2,843.63	-50.70	93,848.05	68,168.00	-25,680.05	-37.67
79999-998 TOTAL OPERATING EXPENSES	8,452.63	5,609.00	-2,843.63	-50.70	93,848.05	68,168.00	-25,680.05	-37.67
79999-999 NET OPERATING INCOME (LOSS)	34,181.58	37,690.00	-3,508.42	-9.31	607,188.08	424,076.00	183,112.08	43.18
80000-000 NON-OPERATING INCOME (LOSS)								
80000-100 NON-OPERATING REVENUE								
80001-000 Interest Income & Other								
80010-000 Interest Income-Checking & MM								
80011-000 Int Inc-Checking & MM	6.92	158.00	-151.08	-95.62	154.75	1,896.00	-1,741.25	-91.84
80019-999 Total Interest Inc-Checking&MM	6.92	158.00	-151.08	-95.62	154.75	1,896.00	-1,741.25	-91.84
80049-999 Total Interest Income & Other	6.92	158.00	-151.08	-95.62	154.75	1,896.00	-1,741.25	-91.84
81019-999 TOTAL NON-OPERATING REVENUE	6.92	158.00	-151.08	-95.62	154.75	1,896.00	-1,741.25	-91.84
81501-000 Interest Expense & Finan Fees								

Budget Comparison (with PTD)

Period = Jan 2021-Dec 2021

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
81510-000 Interest Expense-N/P & LOC								
81511-000 Int Exp-N/P-Promissory	21,227.22	20,492.00	-735.22	-3.59	254,492.39	246,867.00	-7,625.39	-3.09
81519-999 Total Interest Exp-N/P & LOC	21,227.22	20,492.00	-735.22	-3.59	254,492.39	246,867.00	-7,625.39	-3.09
81540-000 Financing Fee Expense								
81540-001 Loan Servicing Fee	425.35	484.00	58.65	12.12	5,742.00	5,808.00	66.00	1.14
81540-002 Loan Servicing Fee - W&D	833.33	833.00	-0.33	-0.04	9,999.96	9,996.00	-3.96	-0.04
81540-003 SAIL Loan Svc and Compliance Fee	916.50	917.00	0.50	0.05	10,998.00	11,004.00	6.00	0.05
81540-006 Compliance Files Review	0.00	0.00	0.00	N/A	0.00	550.00	550.00	100.00
81540-007 Compliance Fees	40.00	0.00	-40.00	N/A	40.00	0.00	-40.00	N/A
81540-009 PHA Servicer Administration Fees	0.00	2,000.00	2,000.00	100.00	8,000.00	24,000.00	16,000.00	66.67
81540-010 ELI Loan Svc and Compliance Fee	-356.88	346.00	702.88	203.14	3,450.00	4,152.00	702.00	16.91
81540-011 Trustee Ordinary Fees	375.00	375.00	0.00	0.00	4,500.00	4,500.00	0.00	0.00
81540-012 Issuer Administration Fee	833.33	833.00	-0.33	-0.04	9,999.96	9,996.00	-3.96	-0.04
81541-000 Ground Lease	6,250.00	0.00	-6,250.00	N/A	6,250.00	0.00	-6,250.00	N/A
81549-999 Total Financing Fee Expense	9,316.63	5,788.00	-3,528.63	-60.96	58,979.92	70,006.00	11,026.08	15.75
81599-999 Total Interest Exp & Fin Fees	30,543.85	26,280.00	-4,263.85	-16.22	313,472.31	316,873.00	3,400.69	1.07
81600-000 Depreciation & Amortization								
81610-000 Dep/Amort-Fixed Assets								
81611-000 Depr-FA-Leasehold Improvements	46,860.32	51,793.00	4,932.68	9.52	562,323.84	621,516.00	59,192.16	9.52
81619-999 Total Dep/Amort-Fixed Assets	46,860.32	51,793.00	4,932.68	9.52	562,323.84	621,516.00	59,192.16	9.52
81699-999 Total Deprec & Amort	46,860.32	51,793.00	4,932.68	9.52	562,323.84	621,516.00	59,192.16	9.52
82001-000 Asset Management Fees								
82010-000 Asset Management Fee								
82011-000 Asset Management Fee	434.13	434.00	-0.13	-0.03	5,210.00	5,208.00	-2.00	-0.04
82015-100 Incentive Management Fee	0.00	0.00	0.00	N/A	175,488.97	0.00	-175,488.97	N/A
82019-500 Other Non-Op-Expense	-17,763.78	0.00	17,763.78	N/A	-17,763.78	0.00	17,763.78	N/A
82019-900 Total Asset Management Fee	-17,329.65	434.00	17,763.65	4,093.01	162,935.19	5,208.00	-157,727.19	-3,028.56
82019-999 Total Asset Management Fees	-17,329.65	434.00	17,763.65	4,093.01	162,935.19	5,208.00	-157,727.19	-3,028.56
83519-999 TOTAL NON-OPERATING EXPENSES	-17,329.65	434.00	17,763.65	4,093.01	162,935.19	5,208.00	-157,727.19	-3,028.56
84000-100 GAINS (LOSSES)								
85501-000 Gain (Loss) Sale-Oper Property								
85520-000 Cost of Sales								
85560-000 COS-Deferred Financing Fee								
85567-000 COS-A/A-Loan Fee-N/P-Prom	2,079.88	8,414.12	6,334.24	75.28	24,958.56	100,969.00	76,010.44	75.28
85579-999 Total COS-Def Financing Fee	2,079.88	8,414.12	6,334.24	75.28	24,958.56	100,969.00	76,010.44	75.28
85599-999 Total Cost of Sales	2,079.88	8,414.12	6,334.24	75.28	24,958.56	100,969.00	76,010.44	75.28
85619-999 Total Gain (Loss) Sale-OP	-2,079.88	-8,414.12	6,334.24	75.28	-24,958.56	-100,969.00	76,010.44	75.28
88999-900 TOTAL GAINS (LOSSES)	-2,079.88	-8,414.12	6,334.24	75.28	-24,958.56	-100,969.00	76,010.44	75.28
89999-990 TOTAL NON-OP INCOME (LOSS)	-62,147.48	-86,763.12	24,615.64	28.37	-1,063,535.15	-1,042,670.00	-20,865.15	-2.00
89999-999 NET INCOME (LOSS)	-27,965.90	-49,073.12	21,107.22	43.01	-456,347.07	-618,594.00	162,246.93	26.23

Balance Sheet

Period = Dec 2021

Book = Accrual ; Tree = ysi_bs

Current Balance

09999-000	BALANCE SHEET	
10000-000	ASSET	
10001-000	ASSETS	
10100-000	Cash & Cash Equivalents	
10101-000	Cash	
10110-000	Operating Cash-Owner	
10111-000	Checking 1	203,257.66
10112-000	Checking 2	3,000.00
10115-000	Checking 5	26,160.00
10116-000	Checking 6	30,300.00
10119-999	Total Operating Cash-Owner	262,717.66
10190-000	Petty Cash	
10191-000	Petty Cash 1	1,000.00
10199-000	Total Petty Cash	1,000.00
10199-999	Total Cash	263,717.66
10399-999	Total Cash & Cash Equivalents	263,717.66
10500-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10550-000	Operating Deficit Reserve	355,287.05
10590-000	Debt Service Reserves	6,989.33
10699-999	Total Operating Impound Resrve	362,276.38
10700-000	Investing Impound Reserve	
10750-000	Other Escrow	8,254.33
10799-999	Total Investing Impound Resrve	8,254.33
10950-000	Bond Reserve Accounts	
10950-010	Bond Fund - Interest Fund	0.19
10950-020	Bond Fund - Principal	594.56
10950-060	Bond Fund - Escrow Account	32,544.67
10950-070	Bond Fund - Replacement Reserve	52,504.40
10950-999	Total Bond Reserve Accounts	85,643.82
10999-999	Total Restricted Cash	456,174.53
11000-000	Accounts Receivable-Net	
11001-000	Accounts Receivable	
11001-500	A/R-Accounts Receivable	
11011-000	A/R-Resident	4,809.26
11011-050	A/R-Subsidy	102.35
11069-999	Total A/R-Accounts Receivable	4,911.61
11099-999	Total Accounts Receivable	4,911.61
11199-999	Total Accounts Receivable-Net	4,911.61
12200-000	Prepaid Expenses	
12501-000	Prepaid Operating Expense	
12510-000	Prepaid Cost of RE Operations	
12510-620	Prepaid Property Insurance	24,897.28
12510-650	Prepaid Admin & General	2,004.80
12519-999	Total Prepaid Cost of RE Ops	26,902.08
12599-999	Total Prepaid Operating Expense	26,902.08
12699-999	Total Prepaid Expenses	26,902.08
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	1,471,232.88
16029-999	Total OP-Site Improvements	1,471,232.88

Balance Sheet

Period = Dec 2021

Book = Accrual ; Tree = ysi_bs

Current Balance

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	14,012,919.88
16200-000	Accumulated Depreciation	
16210-000	A/D-OP-Site Improvements	
16210-700	A/D-OP-SI-Amort	-230,158.24
16219-999	Total A/D-OP-Site Improvements	-230,158.24
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-811,601.68
16229-999	Total A/D-OP-Building	-811,601.68
16299-999	Total Accumulated Depreciation	-1,041,759.92
16399-999	Total Operating Property-Net	12,971,159.96
17000-000	Fixed Assets-Net	
17001-000	Fixed Assets	
17020-000	FA-Furniture	
17020-200	FA-Furniture-Addition	714,736.40
17029-999	Total FA-Furniture	714,736.40
17099-999	Total Fixed Assets	714,736.40
17100-000	Accumulated Deprec & Amort	
17120-000	A/D-FA-Furniture	
17120-700	A/D-FA-Furniture-Amort	-351,412.20
17129-999	Total A/D-FA-Furniture	-351,412.20
17199-999	Total Accum Deprec & Amort	-351,412.20
17299-999	Total Fixed Assets-Net	363,324.20
18500-000	Other Assets & Deposits	
18501-000	Asset Deposits	
18513-200	Utility Deposits	5,592.00
18519-900	Total Asset 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	-15,394.28
19359-999	Total A/A-Franchise Licenses	-15,394.28
19399-999	Total Accumulated Amortization	-15,394.28
19499-999	Total Goodwill&Intngibles-Net	72,479.72
19900-000	Suspense	
19901-000	Suspense Clearing	
19915-050	A/R Clearing-Subsidy Suspense	-1,545.00
19919-999	Total Suspense Clearing	-1,545.00
19999-900	Total Suspense	-1,545.00
19999-998	TOTAL ASSETS	14,162,716.76
19999-999	TOTAL ASSET	14,162,716.76
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	
20111-000	A/P-Trade	25,666.12
20119-999	Total Accounts Payable-Trade	25,666.12

Balance Sheet

Period = Dec 2021

Book = Accrual ; Tree = ysi_bs

Current Balance

20399-999	Total Accounts Payable-Net	25,666.12
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	
20510-650	Accrued Admin & General Expense	9,925.47
20510-680	Accrued Audit Fee	5,625.00
20510-700	Accrued Tax Consulting Fee	4,975.00
20519-999	Total Accrued Operating Cost	20,525.47
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	13,054.92
20539-999	Total Accrued Prop Mgmt Salaries/Wages	13,054.92
20599-999	Total Accrued Property Expenses	33,580.39
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	1,750.00
20641-725	Accrued Issuer Fees	3,333.28
20641-730	Accrued Compliance Fee	14,448.00
20641-735	Accrued Service Fee	1,934.96
20649-999	Total Accrued Financing Cost	21,466.24
20699-999	Total Accrued Corporate G&A Exp	21,466.24
20999-999	Total Accrued Exp & Other Liab	55,046.63
21500-000	Interest Payable-Net	
21501-000	Int Payable-N/P-Promissory	
21510-000	I/P-N/P-Promissory	
21510-700	I/P-N/P-Promissory-Accrual	60,694.00
21519-999	Total I/P-N/P-Promissory	60,694.00
21599-999	Total Int Pay-N/P-Promissory	60,694.00
21999-999	Total Interest Payable-Net	60,694.00
22000-000	Due to Related Party-Net	
22001-000	Due to Affiliates-Net	
22012-000	A/P-Intercompany	528.00
22019-999	Total Due to Affiliates-Net	528.00
22299-999	Total Due to Related Party-Net	528.00
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
23019-999	Total N/P-Promissory	10,244,160.07
23050-000	Loan Fee-N/P-Promissory	
23050-200	Loan Fee-N/P-Promissory-Addn	-763,229.22
23059-999	Total Loan Fee-N/P-Promissory	-763,229.22
23060-000	A/A-Loan Fee-N/P-Promissory	
23060-700	A/A-Loan Fee-N/P-Prom-Amort	230,342.28
23069-999	Total A/A-Loan Fee-N/P-Prom	230,342.28
23099-999	Total Note Payable-Promissory	9,711,273.13
23199-999	Total Notes Payable-Net	9,711,273.13
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	9,641.96
27099-999	Total Unearned Tenant Rent	9,641.96
27399-999	Total Unearned Revenue	9,641.96
28500-000	Other Liability Deposits	
28501-000	Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	30,300.00

Balance Sheet

Period = Dec 2021

Book = Accrual ; Tree = ysi_bs

		Current Balance
28529-999	Total Tenant Security Deposits	30,300.00
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	473.57
28569-999	Total Deposits & Other Liabilities	473.57
28599-900	Total Liability Deposits	30,773.57
28599-999	Total Other Liability Deposits	30,773.57
29999-999	TOTAL LIABILITIES	9,893,623.41
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	-39,250.45
30199-900	Total Control Partner Equity	6,014,270.55
30199-999	Total Control Ptnr Equity-Net	6,014,270.55
39000-000	Retained Earnings	
39001-000	R/E-Retained Earnings	
39010-700	Retained Earnings	-1,745,177.20
39099-900	Total R/E-Retained Earnings	-1,745,177.20
39099-999	Total Retained Earnings	-1,745,177.20
39999-990	TOTAL EQUITY	4,269,093.35
39999-998	TOTAL LIABILITIES & EQUITY	14,162,716.76
39999-999	NET BALANCE SHEET	0.00
99999-999	TOTAL ALL ACCOUNTS	0.00

LAKELAND HOUSING AUTHORITY
Grant Report
 Updated as of February 17, 2022

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2011	07-15-11	08-03-13	08-02-15	\$ 562,980.00	\$ 506,682.00	\$ 562,980.00	\$ 562,980.00	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 583,721.87	\$ 583,258.85	\$ 24,810.15
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ -	\$ -	\$ 971,182.00
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	\$ -	\$ -	\$ 1,085,963.00
			CFP Total:	\$ 6,902,546.00	\$ 6,212,291.40	\$ 3,705,352.87	\$ 3,704,889.85	\$ 3,197,656.15
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	5/31/2024	\$ 198,900.00	\$ 179,010.00	\$ -	\$ -	\$ 198,900.00
ROSS-Family Self Sufficiency 2021	01-01-2022	12-31-2022	12/31/2022	\$ 127,574.00	\$ 114,816.60	\$ -	\$ -	\$ 127,574.00
			ROSS Total:	\$ 398,474.00	\$ 358,626.60	\$ 72,000.00	\$ 72,000.00	\$ 326,474.00
YouthBuild 2018 Grant (DOL)	01-01-19		04-30-2022	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
			YouthBuild Total:	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
CARES Act								
AMP 1 (WestLake/Cecil Gober Villas/John Wright Homes)	05-01-20	12-31-20	12-31-20	\$ 104,415.00	\$ 93,973.50	\$ 104,415.00	\$ 104,415.00	\$ -
AMP 2 (Dakota Park dba Carrington Place)	05-01-20	12-31-20	12-31-20	\$ 14,635.00	\$ 13,171.50	\$ 14,635.00	\$ 14,635.00	\$ -
AMP 3 (Renaissance at Washington Park)	05-01-20	12-31-20	12-31-20	\$ 64,418.00	\$ 57,976.20	\$ 64,418.00	\$ 64,418.00	\$ -
AMP 4 (Hampton Hills)	05-01-20	12-31-20	12-31-20	\$ 2,391.00	\$ 2,151.90	\$ 2,391.00	\$ 2,391.00	\$ -
AMP 5 (Williamstown)	05-01-20	12-31-20	12-31-20	\$ 17,105.00	\$ 15,394.50	\$ 17,105.00	\$ 17,105.00	\$ -
AMP 6 (Twin Lakes Estates)	05-01-20	12-31-20	12-31-20	\$ 7,677.00	\$ 6,909.30	\$ 7,677.00	\$ 7,677.00	\$ -
			CARES Act Total:	\$ 210,641.00	\$ 189,576.90	\$ 210,641.00	\$ 210,641.00	\$ -
Emergency Rental Assistance Program (ERAP-Polk County)	06-01-21	10-31-22	12-31-21	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -
			ERAP Total:	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -

February 2022 Board Report



- **Program Manager's Report**

During the month of January 2022, the Senior Program Manager:

- Continued to monitor staff follow-up and outreach efforts to our Cycle 19 participants.



Pictured above l-r: Derrick Bugg, Sheriff Grady Judd and Earl W. Haynes

- On January 12, 2022, the Senior Program Manager met with Sheriff Grady Judd to further familiarize him with YouthBuild-Lakeland (YBL) and to offer opportunity for the Polk County Sheriffs' Office (PCSO) to collaborate with the Lakeland Housing Authority (LHA) and YouthBuild-Lakeland in support of our goal to be awarded funding that will be used to transform the lives of sixty-seven (67) youth/young adults through training in construction,

nursing assistant, career development, decreasing gun violence education and more throughout the communities of Polk County. The meeting was very positive and fruitful. On January 19, 2022, we received the letter of support from PCSO.

- Communicated with the Grant Writer and provided essential information and documents required to support the DOL FY-2021 grant application. As a result, our grant was successfully and timely submitted.
- Congratulations to Billy Morris who is a recent graduate of YouthBuild-Lakeland, Cycle 19, was hired as a permanent employee of the Lakeland Housing Authority.
- We are very thankful to the thirty (30) Service Providers and Community Partners who provided Letters of Commitment and/or Memorandums of Understanding (MOU) in support of our grant application to the Department of Labor FY-2021.
- **Congratulations**



On December 13, 2021, Genecis Morales (*pictured left*) successfully completed the required studies to receive her Penn Foster High School Diploma. The YouthBuild-Lakeland staff presented her diploma at the YouthBuild Center. This gave her the opportunity to have a cap and gown photograph to solidify her great accomplishment. Congratulations, Genecis! We are proud of you.

- **Job Development and Placement**

During the month of January, the Job Placement Specialist:

- Continued to assist the YBL Program Manager with requesting and securing letters of support and/or Memorandums of Understanding as it relates to apprenticeship and internship opportunities for our Department of Labor FY-2021 grant application.
- Coordinated and scheduled a meeting for the YBL Senior Program Manager with Polk County Sheriff Grady Judd. The result of this meeting was a letter of support and collaboration from the Polk County Sheriff's Office.
- Continued to refer Cycle 19 graduates to various employment opportunities.
- Continued to follow-up with Cycle 19 graduates.
- Continued to serve graduates of Cycle 18, 19, and previous cycles as needed to provide supportive services, employment retention assistance, employment opportunity leads and/or case management.
- Completed and submitted the updated YouthBuild Database (DYB) report.
- Continued to seek new placement opportunities for YBL graduates.
- Attended the monthly meeting with the YouthBuild Technical Assistant via ZOOM.

Earl W. Haynes
Senior Program Manager

Cynthia E. Zorn-Shaw
Job Placement Specialist

Willie Easmon
Academic Instructor

Derrick Bugg
Construction Training Supervisor

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 # 22-1511

The Board of Commissioners is requested to approve the above-referenced resolution to authorize revisions of the current utility allowance schedule for both the Public Housing and the Housing Choice Voucher participants.

2. Who is making request:

A. Entity: The Housing Authority of the City of Lakeland

B. Project: Implement the annual utility allowance schedules for participants of the Public Housing and HCV programs effective April 1, 2022.

C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

The Department of Housing and Urban Development requires the Lakeland Housing Authority to review its utility allowances annually. The review shall include all changes in circumstances including completion of modernization and/or other energy conservation measures implemented by the Lakeland Housing Authority which would lead to a change in reasonable consumption requirements and changes in utility rates.

The utility allowance survey method is the preferred method of obtaining current utility rates and charges for Public Housing and Section 8 Housing Choice Voucher programs. The outcome of this study will enable the Lakeland Housing Authority to update the current utility allowance schedule.

Resident Life Utility Allowances, a Division of The Nelrod Company was selected as the consulting firm for the utility allowance study. *The Nelrod Company* has over twenty years' experience in federal, state, and local government consulting services in the following areas:

- Financial Management and Capital Fund Program
- Agency Plans and Policies
- PHAS
- SEMAP

- HQS
- Family Self Sufficiency
- Reasonable Rent Determination
- Utility Allowances
- Energy Audits
- Physical Needs Assessments

Based on previous experience and work history, the Lakeland Housing Authority requested that the *Resident Life Utility Allowances, a Division of The Nelrod Company* conduct the utility allowance study for the Public Housing program and Section 8 participants.

OBJECTIVE

The objective of this study is to update the utility allowances with current utility suppliers' rates and charges for electricity, natural gas, water and sewer from the City, County, and other jurisdictions. The methodology used to analyze the current utility allowances included a review of Monthly Consumption Allowances, Rate Information Gathering, Computation of Consumption Costs, submission of Section 8 and Public Housing HUD Forms, gathering Supporting Documentation, and finally implementing the allowances within 90 days of approval.

PRESENT SITUATION

The Housing Authority has a current utility allowance schedule that will be updated with the new utility allowance schedule (please see attached forms) based on the *Resident Life Utility Allowances, a Division of The Nelrod Company* survey. The summary of the complete survey, including a comparison of current allowance with the proposed allowances, is attached to the resolution.

ANTICIPATED OUTCOME

By approving this Resolution, the Lakeland Housing Authority will be able to implement the updated utility allowances in its programs and will therefore be compliant with HUD mandated utility allowance regulation 24 CFR 965.507 (b).

WHO BENEFITS

The Public Housing residents and the Section 8 participants of Lakeland Housing Authority will benefit as the new study shows a 12.5% increase from the prior year.

RESOLUTION NO. 22-1511

**APPROVAL OF REVISED PUBLIC HOUSING AND HOUSING CHOICE
VOUCHER UTILITY ALLOWANCE SCHEDULES**

WHEREAS, the Housing Authority of the City of Lakeland is required by the United States Department of Housing and Urban Development to ensure that its Public Housing program and its Housing Choice Voucher (Section 8) program review and, if necessary, update the utility allowances for program participants on an annual basis; and

WHEREAS, after a study was performed to review the Housing Authority of the City of Lakeland's utility allowances, it was determined that adjustments were necessary;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the attached Public Housing utility allowances as well as the attached Housing Choice Voucher (Section 8) utility allowances to become effective on April 1, 2022, and/or implementing effective 90 days from approval for annual certifications.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted Resolution No. 22-1511 dated February 28, 2022.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chairman

Utility Allowance Schedule

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

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.				Date (mm/dd/yyyy):		
Locality: Lakeland Housing Authority, FL				Unit Type: Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)		
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$14.00	\$17.00	\$17.00	\$17.00	\$19.00	\$19.00
b. Bottle Gas/Propane	\$46.00	\$56.00	\$56.00	\$56.00	\$62.00	\$62.00
c. Electric (avg)	\$6.00	\$7.00	\$8.00	\$9.00	\$9.00	\$10.00
d. Electric Heat Pump (avg)	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00
e. Oil						
Cooking						
a. Natural Gas	\$5.00	\$5.00	\$9.00	\$10.00	\$14.00	\$16.00
b. Bottle Gas/Propane	\$15.00	\$15.00	\$26.00	\$36.00	\$46.00	\$51.00
c. Electric (avg)	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$17.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$19.00	\$23.00	\$31.00	\$40.00	\$49.00	\$58.00
Air Conditioning (avg)	\$16.00	\$19.00	\$27.00	\$34.00	\$42.00	\$49.00
Water Heating						
a. Natural Gas	\$10.00	\$12.00	\$17.00	\$23.00	\$28.00	\$33.00
b. Bottle Gas/Propane	\$36.00	\$41.00	\$56.00	\$72.00	\$87.00	\$108.00
c. Electric (avg)	\$11.00	\$13.00	\$17.00	\$20.00	\$24.00	\$27.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$19.00	\$19.00	\$23.00	\$28.00	\$32.00	\$38.00
Sewer (avg)	\$39.00	\$40.00	\$46.00	\$53.00	\$58.00	\$64.00
Trash Collection (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$12.06 (avg)	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Natural Gas Charge \$16.61	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Actual Family Allowances				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
				Water		\$
Address of Unit				Sewer		\$
				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
				Other		\$
Number of Bedrooms				Other		\$
				Total		\$



Utility Allowance Schedule

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

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: Lakeland Housing Authority, FL		Unit Type: Single-Family (Detached House/Mobile Home)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$21.00	\$24.00	\$24.00	\$26.00	\$26.00	\$28.00
b. Bottle Gas/Propane	\$67.00	\$77.00	\$77.00	\$82.00	\$82.00	\$87.00
c. Electric (<i>avg</i>)	\$10.00	\$12.00	\$12.00	\$13.00	\$14.00	\$15.00
d. Electric Heat Pump (<i>avg</i>)	\$7.00	\$9.00	\$10.00	\$11.00	\$13.00	\$14.00
e. Oil						
Cooking						
a. Natural Gas	\$5.00	\$5.00	\$9.00	\$10.00	\$14.00	\$16.00
b. Bottle Gas/Propane	\$15.00	\$15.00	\$26.00	\$36.00	\$46.00	\$51.00
c. Electric (<i>avg</i>)	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$17.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (<i>avg</i>)	\$28.00	\$33.00	\$46.00	\$59.00	\$72.00	\$85.00
Air Conditioning (<i>avg</i>)	\$13.00	\$15.00	\$34.00	\$52.00	\$71.00	\$90.00
Water Heating						
a. Natural Gas	\$12.00	\$14.00	\$21.00	\$28.00	\$33.00	\$40.00
b. Bottle Gas/Propane	\$41.00	\$46.00	\$67.00	\$87.00	\$108.00	\$128.00
c. Electric (<i>avg</i>)	\$14.00	\$16.00	\$21.00	\$25.00	\$30.00	\$34.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>avg</i>)	\$19.00	\$19.00	\$23.00	\$28.00	\$32.00	\$38.00
Sewer (<i>avg</i>)	\$39.00	\$40.00	\$46.00	\$53.00	\$58.00	\$64.00
Trash Collection (<i>avg</i>)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$12.06 (avg)	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Natural Gas Charge \$16.61	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Other		\$		
		Total		\$		





LAKELAND HOUSING AUTHORITY, FL PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES Chart 1

UPDATE 2022

Building Type: Apartment/Multi-Family

Westlake (All Electric) (EE Equip: WH,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$48.00	\$55.00	\$64.00		
Water		\$6.00	\$11.00	\$16.00		
Sewer		\$12.00	\$21.00	\$31.00		
Totals		\$66.00	\$87.00	\$111.00		

Building Type: Row House/Townhouse

Westlake (All Electric) (EE Equip: WH,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$57.00	\$67.00	\$78.00		
Water		\$18.00	\$24.00	\$29.00		
Sewer		\$32.00	\$41.00	\$51.00		
Totals		\$107.00	\$132.00	\$158.00		

A monthly average cost of the summer and winter adjustments were used for the electric costs.

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Win-V= Windows Vinyl
HP= Heat Pump
Ins= Insulation
WS= Water Saving Appliances
LED= 100% LED Lighting

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Westlake (All Electric) (EE Equip: WH,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$60.00	\$70.00	\$82.00		
Water		\$18.00	\$24.00	\$29.00		
Sewer		\$32.00	\$41.00	\$51.00		
Totals		\$110.00	\$135.00	\$162.00		

Building Type: Apartment/Multi-Family

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$54.00	\$63.00		
Water			\$8.00	\$12.00		
Sewer			\$16.00	\$23.00		
Totals			\$78.00	\$98.00		

Building Type: Semi-Detached/Duplex

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$67.00	\$78.00		
Water			\$21.00	\$24.00		
Sewer			\$36.00	\$42.00		
Totals			\$124.00	\$144.00		

Building Type: Apartment/Multi-Family

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$46.00				
Sewer		\$9.00				
Totals		\$55.00				

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$54.00				
Sewer		\$29.00				
Totals		\$83.00				

Building Type: Apartment/Multi-Family

Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$47.00	\$54.00			
Sewer		\$29.00	\$36.00			
Totals		\$76.00	\$90.00			

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

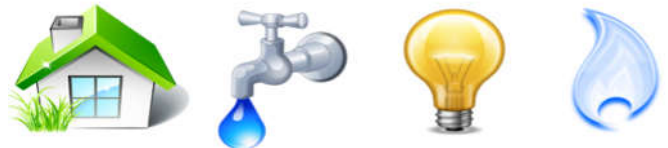
Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$56.00	\$65.00			
Sewer		\$29.00	\$36.00			
Totals		\$85.00	\$101.00			

Utility Allowances

February 2022

LAKELAND HOUSING AUTHORITY

Lakeland, Florida



UPDATE REPORT

SECTION 8 HCV

UTILITY ALLOWANCE SURVEY AND STUDY

The **Nelrod** Company®

3301 West Freeway 2nd Floor, Fort Worth, TX 76107
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Fax: 817-922-9100

Email: ResidentLife@nelrod.com – Website: www.nelrod.com

February 20, 2022

Carlos Pizarro An, Senior Vice-President of Affordable Housing (COO)
Lakeland Housing Authority
430 Hartsell Avenue
Lakeland, FL 33815

Re: Section 8 HCV Program Utility Allowances Update Report – 2022

Dear Mr. Pizarro:

ResidentLife Utility Allowances® is pleased to enclose a draft copy of the Section 8 Housing Choice Voucher Program Utility Allowances Update Report – 2022. Please see the Survey and Study Results section of the study analysis for details of changes.

ResidentLife Utility Allowances is putting our seal of compliance on the work we perform for your agency certifying that we have developed your Utility Allowances in compliance with HUD Regulations and guidelines. **We recommend that you post your adopted utility allowance schedule(s) on your webpage. We have made this process easy for you by providing, by email, an electronic version of your currently updated Utility Allowances in a pdf format that is ready to upload directly to your website.** This format displays our Seal of Certified Compliance assuring residents, Agency staff, HUD representatives, or other interested parties, that an approved method was used to efficiently and accurately develop your utility allowances and that the utility allowances are current.

Please carefully review this draft report for any identifiable problems, changes, corrections, and/or special needs and let me know if you have any changes or questions as soon as possible. **See attached Closure Acceptance Statement. Please sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 139 or cheryl@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Cheryl Lord

Cheryl Lord
ResidentLife Utility Allowances® Director
Enclosure

Disclaimer: ResidentLife Utility Allowances® will make any necessary corrections to work previously performed prior to submission of final report. It is important to note that many local communities have different rate structures, weather patterns, types of charges, etc. ResidentLife Utility Allowances® has made every effort to be as accurate as possible, but will not be held responsible for changes involving different methodologies, rate structures, regulatory changes, omission and/or misinformation of cost calculation data from utility providers, selection of most advantageous cost calculation methodology in areas with multiple costing methods, and inaccurate allowances resulting from lack of information or data not provided by the agency.

3301 West Freeway
Fort Worth, TX 76107



Phone: 817-922-9000
Fax: 817-922-9100

Email: ResidentLife@nelrod.com – Website: www.nelrod.com

Closure Acceptance Statement

ResidentLife Utility Allowances Director

Re: Section 8 HCV Program Utility Allowances Update Report – 2022

Upon signing this Closure Statement, I, _____, on behalf of the **Lakeland Housing Authority, FL** acknowledge receipt of the draft survey study report.

I, or a member of our agency staff, have reviewed this draft report and have requested edits, changes or additions if needed. Our agency now accepts this survey study report as final. This does not mean that we will adopt these results as our Agency's actual allowances.

Signed

Signature

Title

Print Name

Date

Please sign and return within 30 days
fax to: (817) 922-9100 or email to cheryl@nelrod.com

Job# 1769-RU-016

Z:\2022\2022 Utility Allowances\2022 Agency Studies\Lakeland, FL\S8 Update 2022\0001b-Lakeland, FL-S8 UA UPDATE Study Letter-Feb 2022.docx

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program

ANNUAL UPDATE 2022

Utility Rate Comparison

As required by HUD regulations 24 CFR 982.517, prior to beginning this update study for the **Lakeland Housing Authority, FL**, a comparison (annual review) was made of the utility rates and charges (**December 2020**) utilized in the previous study and the current utility rates and charges (**February 2022**). This comparison indicated that Lakeland Electric's electric rates increased 12%, and the monthly charge and taxes remained the same. City of Bartow's electric rates, charges, and taxes remained the same. Duke Energy's electric rates increased 13%, the monthly charge increased 9%, and taxes remained the same. People Gas System's natural gas rates increased 37%, the monthly charge increased 32%, and taxes remained the same. EIA's propane fuel rate increased 21% and taxes remained the same. Suburban Propane's fuel rate decreased 4% and taxes remained the same. Of the 7 water providers' total rates and charges, 1 increased 36%, 3 increased less than 10%, and 3 remained the same. Of the 7 sewer providers' total rates and charges, 4 increased less than 10%, and 3 remained the same. Of the 6 trash collection monthly charges, 1 increased 15%, 2 increased less than 10%, and 3 remained the same. (See comparison in Support Documentation section of this report.) Since the utility providers' **rates and charges** have changed more than 10%, the current utility allowance schedule will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

Objective

The objective of this study is to update current Section 8 Housing Choice Voucher Program utility allowances for electricity, natural gas, bottle gas/propane, water, sewer, and trash collection with current rates and charges for each utility provider. HUD's Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) will be used in this update study. This version automatically includes allowances under Electric Heating for Heat Pump in addition to Electric Resistance Heating. **Only one type of Heating should be chosen for determining the total utility allowances.**

This Section 8 Housing Choice Voucher Program update study will be conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule.

Methodology

The following steps were taken by a utility allowances specialist to accomplish the above objective:

1. Utility Rates and Charges

The following information was obtained by a rate specialist and input in the Utility Providers Residential Rates and Charges document:

- a. Documentation on current residential **electric** rates and charges from **Lakeland Electric, City of Bartow,** and **Duke Energy** through their internet websites and telephone inquiries.
- b. Documentation on current residential **natural gas** rates and charges from **Peoples Gas System (TECO)** through their internet website and telephone inquiries.
- c. Documentation on current residential **bottle gas/propane** rates from **EIA** and **Suburban Propane** through telephone inquiries.
- d. Documentation on current residential **water and sewer** rates and charges from the **Cities of Auburndale, Bartow, Haines City, Lake Wales, Lakeland, Winter Haven,** and **Polk County Utilities,** through their internet websites and telephone inquiries.
- e. Documentation on current residential **trash collection** charges from the **Cities of Auburndale, Bartow, Haines City, Lake Wales, Lakeland,** and **Winter Haven** through their internet websites and telephone inquiries.

2. Comparison of Utility Rates and Charges

A rate specialist created charts comparing the previously applied electric, natural gas, bottle gas/propane, water, sewer, and trash collection rates and charges for each provider to their current utility rates and charges. These charts calculate a percentage difference.

A rate specialist then analyzed the comparison charts and emailed the draft charts to the Agency with the recommendation to adjust current utility allowances due to a greater than 10% change in utility rates (HUD Regulations 24 CFR 982.517(c)(1)).

3. Data Gathering

a. *Currently Adopted Utility Allowances*

A copy of the currently adopted Section 8 HCV Utility Allowance Schedules were requested and received from the Agency.

b. *Monthly Utility Consumption Averages and Climatic Adjustment*

HUD's Utility Schedule Model (**Ver13i_813_Summit-Update**) was utilized for the base community-wide consumptions which take into consideration current usage patterns and more energy efficient equipment. This tool provides for a "**Green Discount**" choice of "**None**" (**Standard**), "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**". Choosing "**None**" provides "**Standard**" equipment and measures, and choosing "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**" provides "**Energy Efficient**" equipment and measures. Each selection modifies the consumption averages.

In this engineering-methodology study the "**None**" (**standard**), choice was utilized. The Agency did not indicate a need for Energy Efficient Utility Allowances at this time.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

As the HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by a ResidentLife Utility Allowances® specialist, and is based on a conversion factor acquired via internet research. This factor converts natural gas usage to propane usage.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

There was no change in the consumption averages from the last study.

4. Utility Allowance Adjustments (Cost of Consumption)

The following steps were taken by a utility allowance specialist:

- a. Updated, where needed, the Cost of Consumption charts from the previous study with current utility rates and charges for **electric** usage for **each provider**, each building type, and each bedroom size. **The fuel cost for each provider was then averaged together, per the Agency.**
- b. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **natural gas** usage for each building type and each bedroom size.
- c. Updated the Cost of Consumption charts from the previous study with the current **average** utility rate for **bottle gas/propane** usage for each building type and each bedroom size.
- d. Updated, where needed, the Cost of Consumption charts from the previous study with current utility rates and charges for **water and sewer** usage for **each provider**, each building type, and each bedroom size. **The cost for each provider was then averaged together, per the Agency.**
- e. Applied the current **average trash collection** charge, **per the Agency.**

These new utility allowances were entered into **2** forms HUD-52667 for applicable building types.

5. Section 8 Utility Allowance Schedules - Form HUD-52667

ResidentLife Utility Allowances[®] has provided **2** updated forms HUD-52667, one each for **Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)** and **Single-Family (Detached House/Mobile Home)**.

NOTE 1: The **Natural Gas** utility provider has a **monthly customer charge** that is not based on consumption. The **Electric** utility provider has an **average monthly customer charge** that is not based on consumption. These charges are shown in the "Other-Specify:" row of the form HUD-52667. This charge should be added for residents utilizing this utility but add them each only one time. (See Explanation...Monthly Fixed Charges following these HUD forms).

NOTE 2: If the owner/landlord does not provide a range or refrigerator with the leased unit, the agency must provide an allowance for the **tenant-provided range or refrigerator**, to supplement maintenance costs, and should be based on the lesser of the cost of leasing or installment purchasing of suitable equipment. Microwave applies only to studio/efficiency units that do not have a range/stove cooking source. Who provided the range and refrigerator must be indicated on the Request for Tenancy Approval (RFTA) and dwelling unit lease.

NOTE 3: For your convenience, we have provided utility allowances for Reasonable Accommodations medical equipment using an average rate for all electric providers.

NOTE 4: On December 20, 2018, HUD revised the Section 8 HCV utility allowance regulations (24 CFR §982.517) item (d) Use of Utility Allowances Schedule, to now specify "The PHA must use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the family unit size as determined under the PHA subsidy standards." See HUD regulations for the exceptions.

NOTE 5: According to HUD's instructions provided with form HUD-52667, this form shall be reproduced by the Agency and given to families with their Voucher or subsequently in connection with any revisions. This form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the family can compare gross rents and fair market rents. This form shall also be used by the Agency to record the actual allowance for each family and this form must be maintained in the tenant's file.

6. Support Documentation

Per HUD regulations (24 CFR 982.517(c)(1)), the Agency must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.

This report contains a copy of all such supporting documentation.

7. Annual Update

HUD regulations (24 CFR 982.517(c)(1)) state that housing authorities **must review its schedule of utility allowances each year**, and **must revise** its allowance for a utility category **if there has been a change of 10%** or more in the utility rate since the last time the utility allowance schedule was revised.

8. Submission of Adopted Utility Allowance Schedule

According to Section 8 Housing Choice Voucher Program HUD Regulations (24 CFR 982.517(a)(2)), a copy of the adopted utility allowance schedules (form HUD-52667) must be sent to your local HUD Field Office. At HUD's request, the Agency also must provide any information or procedures used in the preparation of the schedule.

9. Reasonable Accommodations

We have provided utility allowances for Reasonable Accommodations medical equipment.

If a family has a person with disabilities, and they need a higher utility allowance as a reasonable accommodation (in accordance with 24 CFR part 8, they may make a request to the housing agency. The housing agency must approve the higher utility allowance to make the program accessible to, and usable by, the family member with a disability (24 CFR 982.517(e)).

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

SECTION 8 HOUSING CHOICE VOUCHER

ANNUAL UPDATE 2022

The HUD Regulation (24 CFR 982.517) requirement of a comparison of the utility providers' rates and charges was conducted and indicated a greater than 10% change in utility rates and charges since the 2020-2021 study was conducted (refer to page 2, first paragraph, and/or the Comparison of Previous and Current Utility Rates, in the Support Documentation section of this report). Therefore, the **Lakeland Housing Authority, FL** is updating utility allowances (using HUSM, conversion factors, and national averages) for electricity, natural gas, bottle gas/propane, water, sewer, and trash collection for a **Section 8 HCV Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)** and **Single-Family (Detached House/Mobile Home)**.

This update study was conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule (Section 8 Housing Choice Voucher Program). HUSM-Ver13i_813_Summit-Update was used.

The proposed Section 8 HCV Utility Allowances are shown in the following section on **2** forms HUD-52667.

**SECTION 8 UTILITY ALLOWANCE SCHEDULES
(form HUD-52667)**

Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Lakeland Housing Authority, FL** Unit Type: **Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
	Monthly Dollar Allowances					

Heating

a. Natural Gas	\$14.00	\$17.00	\$17.00	\$17.00	\$19.00	\$19.00
b. Bottle Gas/Propane	\$46.00	\$56.00	\$56.00	\$56.00	\$62.00	\$62.00
c. Electric (avg)	\$6.00	\$7.00	\$8.00	\$9.00	\$9.00	\$10.00
d. Electric Heat Pump (avg)	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00
e. Oil						

Cooking

a. Natural Gas	\$5.00	\$5.00	\$9.00	\$10.00	\$14.00	\$16.00
b. Bottle Gas/Propane	\$15.00	\$15.00	\$26.00	\$36.00	\$46.00	\$51.00
c. Electric (avg)	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$17.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (avg)	\$19.00	\$23.00	\$31.00	\$40.00	\$49.00	\$58.00
Air Conditioning (avg)	\$16.00	\$19.00	\$27.00	\$34.00	\$42.00	\$49.00

Water Heating

a. Natural Gas	\$10.00	\$12.00	\$17.00	\$23.00	\$28.00	\$33.00
b. Bottle Gas/Propane	\$36.00	\$41.00	\$56.00	\$72.00	\$87.00	\$108.00
c. Electric (avg)	\$11.00	\$13.00	\$17.00	\$20.00	\$24.00	\$27.00
d. Oil						

Water, Sewer, Trash Collection

Water (avg)	\$19.00	\$19.00	\$23.00	\$28.00	\$32.00	\$38.00
Sewer (avg)	\$39.00	\$40.00	\$46.00	\$53.00	\$58.00	\$64.00
Trash Collection (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00

Tenant-supplied Appliances

Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges

Electric Charge \$12.06 (avg)	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Natural Gas Charge \$16.61	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	per month cost	
	Name of Family	Heating	\$
Cooking		\$	
Other Electric		\$	
Air Conditioning		\$	
Water Heating		\$	
Address of Unit		Water	\$
		Sewer	\$
		Trash Collection	\$
		Range / Microwave	\$
		Refrigerator	\$
	Other	\$	
Number of Bedrooms	Other	\$	
	Total	\$	



Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: Lakeland Housing Authority, FL		Unit Type: Single-Family (Detached House/Mobile Home)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$21.00	\$24.00	\$24.00	\$26.00	\$26.00	\$28.00
b. Bottle Gas/Propane	\$67.00	\$77.00	\$77.00	\$82.00	\$82.00	\$87.00
c. Electric (avg)	\$10.00	\$12.00	\$12.00	\$13.00	\$14.00	\$15.00
d. Electric Heat Pump (avg)	\$7.00	\$9.00	\$10.00	\$11.00	\$13.00	\$14.00
e. Oil						
Cooking						
a. Natural Gas	\$5.00	\$5.00	\$9.00	\$10.00	\$14.00	\$16.00
b. Bottle Gas/Propane	\$15.00	\$15.00	\$26.00	\$36.00	\$46.00	\$51.00
c. Electric (avg)	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$17.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$28.00	\$33.00	\$46.00	\$59.00	\$72.00	\$85.00
Air Conditioning (avg)	\$13.00	\$15.00	\$34.00	\$52.00	\$71.00	\$90.00
Water Heating						
a. Natural Gas	\$12.00	\$14.00	\$21.00	\$28.00	\$33.00	\$40.00
b. Bottle Gas/Propane	\$41.00	\$46.00	\$67.00	\$87.00	\$108.00	\$128.00
c. Electric (avg)	\$14.00	\$16.00	\$21.00	\$25.00	\$30.00	\$34.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$19.00	\$19.00	\$23.00	\$28.00	\$32.00	\$38.00
Sewer (avg)	\$39.00	\$40.00	\$46.00	\$53.00	\$58.00	\$64.00
Trash Collection (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$12.06 (avg)	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Natural Gas Charge \$16.61	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Reasonable Accommodation Medical Equipment Allowances

Electric Provider: Lakeland Electric, City of Bartow, & Duke Energy (avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.110582	\$25.00
Nebulizer	2	75	5	0.110582	\$1.00
Electric Hospital Bed	0.2	200	1	0.110582	\$1.00
Alternating Pressure Pad	24	70	52	0.110582	\$6.00
Low Air-Loss Mattress	24	120	89	0.110582	\$10.00
Power Wheelchair/Scooter	3	360	33	0.110582	\$4.00
Feeding Tube Pump	24	120	89	0.110582	\$10.00
CPAP Machine	10	30	9	0.110582	\$1.00
Leg Compression Pump	24	30	22	0.110582	\$2.00
Dialysis Machine/Equipment	2	710	44	0.110582	\$5.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

0.093866

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

0.14718

0.0907

0.110582

Alternating Pressure Pad

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

INSTRUCTIONS FOR HUD FORMS-52667 UTILITY ALLOWANCE SCHEDULE

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally airconditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

Previous versions are obsolete.

Form HUD-52667 (7/2019)

UTILITY ALLOWANCES MONTHLY FIXED CHARGES

Form HUD-52667

Explanation of Utility Provider Monthly Fixed Charges **(Monthly Customer Charge - See "Other-specify")**

- Fact 1: Utility providers do not separate consumption usage like that required for the form HUD-52667 (by end-uses: Space Heating is Natural Gas; Cooking is Natural Gas; Water Heating is Natural Gas; or Space Heating is Electric; etc.).
- Fact 2: Most utility providers bill their customers a service charge that is not based on usage. It is usually called a Monthly Customer Charge (e.g. Base Charge, Service Availability Charge, etc.). Some utility providers have an ongoing monthly (or Semi-Annual) credit. It is added to (or subtracted from) the customer's bill each month. Even if the client does not use any utilities during the month, they are still billed a monthly service charge.
- Fact 3: Per HUD regulations, Section 8 HCV Utility Allowances are based on the community as-a-whole. Your agency doesn't necessarily know in advance what utilities the tenant will have to pay, or whether the unit has natural gas appliances, bottle gas service, etc.

Service Fixed Charge (Monthly Customer Charge)

Therefore, since the service charge is not based on consumption usage, it cannot be divided equally between the end-uses on the form HUD-52667. That is why HUD supplied a row on the utility allowance schedule labeled "**Other-specify**". This row is to be used for **any monthly charges** that cannot be divided or combined with any other end-use. Some examples of customer charges: extermination charge for mosquito spraying (which is billed to tenant by the City even though the tenant themselves do not pay for water usage; fire protection charge; street lights; etc.).

Calculating Total Utility Allowances on form HUD-52667

Natural Gas Service Monthly Fixed Charge

When the total utility allowance is calculated for a particular unit which has natural gas appliances, if the tenant pays natural gas utilities, and the utility provider has a monthly service charge, **add the service charge amount once in the "per month cost" column on the form HUD-52667**. It does not matter how many appliances the tenant has that are fueled by natural gas.

Electric Service Monthly Fixed Charge

All dwelling units are supplied with electricity. If the tenant pays for electric utilities and the electric utility provider has a monthly service charge, all allowances will include the service fixed charge amount, **but add it only once in the "per month cost" column on the form HUD-52667**.

Description of Unit (Structure/Building) Types (Grouped by use of Energy)

1. **Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/Flat/Mid-Rise (Multi-Family) – 3 or More Units**

Building with a group of individual units with 2 or more common walls; attached to other units; separate entrances, and may have common staircases.

- Each building may have an end unit, inside unit, top unit, bottom unit, etc.
- Usually, but not always, have units on both sides of building.
- Apartments usually have one owner while condominiums are usually individually owned.

2. **High-Rise Apartment (Multi-Family) – 5 or More Units**

A multi-unit building; 5 or more stories; sharing one or more common entrances (may have elevator).

3. **Row House/Townhouse/Triplex/Fourplex/Multiplex (Multi-Family) - 3 or More Units**

An individual unit attached to other individual units; 1 or more common walls; separate ground level entrances; 1 or 2 story units.

- Each building will have end units and inside units.
- Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- Triplex building can be V-shaped.

4. **Semi-Detached/Duplex (Multi-Family)**

Building with 2 individual housing units; with separate entrances; one common wall; 1 or 2 story units.

5. **Detached House (Single-Family)**

A detached building intended to house one family; sits on its own piece of land; not attached to another dwelling.

6. **Manufactured/Mobile Home (Single-Family)**

A detached movable or portable housing structure; at least 32 feet in length and over 8 feet in width; constructed to be towed on its own chassis and designed to be installed with or without a permanent foundation.

- May be 2 or more units fitted together to make one residence.

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

We have utilized HUD's engineering-methodology tool for developing the base consumptions and utility allowances for the Section 8 Program. The Microsoft Excel spreadsheet HUD Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) is available on HUD User's website.

Note: HUSM-Ver13i_813_Summit-Update includes allowances for a Heat Pump for Electric space Heating. Only one type of Heating should be chosen for determining the total utility allowances for a unit.

HUSM is a tool provided by HUD for use in Section 8 HCV utility allowances. HUD realizes there may be errors or discrepancies in the database regarding consumptions and adjustments, and expects the user to correct them as needed.

The Nelrod Company and its ResidentLife Utility Allowance division assume no liability for discrepancies in the HUD HUSM Tool or from uses of the outcome data produced and utilized for utility allowances.

This tool provides for a choice of "None" (Standard), "Energy Star", "LEED", or "Significant Green Retrofit", utility allowances.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

As the HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by a ResidentLife Utility Allowances® specialist, and is based on a conversion factor acquired via internet research. This factor converts natural gas usage to propane usage.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

Since HUSM only provides export of the results of the calculations on the form HUD-52667, we have provided in this report Cost of Consumption charts showing how the allowances are calculated for each applicable building type, fuel type and bedroom size.

Tenant Purchased Refrigerator and/or Range:

Allowances for ranges and refrigerators must be based on the lesser of the cost of leasing or installment purchasing of suitable equipment (reference Instructions to Form HUD-52667). This allowance is not intended to cover the cost of purchase or lease of the appliance. The maintenance of a landlord-provided appliance is the responsibility and cost of the landlord. This allowance is provided to supplement the tenant-supplied appliance's maintenance cost.

This amount is added to the monthly utility allowance only if the dwelling unit was not furnished with a refrigerator, a range (stove), or for a SRO (Single Room Occupancy-studio unit) a microwave, and the tenant has had to purchase or lease the appliance(s). Note: An allowance cannot be given for both a range and a microwave.

Range or Microwave (for SRO or Studio Units) Purchase/Lease

\$450.00 (includes tax) @ 14.95% add-on interest for 60 months = \$11.00

Refrigerator Purchase/Lease

\$500.00 (includes tax) @ 14.95% add-on interest for 60 months = \$12.00

SECTION 8 CONSUMPTIONS

LAKELAND HOUSING AUTHORITY, FL

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

February 12, 2022

Apartment - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	8	10	10	10	11	11
Heating with Electric Resistance	kWh	49	58	64	69	75	81
Heating with Electric Heat Pump	kWh	41	48	57	64	71	78
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	154	182	253	324	395	466
Air Conditioning	kWh	132	155	215	275	335	395
Water Heating with Natural Gas	therms	6	7	10	13	16	19
Water Heating with Electricity	kWh	89	104	133	162	191	219

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

Heating with Bottle Gas	gal	9	11	11	11	12	12
Cooking with Bottle Gas	gal	3	3	5	7	9	10
Water Heating with Bottle Gas	gal	7	8	11	14	17	21

Based on conversion factor from natural gas to propane

LAKELAND HOUSING AUTHORITY, FL

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

February 12, 2022

Single-Family Detached House - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	12	14	14	15	15	16
Heating with Electric Resistance	kWh	79	93	100	106	112	119
Heating with Electric Heat Pump	kWh	59	69	82	92	102	112
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	227	267	371	476	580	685
Air Conditioning	kWh	102	120	270	420	570	720
Water Heating with Natural Gas	therms	7	8	12	16	19	23
Water Heating with Electricity	kWh	111	130	166	202	238	274

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

Heating with Bottle Gas	gal	13	15	15	16	16	17
Cooking with Bottle Gas	gal	3	3	5	7	9	10
Water Heating with Bottle Gas	gal	8	9	13	17	21	25

Based on conversion factor from natural gas to propane

**UTILITY ALLOWANCE
COST OF CONSUMPTION
CALCULATIONS**

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Apartment

UPDATE 2022

HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$5.18	\$6.12	\$6.76	\$7.29	\$7.92	\$8.55
City of Bartow	\$5.00	\$5.92	\$6.53	\$7.04	\$7.65	\$8.27
Duke Energy	\$8.11	\$9.61	\$10.60	\$11.43	\$12.42	\$13.41
Average Electric Cost	\$6.10	\$7.22	\$7.96	\$8.59	\$9.33	\$10.08

HEAT PUMP	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$4.33	\$5.07	\$6.02	\$6.76	\$7.49	\$8.24
City of Bartow	\$4.19	\$4.89	\$5.82	\$6.53	\$7.25	\$7.95
Duke Energy	\$6.78	\$7.94	\$9.44	\$10.60	\$11.76	\$12.92
Average Electric Cost	\$5.10	\$5.97	\$7.09	\$7.96	\$8.83	\$9.70

AIR CONDITIONING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$13.94	\$16.37	\$22.70	\$29.04	\$35.38	\$41.72
City of Bartow	\$13.47	\$15.82	\$21.94	\$28.06	\$34.18	\$40.31
Duke Energy	\$21.86	\$25.66	\$35.60	\$45.53	\$55.47	\$65.41
Average Electric Cost	\$16.42	\$19.28	\$26.75	\$34.21	\$41.68	\$49.15

COOKING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$4.33	\$5.07	\$7.39	\$9.61	\$11.94	\$14.15
City of Bartow	\$4.19	\$4.89	\$7.14	\$9.28	\$11.53	\$13.67
Duke Energy	\$6.78	\$7.94	\$11.59	\$15.06	\$18.71	\$22.19
Average Electric Cost	\$5.10	\$5.97	\$8.71	\$11.32	\$14.06	\$16.67

OTHER ELECTRIC	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$16.27	\$19.22	\$26.72	\$34.21	\$41.72	\$49.21
City of Bartow	\$15.72	\$18.57	\$25.82	\$33.06	\$40.31	\$47.55
Duke Energy	\$25.50	\$30.14	\$41.90	\$53.65	\$65.41	\$77.16
Average Electric Cost	\$19.16	\$22.64	\$31.48	\$40.31	\$49.15	\$57.97

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Apartment

WATER HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$9.39	\$10.98	\$14.04	\$17.11	\$20.17	\$23.13
City of Bartow	\$9.08	\$10.61	\$13.57	\$16.53	\$19.49	\$22.34
Duke Energy	\$14.74	\$17.22	\$22.02	\$26.82	\$31.62	\$36.26
Average Electric Cost	\$11.07	\$12.94	\$16.54	\$20.15	\$23.76	\$27.24

MONTHLY CHARGE	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38
City of Bartow	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79
Duke Energy	\$14.01	\$14.01	\$14.01	\$14.01	\$14.01	\$14.01
Average Electric Cost	\$12.06	\$12.06	\$12.06	\$12.06	\$12.06	\$12.06

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Detached House

UPDATE 2022

HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$8.35	\$9.82	\$10.56	\$11.19	\$11.82	\$12.57
City of Bartow	\$8.07	\$9.50	\$10.20	\$10.81	\$11.43	\$12.14
Duke Energy	\$13.08	\$15.40	\$16.56	\$17.55	\$18.54	\$19.70
Average Electric Cost	\$9.83	\$11.57	\$12.44	\$13.18	\$13.93	\$14.80

HEAT PUMP	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$6.23	\$7.29	\$8.66	\$9.72	\$10.77	\$11.82
City of Bartow	\$6.02	\$7.04	\$8.37	\$9.38	\$10.41	\$11.43
Duke Energy	\$9.77	\$11.43	\$13.58	\$15.23	\$16.89	\$18.54
Average Electric Cost	\$7.34	\$8.59	\$10.20	\$11.44	\$12.69	\$13.93

AIR CONDITIONING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$10.77	\$12.67	\$28.51	\$44.35	\$60.19	\$76.03
City of Bartow	\$10.41	\$12.24	\$27.55	\$42.85	\$58.16	\$73.46
Duke Energy	\$16.89	\$19.87	\$44.71	\$69.55	\$94.38	\$119.22
Average Electric Cost	\$12.69	\$14.93	\$33.59	\$52.25	\$70.91	\$89.57

COOKING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$4.33	\$5.07	\$7.39	\$9.61	\$11.94	\$14.15
City of Bartow	\$4.19	\$4.89	\$7.14	\$9.28	\$11.53	\$13.67
Duke Energy	\$6.78	\$7.94	\$11.59	\$15.06	\$18.71	\$22.19
Average Electric Cost	\$5.10	\$5.97	\$8.71	\$11.32	\$14.06	\$16.67

OTHER ELECTRIC	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$23.97	\$28.19	\$39.17	\$50.27	\$61.25	\$72.34
City of Bartow	\$23.16	\$27.25	\$37.86	\$48.57	\$59.19	\$69.90
Duke Energy	\$37.59	\$44.21	\$61.43	\$78.82	\$96.03	\$113.42
Average Electric Cost	\$28.24	\$33.22	\$46.15	\$59.22	\$72.16	\$85.22

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Detached House

WATER HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$11.72	\$13.73	\$17.53	\$21.33	\$25.13	\$28.94
City of Bartow	\$11.33	\$13.26	\$16.94	\$20.61	\$24.29	\$27.96
Duke Energy	\$18.38	\$21.52	\$27.48	\$33.45	\$39.41	\$45.37
Average Electric Cost	\$13.81	\$16.17	\$20.65	\$25.13	\$29.61	\$34.09

MONTHLY CHARGE	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38
City of Bartow	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79
Duke Energy	\$14.01	\$14.01	\$14.01	\$14.01	\$14.01	\$14.01
Average Electric Cost	\$12.06	\$12.06	\$12.06	\$12.06	\$12.06	\$12.06

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Lakeland Electric

UPDATE 2022

Building Type: Apartment

A Monthly Charge of \$11.00 plus taxes of \$1.38 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$12.38)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	49	58	64	69	75	81
Total Energy Charges (0-1000) per kwh 0.093866	\$4.60	\$5.44	\$6.01	\$6.48	\$7.04	\$7.60
Total Taxes % of total 12.5%	\$0.58	\$0.68	\$0.75	\$0.81	\$0.88	\$0.95
Total Monthly Average Cost	\$5.18	\$6.12	\$6.76	\$7.29	\$7.92	\$8.55

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	57	64	71	78
Total Energy Charges (0-1000) per kwh 0.093866	\$3.85	\$4.51	\$5.35	\$6.01	\$6.66	\$7.32
Total Taxes % of total 12.5%	\$0.48	\$0.56	\$0.67	\$0.75	\$0.83	\$0.92
Total Monthly Average Cost	\$4.33	\$5.07	\$6.02	\$6.76	\$7.49	\$8.24

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	132	155	215	275	335	395
Total Energy Charges (0-1000) per kwh 0.093866	\$12.39	\$14.55	\$20.18	\$25.81	\$31.45	\$37.08
Total Taxes % of total 12.5%	\$1.55	\$1.82	\$2.52	\$3.23	\$3.93	\$4.64
Total Monthly Average Cost	\$13.94	\$16.37	\$22.70	\$29.04	\$35.38	\$41.72

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-1000) per kwh 0.093866	\$3.85	\$4.51	\$6.57	\$8.54	\$10.61	\$12.58
Total Taxes % of total 12.5%	\$0.48	\$0.56	\$0.82	\$1.07	\$1.33	\$1.57
Total Monthly Average Cost	\$4.33	\$5.07	\$7.39	\$9.61	\$11.94	\$14.15

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Total Energy Charges (0-1000) per kwh 0.093866	\$14.46	\$17.08	\$23.75	\$30.41	\$37.08	\$43.74
Total Taxes % of total 12.5%	\$1.81	\$2.14	\$2.97	\$3.80	\$4.64	\$5.47
Total Monthly Average Cost	\$16.27	\$19.22	\$26.72	\$34.21	\$41.72	\$49.21

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	89	104	133	162	191	219
Total Energy Charges (0-1000) per kwh 0.093866	\$8.35	\$9.76	\$12.48	\$15.21	\$17.93	\$20.56
Total Taxes % of total 12.5%	\$1.04	\$1.22	\$1.56	\$1.90	\$2.24	\$2.57
Total Monthly Average Cost	\$9.39	\$10.98	\$14.04	\$17.11	\$20.17	\$23.13

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Lakeland Electric

UPDATE 2022

Building Type: Detached House

A Monthly Charge of \$11.00 plus taxes of \$1.38 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$12.38)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	79	93	100	106	112	119
Total Energy Charges (0-1000) per kwh 0.093866	\$7.42	\$8.73	\$9.39	\$9.95	\$10.51	\$11.17
Total Taxes % of total 12.5%	\$0.93	\$1.09	\$1.17	\$1.24	\$1.31	\$1.40
Total Monthly Average Cost	\$8.35	\$9.82	\$10.56	\$11.19	\$11.82	\$12.57

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	59	69	82	92	102	112
Total Energy Charges (0-1000) per kwh 0.093866	\$5.54	\$6.48	\$7.70	\$8.64	\$9.57	\$10.51
Total Taxes % of total 12.5%	\$0.69	\$0.81	\$0.96	\$1.08	\$1.20	\$1.31
Total Monthly Average Cost	\$6.23	\$7.29	\$8.66	\$9.72	\$10.77	\$11.82

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	102	120	270	420	570	720
Total Energy Charges (0-1000) per kwh 0.093866	\$9.57	\$11.26	\$25.34	\$39.42	\$53.50	\$67.58
Total Taxes % of total 12.5%	\$1.20	\$1.41	\$3.17	\$4.93	\$6.69	\$8.45
Total Monthly Average Cost	\$10.77	\$12.67	\$28.51	\$44.35	\$60.19	\$76.03

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-1000) per kwh 0.093866	\$3.85	\$4.51	\$6.57	\$8.54	\$10.61	\$12.58
Total Taxes % of total 12.5%	\$0.48	\$0.56	\$0.82	\$1.07	\$1.33	\$1.57
Total Monthly Average Cost	\$4.33	\$5.07	\$7.39	\$9.61	\$11.94	\$14.15

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Total Energy Charges (0-1000) per kwh 0.093866	\$21.31	\$25.06	\$34.82	\$44.68	\$54.44	\$64.30
Total Taxes % of total 12.5%	\$2.66	\$3.13	\$4.35	\$5.59	\$6.81	\$8.04
Total Monthly Average Cost	\$23.97	\$28.19	\$39.17	\$50.27	\$61.25	\$72.34

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	111	130	166	202	238	274
Total Energy Charges (0-1000) per kwh 0.093866	\$10.42	\$12.20	\$15.58	\$18.96	\$22.34	\$25.72
Total Taxes % of total 12.5%	\$1.30	\$1.53	\$1.95	\$2.37	\$2.79	\$3.22
Total Monthly Average Cost	\$11.72	\$13.73	\$17.53	\$21.33	\$25.13	\$28.94

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - City of Bartow

UPDATE 2022

Building Type: Apartment

A Monthly Charge of \$8.70 plus taxes of \$1.09 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$9.79)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	49	58	64	69	75	81
Total Energy Charges per kwh 0.0907	\$4.44	\$5.26	\$5.80	\$6.26	\$6.80	\$7.35
Total Taxes % of total 12.5%	\$0.56	\$0.66	\$0.73	\$0.78	\$0.85	\$0.92
Total Monthly Average Cost	\$5.00	\$5.92	\$6.53	\$7.04	\$7.65	\$8.27

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	57	64	71	78
Total Energy Charges per kwh 0.0907	\$3.72	\$4.35	\$5.17	\$5.80	\$6.44	\$7.07
Total Taxes % of total 12.5%	\$0.47	\$0.54	\$0.65	\$0.73	\$0.81	\$0.88
Total Monthly Average Cost	\$4.19	\$4.89	\$5.82	\$6.53	\$7.25	\$7.95

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	132	155	215	275	335	395
Total Energy Charges per kwh 0.0907	\$11.97	\$14.06	\$19.50	\$24.94	\$30.38	\$35.83
Total Taxes % of total 12.5%	\$1.50	\$1.76	\$2.44	\$3.12	\$3.80	\$4.48
Total Monthly Average Cost	\$13.47	\$15.82	\$21.94	\$28.06	\$34.18	\$40.31

COOKING

Monthly Average Unit Consumption KWH for all bedroom types		0BR	1BR	2BR	3BR	4BR	5BR
		41	48	70	91	113	134
Total Energy Charges per kwh	0.0907	\$3.72	\$4.35	\$6.35	\$8.25	\$10.25	\$12.15
Total Taxes % of total	12.5%	\$0.47	\$0.54	\$0.79	\$1.03	\$1.28	\$1.52
Total Monthly Average Cost		\$4.19	\$4.89	\$7.14	\$9.28	\$11.53	\$13.67

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types		0BR	1BR	2BR	3BR	4BR	5BR
		154	182	253	324	395	466
Total Energy Charges per kwh	0.0907	\$13.97	\$16.51	\$22.95	\$29.39	\$35.83	\$42.27
Total Taxes % of total	12.5%	\$1.75	\$2.06	\$2.87	\$3.67	\$4.48	\$5.28
Total Monthly Average Cost		\$15.72	\$18.57	\$25.82	\$33.06	\$40.31	\$47.55

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types		0BR	1BR	2BR	3BR	4BR	5BR
		89	104	133	162	191	219
Total Energy Charges per kwh	0.0907	\$8.07	\$9.43	\$12.06	\$14.69	\$17.32	\$19.86
Total Taxes % of total	12.5%	\$1.01	\$1.18	\$1.51	\$1.84	\$2.17	\$2.48
Total Monthly Average Cost		\$9.08	\$10.61	\$13.57	\$16.53	\$19.49	\$22.34

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - City of Bartow

UPDATE 2022

Building Type: Detached House

A Monthly Charge of \$8.70 plus taxes of \$1.09 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$9.79)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	79	93	100	106	112	119
Total Energy Charges per kwh 0.0907	\$7.17	\$8.44	\$9.07	\$9.61	\$10.16	\$10.79
Total Taxes % of total 12.5%	\$0.90	\$1.06	\$1.13	\$1.20	\$1.27	\$1.35
Total Monthly Average Cost	\$8.07	\$9.50	\$10.20	\$10.81	\$11.43	\$12.14

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	59	69	82	92	102	112
Total Energy Charges per kwh 0.0907	\$5.35	\$6.26	\$7.44	\$8.34	\$9.25	\$10.16
Total Taxes % of total 12.5%	\$0.67	\$0.78	\$0.93	\$1.04	\$1.16	\$1.27
Total Monthly Average Cost	\$6.02	\$7.04	\$8.37	\$9.38	\$10.41	\$11.43

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	102	120	270	420	570	720
Total Energy Charges per kwh 0.0907	\$9.25	\$10.88	\$24.49	\$38.09	\$51.70	\$65.30
Total Taxes % of total 12.5%	\$1.16	\$1.36	\$3.06	\$4.76	\$6.46	\$8.16
Total Monthly Average Cost	\$10.41	\$12.24	\$27.55	\$42.85	\$58.16	\$73.46

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges per kwh 0.0907	\$3.72	\$4.35	\$6.35	\$8.25	\$10.25	\$12.15
Total Taxes % of total 12.5%	\$0.47	\$0.54	\$0.79	\$1.03	\$1.28	\$1.52
Total Monthly Average Cost	\$4.19	\$4.89	\$7.14	\$9.28	\$11.53	\$13.67

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Total Energy Charges per kwh 0.0907	\$20.59	\$24.22	\$33.65	\$43.17	\$52.61	\$62.13
Total Taxes % of total 12.5%	\$2.57	\$3.03	\$4.21	\$5.40	\$6.58	\$7.77
Total Monthly Average Cost	\$23.16	\$27.25	\$37.86	\$48.57	\$59.19	\$69.90

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	111	130	166	202	238	274
Total Energy Charges per kwh 0.0907	\$10.07	\$11.79	\$15.06	\$18.32	\$21.59	\$24.85
Total Taxes % of total 12.5%	\$1.26	\$1.47	\$1.88	\$2.29	\$2.70	\$3.11
Total Monthly Average Cost	\$11.33	\$13.26	\$16.94	\$20.61	\$24.29	\$27.96

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Duke Energy

UPDATE 2022

Building Type: Apartment

A Monthly Charge of \$12.45 plus taxes of \$1.56 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$14.01)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	49	58	64	69	75	81
Total Energy Charges (0-1000) per kwh 0.14718	\$7.21	\$8.54	\$9.42	\$10.16	\$11.04	\$11.92
Total Taxes % of total 12.5%	\$0.90	\$1.07	\$1.18	\$1.27	\$1.38	\$1.49
Total Monthly Average Cost	\$8.11	\$9.61	\$10.60	\$11.43	\$12.42	\$13.41

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	57	64	71	78
Total Energy Charges (0-1000) per kwh 0.14718	\$6.03	\$7.06	\$8.39	\$9.42	\$10.45	\$11.48
Total Taxes % of total 12.5%	\$0.75	\$0.88	\$1.05	\$1.18	\$1.31	\$1.44
Total Monthly Average Cost	\$6.78	\$7.94	\$9.44	\$10.60	\$11.76	\$12.92

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	132	155	215	275	335	395
Total Energy Charges (0-1000) per kwh 0.14718	\$19.43	\$22.81	\$31.64	\$40.47	\$49.31	\$58.14
Total Taxes % of total 12.5%	\$2.43	\$2.85	\$3.96	\$5.06	\$6.16	\$7.27
Total Monthly Average Cost	\$21.86	\$25.66	\$35.60	\$45.53	\$55.47	\$65.41

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-1000) per kwh 0.14718	\$6.03	\$7.06	\$10.30	\$13.39	\$16.63	\$19.72
Total Taxes % of total 12.5%	\$0.75	\$0.88	\$1.29	\$1.67	\$2.08	\$2.47
Total Monthly Average Cost	\$6.78	\$7.94	\$11.59	\$15.06	\$18.71	\$22.19

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Total Energy Charges (0-1000) per kwh 0.14718	\$22.67	\$26.79	\$37.24	\$47.69	\$58.14	\$68.59
Total Taxes % of total 12.5%	\$2.83	\$3.35	\$4.66	\$5.96	\$7.27	\$8.57
Total Monthly Average Cost	\$25.50	\$30.14	\$41.90	\$53.65	\$65.41	\$77.16

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	89	104	133	162	191	219
Total Energy Charges (0-1000) per kwh 0.14718	\$13.10	\$15.31	\$19.57	\$23.84	\$28.11	\$32.23
Total Taxes % of total 12.5%	\$1.64	\$1.91	\$2.45	\$2.98	\$3.51	\$4.03
Total Monthly Average Cost	\$14.74	\$17.22	\$22.02	\$26.82	\$31.62	\$36.26

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Duke Energy

UPDATE 2022

Building Type: Detached House

A Monthly Charge of \$12.45 plus taxes of \$1.56 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$14.01)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	79	93	100	106	112	119
Total Energy Charges (0-1000) per kwh 0.14718	\$11.63	\$13.69	\$14.72	\$15.60	\$16.48	\$17.51
Total Taxes % of total 12.5%	\$1.45	\$1.71	\$1.84	\$1.95	\$2.06	\$2.19
Total Monthly Average Cost	\$13.08	\$15.40	\$16.56	\$17.55	\$18.54	\$19.70

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	59	69	82	92	102	112
Total Energy Charges (0-1000) per kwh 0.14718	\$8.68	\$10.16	\$12.07	\$13.54	\$15.01	\$16.48
Total Taxes % of total 12.5%	\$1.09	\$1.27	\$1.51	\$1.69	\$1.88	\$2.06
Total Monthly Average Cost	\$9.77	\$11.43	\$13.58	\$15.23	\$16.89	\$18.54

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	102	120	270	420	570	720
Total Energy Charges (0-1000) per kwh 0.14718	\$15.01	\$17.66	\$39.74	\$61.82	\$83.89	\$105.97
Total Taxes % of total 12.5%	\$1.88	\$2.21	\$4.97	\$7.73	\$10.49	\$13.25
Total Monthly Average Cost	\$16.89	\$19.87	\$44.71	\$69.55	\$94.38	\$119.22

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-1000) per kwh 0.14718	\$6.03	\$7.06	\$10.30	\$13.39	\$16.63	\$19.72
Total Taxes % of total 12.5%	\$0.75	\$0.88	\$1.29	\$1.67	\$2.08	\$2.47
Total Monthly Average Cost	\$6.78	\$7.94	\$11.59	\$15.06	\$18.71	\$22.19

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Total Energy Charges (0-1000) per kwh 0.14718	\$33.41	\$39.30	\$54.60	\$70.06	\$85.36	\$100.82
Total Taxes % of total 12.5%	\$4.18	\$4.91	\$6.83	\$8.76	\$10.67	\$12.60
Total Monthly Average Cost	\$37.59	\$44.21	\$61.43	\$78.82	\$96.03	\$113.42

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	111	130	166	202	238	274
Total Energy Charges (0-1000) per kwh 0.14718	\$16.34	\$19.13	\$24.43	\$29.73	\$35.03	\$40.33
Total Taxes % of total 12.5%	\$2.04	\$2.39	\$3.05	\$3.72	\$4.38	\$5.04
Total Monthly Average Cost	\$18.38	\$21.52	\$27.48	\$33.45	\$39.41	\$45.37

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Peoples Gas System (TECO)

UPDATE 2022

Building Type: Apartment

A Monthly Charge of \$15.10 plus taxes of \$1.51 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$16.61)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	8	10	10	10	11	11
Total Energy Charges per ccf 1.57953	\$12.64	\$15.80	\$15.80	\$15.80	\$17.37	\$17.37
Municipal Public Service Tax % of Total 10%	\$1.26	\$1.58	\$1.58	\$1.58	\$1.74	\$1.74
Total Monthly Average Cost	\$13.90	\$17.38	\$17.38	\$17.38	\$19.11	\$19.11

COOKING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.57953	\$4.74	\$4.74	\$7.90	\$9.48	\$12.64	\$14.22
Municipal Public Service Tax % of Total 10%	\$0.47	\$0.47	\$0.79	\$0.95	\$1.26	\$1.42
Total Monthly Average Cost	\$5.21	\$5.21	\$8.69	\$10.43	\$13.90	\$15.64

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	6	7	10	13	16	19
Total Energy Charges per ccf 1.57953	\$9.48	\$11.06	\$15.80	\$20.53	\$25.27	\$30.01
Municipal Public Service Tax % of Total 10%	\$0.95	\$1.11	\$1.58	\$2.05	\$2.53	\$3.00
Total Monthly Average Cost	\$10.43	\$12.17	\$17.38	\$22.58	\$27.80	\$33.01

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Peoples Gas System (TECO)

UPDATE 2022

Building Type: Detached House

A Monthly Charge of \$15.10 plus taxes of \$1.51 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$16.61)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	12	14	14	15	15	16
Total Energy Charges per ccf 1.57953	\$18.95	\$22.11	\$22.11	\$23.69	\$23.69	\$25.27
Municipal Public Service Tax % of Total 10%	\$1.90	\$2.21	\$2.21	\$2.37	\$2.37	\$2.53
Total Monthly Average Cost	\$20.85	\$24.32	\$24.32	\$26.06	\$26.06	\$27.80

COOKING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.57953	\$4.74	\$4.74	\$7.90	\$9.48	\$12.64	\$14.22
Municipal Public Service Tax % of Total 10%	\$0.47	\$0.47	\$0.79	\$0.95	\$1.26	\$1.42
Total Monthly Average Cost	\$5.21	\$5.21	\$8.69	\$10.43	\$13.90	\$15.64

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	7	8	12	16	19	23
Total Energy Charges per ccf 1.57953	\$11.06	\$12.64	\$18.95	\$25.27	\$30.01	\$36.33
Municipal Public Service Tax % of Total 10%	\$1.11	\$1.26	\$1.90	\$2.53	\$3.00	\$3.63
Total Monthly Average Cost	\$12.17	\$13.90	\$20.85	\$27.80	\$33.01	\$39.96

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

BOTTLE GAS - EIA (U.S. Energy Information Administration) & Suburban Propane
(Average)

UPDATE 2022

Building Type: Apartment

HEATING

Monthly Average Unit Consumption gallons for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	9	11	11	11	12	12
Average Fuel Rate per gallon \$4.66	\$41.94	\$51.26	\$51.26	\$51.26	\$55.92	\$55.92
Sales Tax % of total 10%	\$4.19	\$5.13	\$5.13	\$5.13	\$5.59	\$5.59
Total Monthly Average Cost	\$46.13	\$56.39	\$56.39	\$56.39	\$61.51	\$61.51

COOKING

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	7	9	10
Average Fuel Rate per gallon \$4.66	\$13.98	\$13.98	\$23.30	\$32.62	\$41.94	\$46.60
Sales Tax % of total 10%	\$1.40	\$1.40	\$2.33	\$3.26	\$4.19	\$4.66
Total Monthly Average Cost	\$15.38	\$15.38	\$25.63	\$35.88	\$46.13	\$51.26

WATER HEATING

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	7	8	11	14	17	21
Average Fuel Rate per gallon \$4.66	\$32.62	\$37.28	\$51.26	\$65.24	\$79.22	\$97.86
Sales Tax % of total 10%	\$3.26	\$3.73	\$5.13	\$6.52	\$7.92	\$9.79
Total Monthly Average Cost	\$35.88	\$41.01	\$56.39	\$71.76	\$87.14	\$107.65

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

BOTTLE GAS - EIA (U.S. Energy Information Administration) & Suburban Propane
(Average)

UPDATE 2022

Building Type: Detached House

HEATING

Monthly Average Unit Consumption gallons for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	13	15	15	16	16	17
Average Fuel Rate per gallon \$4.66	\$60.58	\$69.90	\$69.90	\$74.56	\$74.56	\$79.22
Sales Tax % of total 10%	\$6.06	\$6.99	\$6.99	\$7.46	\$7.46	\$7.92
Total Monthly Average Cost	\$66.64	\$76.89	\$76.89	\$82.02	\$82.02	\$87.14

COOKING

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	7	9	10
Average Fuel Rate per gallon \$4.66	\$13.98	\$13.98	\$23.30	\$32.62	\$41.94	\$46.60
Sales Tax % of total 10%	\$1.40	\$1.40	\$2.33	\$3.26	\$4.19	\$4.66
Total Monthly Average Cost	\$15.38	\$15.38	\$25.63	\$35.88	\$46.13	\$51.26

WATER HEATING

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	8	9	13	17	21	25
Average Fuel Rate per gallon \$4.66	\$37.28	\$41.94	\$60.58	\$79.22	\$97.86	\$116.50
Sales Tax % of total 10%	\$3.73	\$4.19	\$6.06	\$7.92	\$9.79	\$11.65
Total Monthly Average Cost	\$41.01	\$46.13	\$66.64	\$87.14	\$107.65	\$128.15

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

WATER, SEWER, & TRASH COLLECTION AVERAGE COSTS
Standard Schedule

All Building Types

UPDATE 2022

WATER	0BR	1BR	2BR	3BR	4BR	5BR
City of Auburndale	\$12.71	\$12.71	\$15.57	\$19.00	\$22.43	\$25.86
City of Bartow	\$21.26	\$21.67	\$25.70	\$30.46	\$36.28	\$43.71
City of Haines City	\$21.82	\$22.09	\$24.74	\$27.39	\$30.04	\$32.68
City of Lake Wales	\$21.04	\$21.56	\$27.02	\$33.98	\$40.94	\$47.91
City of Lakeland	\$20.74	\$21.12	\$24.89	\$28.68	\$33.24	\$37.96
Polk County Utilities	\$19.78	\$20.21	\$24.55	\$28.89	\$33.23	\$37.57
City of Winter Haven	\$15.26	\$15.61	\$19.46	\$25.29	\$31.11	\$36.94
Average Water Cost	\$18.94	\$19.28	\$23.13	\$27.67	\$32.47	\$37.52

SEWER	0BR	1BR	2BR	3BR	4BR	5BR
City of Auburndale	\$41.57	\$41.57	\$41.57	\$41.57	\$41.57	\$41.57
City of Bartow	\$27.73	\$28.00	\$30.67	\$33.34	\$36.01	\$38.68
City of Haines City	\$49.05	\$50.08	\$60.41	\$70.73	\$81.05	\$91.38
City of Lake Wales	\$41.29	\$41.84	\$48.05	\$57.73	\$67.40	\$77.08
City of Lakeland (MF)	\$33.17	\$33.84	\$40.53	\$47.22	\$53.91	\$60.60
City of Lakeland (SF)	\$35.96	\$36.63	\$43.32	\$50.01	\$56.70	\$63.39
Polk County Utilities	\$59.47	\$60.44	\$70.16	\$79.88	\$81.50	\$81.50
City of Winter Haven	\$26.66	\$27.40	\$34.79	\$42.19	\$49.58	\$56.98
Average Sewer Cost	\$39.36	\$39.98	\$46.19	\$52.83	\$58.47	\$63.90

TRASH COLLECTION	0BR	1BR	2BR	3BR	4BR	5BR
City of Auburndale	\$19.93	\$19.93	\$19.93	\$19.93	\$19.93	\$19.93
City of Bartow	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75
City of Haines City	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41
City of Lake Wales	\$23.52	\$23.52	\$23.52	\$23.52	\$23.52	\$23.52
City of Lakeland	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95
City of Winter Haven	\$28.89	\$28.89	\$28.89	\$28.89	\$28.89	\$28.89
Average Trash Cost	\$20.58	\$20.58	\$20.58	\$20.58	\$20.58	\$20.58

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Auburndale

UPDATE 2022

Building Type: All Building Types

WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Water Minimum Charge (0-4000) per month \$11.55	\$11.55	\$11.55	\$11.55	\$11.55	\$11.55	\$11.55
Water Rate (4001-12000) per 1000 gallons \$2.08			\$2.60	\$5.72	\$8.84	\$11.96
Subtotal	\$11.55	\$11.55	\$14.15	\$17.27	\$20.39	\$23.51
Municipal Public Service Tax % of total 10%	\$1.16	\$1.16	\$1.42	\$1.73	\$2.04	\$2.35
Total Monthly Average Cost	\$12.71	\$12.71	\$15.57	\$19.00	\$22.43	\$25.86

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Total Monthly Charges per month \$41.57	\$41.57	\$41.57	\$41.57	\$41.57	\$41.57	\$41.57
Total Monthly Average Cost	\$41.57	\$41.57	\$41.57	\$41.57	\$41.57	\$41.57

TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Total Monthly Charges per month \$19.93	\$19.93	\$19.93	\$19.93	\$19.93	\$19.93	\$19.93
Total Monthly Charges	\$19.93	\$19.93	\$19.93	\$19.93	\$19.93	\$19.93

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Bartow

UPDATE 2022

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Minimum Charge per month \$10.55	\$10.55	\$10.55	\$10.55	\$10.55	\$10.55	\$10.55
Water Rate (0-6000) per 1000 gallons \$2.44	\$8.78	\$9.15	\$12.81	\$14.64	\$14.64	\$14.64
Water Rate (6001-8000) per 1000 gallons \$3.33				\$2.50	\$6.66	\$6.66
Water Rate (over 8000) per 1000 gallons \$4.51					\$1.13	\$7.89
Subtotal	\$19.33	\$19.70	\$23.36	\$27.69	\$32.98	\$39.74
Municipal Public Service Tax % of total 10%	\$1.93	\$1.97	\$2.34	\$2.77	\$3.30	\$3.97
Total Monthly Average Cost	\$21.26	\$21.67	\$25.70	\$30.46	\$36.28	\$43.71

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Minimum Charge per month \$21.32	\$21.32	\$21.32	\$21.32	\$21.32	\$21.32	\$21.32
Sewer Rate per 1000 gallons \$1.78	\$6.41	\$6.68	\$9.35	\$12.02	\$14.69	\$17.36
Total Monthly Average Cost	\$27.73	\$28.00	\$30.67	\$33.34	\$36.01	\$38.68

TRASH COLLECTION

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	1	1	1	1	1	1
Trash Collection Charge per month \$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75
Total Monthly Charges	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Haines City

UPDATE 2022

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Base Service Charge per month \$15.20	\$15.20	\$15.20	\$15.20	\$15.20	\$15.20	\$15.20
Consumption Chg (0-3000) per 1000 gallons \$1.227	\$3.68	\$3.68	\$3.68	\$3.68	\$3.68	\$3.68
Consumption Chg (3001-10000) per 1000 gallons \$1.605	\$0.96	\$1.20	\$3.61	\$6.02	\$8.43	\$10.83
Subtotal	\$19.84	\$20.08	\$22.49	\$24.90	\$27.31	\$29.71
Municipal Public Service Tax % of total 10%	\$1.98	\$2.01	\$2.25	\$2.49	\$2.73	\$2.97
Total Monthly Average Cost	\$21.82	\$22.09	\$24.74	\$27.39	\$30.04	\$32.68

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Base Service Charge per month \$24.27	\$24.27	\$24.27	\$24.27	\$24.27	\$24.27	\$24.27
Consumption Chg (0-10000 max) per 1000 gallons \$6.883	\$24.78	\$25.81	\$36.14	\$46.46	\$56.78	\$67.11
Total Monthly Average Cost	\$49.05	\$50.08	\$60.41	\$70.73	\$81.05	\$91.38

TRASH COLLECTION

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	1	1	1	1	1	1
Trash Collection Charge per month \$14.41	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41
Total Monthly Charges	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Lake Wales

UPDATE 2022

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Service Availability Charge per month \$7.90	\$7.90	\$7.90	\$7.90	\$7.90	\$7.90	\$7.90
Volume Charge (0-5000) per 1000 gallons \$3.12	\$11.23	\$11.70	\$15.60	\$15.60	\$15.60	\$15.60
Volume Charge (5001-10000) per 1000 gallons \$4.22			\$1.06	\$7.39	\$13.72	\$20.05
Subtotal	\$19.13	\$19.60	\$24.56	\$30.89	\$37.22	\$43.55
Municipal Public Service Tax % of total 10%	\$1.91	\$1.96	\$2.46	\$3.09	\$3.72	\$4.36
Total Monthly Average Cost	\$21.04	\$21.56	\$27.02	\$33.98	\$40.94	\$47.91

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Service Availability Charge per month \$28.04	\$28.04	\$28.04	\$28.04	\$28.04	\$28.04	\$28.04
Volume Charge (0-5000) per 1000 gallons \$3.68	\$13.25	\$13.80	\$18.40	\$18.40	\$18.40	\$18.40
Volume Charge (over 5000) per 1000 gallons \$6.45			\$1.61	\$11.29	\$20.96	\$30.64
Total Monthly Average Cost	\$41.29	\$41.84	\$48.05	\$57.73	\$67.40	\$77.08

TRASH COLLECTION

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	1	1	1	1	1	1
Total Monthly Charges per month \$23.52	\$23.52	\$23.52	\$23.52	\$23.52	\$23.52	\$23.52
Total Monthly Charges	\$23.52	\$23.52	\$23.52	\$23.52	\$23.52	\$23.52

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Lakeland

UPDATE 2022

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Fixed Meter Charge per month \$10.61	\$10.61	\$10.61	\$10.61	\$10.61	\$10.61	\$10.61
Volume Charge (0-7000) per 1000 gallons \$2.29	\$8.24	\$8.59	\$12.02	\$15.46	\$16.03	\$16.03
Volume Charge (7001-12000) per 1000 gallons \$2.86					\$3.58	\$7.87
Subtotal	\$18.85	\$19.20	\$22.63	\$26.07	\$30.22	\$34.51
Municipal Public Service Tax % of total 10%	\$1.89	\$1.92	\$2.26	\$2.61	\$3.02	\$3.45
Total Monthly Average Cost	\$20.74	\$21.12	\$24.89	\$28.68	\$33.24	\$37.96

SEWER Multi-Family

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Fixed Charge per month \$17.11	\$17.11	\$17.11	\$17.11	\$17.11	\$17.11	\$17.11
Sewer Rate per 1000 gallons \$4.46	\$16.06	\$16.73	\$23.42	\$30.11	\$36.80	\$43.49
Total Monthly Average Cost	\$33.17	\$33.84	\$40.53	\$47.22	\$53.91	\$60.60

SEWER Single-Family

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Fixed Charge per month \$19.90	\$19.90	\$19.90	\$19.90	\$19.90	\$19.90	\$19.90
Sewer Rate per 1000 gallons \$4.46	\$16.06	\$16.73	\$23.42	\$30.11	\$36.80	\$43.49
Total Monthly Average Cost	\$35.96	\$36.63	\$43.32	\$50.01	\$56.70	\$63.39

TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Total Monthly Charges per month \$17.95	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95
Total Monthly Charges	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER & SEWER - Polk County Utilities

UPDATE 2022

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Base Charge per month \$10.43	\$10.43	\$10.43	\$10.43	\$10.43	\$10.43	\$10.43
Water Rate (0-3000) per 1000 gallons \$1.99	\$5.97	\$5.97	\$5.97	\$5.97	\$5.97	\$5.97
Water Rate (3001-10000) per 1000 gallons \$2.63	\$1.58	\$1.97	\$5.92	\$9.86	\$13.81	\$17.75
Subtotal	\$17.98	\$18.37	\$22.32	\$26.26	\$30.21	\$34.15
Municipal Public Service Tax % of total 10%	\$1.80	\$1.84	\$2.23	\$2.63	\$3.02	\$3.42
Total Monthly Average Cost	\$19.78	\$20.21	\$24.55	\$28.89	\$33.23	\$37.57

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Base Charge per month \$36.14	\$36.14	\$36.14	\$36.14	\$36.14	\$36.14	\$36.14
Sewer Rate (0-7000 max) per 1000 gallons \$6.48	\$23.33	\$24.30	\$34.02	\$43.74	\$45.36	\$45.36
Total Monthly Average Cost	\$59.47	\$60.44	\$70.16	\$79.88	\$81.50	\$81.50

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Winter Haven

UPDATE 2022

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Base Charge per month \$6.31	\$6.31	\$6.31	\$6.31	\$6.31	\$6.31	\$6.31
Water Rate (0-5000) per 1000 gallons \$2.10	\$7.56	\$7.88	\$10.50	\$10.50	\$10.50	\$10.50
Water Rate (5001-10000) per 1000 gallons \$3.53			\$0.88	\$6.18	\$11.47	\$16.77
Subtotal	\$13.87	\$14.19	\$17.69	\$22.99	\$28.28	\$33.58
Municipal Public Service Tax % of total 10%	\$1.39	\$1.42	\$1.77	\$2.30	\$2.83	\$3.36
Total Monthly Average Cost	\$15.26	\$15.61	\$19.46	\$25.29	\$31.11	\$36.94

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Base Charge per month \$8.91	\$8.91	\$8.91	\$8.91	\$8.91	\$8.91	\$8.91
Sewer Rate per 1000 gallons \$4.93	\$17.75	\$18.49	\$25.88	\$33.28	\$40.67	\$48.07
Total Monthly Average Cost	\$26.66	\$27.40	\$34.79	\$42.19	\$49.58	\$56.98

TRASH COLLECTION

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	1	1	1	1	1	1
Total Monthly Charges per month \$28.89	\$28.89	\$28.89	\$28.89	\$28.89	\$28.89	\$28.89
Total Monthly Charges	\$28.89	\$28.89	\$28.89	\$28.89	\$28.89	\$28.89

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

LAKELAND HOUSING AUTHORITY, FL
SECTION 8 HCV PROGRAM

Utility Providers Residential Rates and Charges
As of February 2022

ELECTRICITY

UPDATE 2022

Source: Lakeland Electric

863-834-9535

www.lakelandelectric.com*

Year Round		RS
Customer Charge	Per Month	\$11.00
	Tiers*	0 - 1000
Energy Charge	Per KWH	0.05085
Fuel Charge	Per KWH	0.04
Environmental Compliance Charge	Per KWH	0.0028758
Smart Grid Project Implementation	Per KWH	0.00014
Total Energy Charges	Per KWH	0.093866
Florida Gross Receipts Tax	% of Total	2.5%
Municipal Public Service Tax	% of Total	10%
Total Taxes	% of Total	12.5%

Source: City of Bartow

863-534-0188

www.cityofbartow.net

& Call

Year Round		
Base Charge	Per Month	\$8.70
	Tiers*	All
Energy Charge	Per KWH	0.0507
Power Cost Adjustment	Per KWH	0.04
Total Energy Charges	Per KWH	0.0907
Florida Gross Receipts Tax	% of Total	2.5%
Municipal Public Service Tax	% of Total	10%
Total Taxes	% of Total	12.5%

Using 2020 PCA rate.

Continued...

LAKELAND HOUSING AUTHORITY, FL
SECTION 8 HCV PROGRAM

Source: Duke Energy

800-700-8744

www.duke-energy.com*

Year Round			RS-1
Customer Charge	Per Month		\$12.45
	Tiers*		0 - 1000
Energy Charge	Per KWH		0.08301
Fuel Charge	Per KWH		0.04469
Asset Securitization Charge	Per KWH		0.00234
Energy Conservation Charge (ECCR)	Per KWH		0.00283
Environmental Charge (ECRC)	Per KWH		0.00028
Purchased Power Capacity Charge (CCR)	Per KWH		0.01103
Storm Protection Plan Cost (SPPCRC)	Per KWH		0.003
Total Energy Charges	Per KWH		0.14718
Florida Gross Receipts Tax	% of Total		2.5%
Municipal Public Service Tax	% of Total		10%
Total Taxes	% of Total		12.5%

NATURAL GAS

Source: Peoples Gas System (TECO)

877-832-6747

www.peoplesgas.com*

Year Round			RS
Customer Charge	Per Month		\$15.10
	Tiers*		All
Distribution Charge	Per CCF		0.27011
Purchased Gas Adjustment	Per CCF		1.19163
Energy Conservation Cost Recovery	Per CCF		0.09591
Cast Iron/Bare Steel Replacement	Per CCF		0.02188
Total Energy Charges	Per CCF		1.57953
Municipal Public Service Tax	% of Total		10%

BOTTLE GAS/PROPANE

Source: EIA (U.S. Energy Information Administration)

www.eia.gov*

Year Round		
Fuel Rate	Per Gallon	\$4.85
Sales Tax	% of Total	10%

Continued...

LAKELAND HOUSING AUTHORITY, FL
SECTION 8 HCV PROGRAM

Source: Suburban Propane

813-626-4157

Call

Year Round		
Fuel Rate	Per Gallon	\$4.47
Sales Tax	% of Total	10%

Average Bottled Gas/ Propane Providers

Year Round		
Average Fuel Rate	Per Gallon	\$4.66
Sales Tax	% of Total	10%

WATER, SEWER & TRASH COLLECTION

Source: City of Auburndale

863-965-5500

www.auburndalefl.com*

Water			
	Tiers*	0 - 4000	4001 - 12000
Water Minimum Charge*	Per Month	\$11.55	
Water Rate*	Per 1000 Gallons	\$2.08	
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Charge	Per Month	\$40.82	
Stormwater Charge	Per Month	\$0.75	
Total Monthly Charges	Per Month	\$41.57	
Trash Collection			
Garbage Charge	Per Month	\$15.65	
Recycling Charge	Per Month	\$4.28	
Total Monthly Charges	Per Month	\$19.93	

Source: City of Bartow

863-534-0159

www.cityofbartow.net*

Water				
	Tiers*	0 - 6000	6001 - 8000	over 8000
Water Minimum Charge	Per Month	\$10.55		
Water Rate*	Per 1000 Gallons	\$2.44	\$3.33	\$4.51
Municipal Public Service Tax	% of Total	10%		
Sewer				
Sewer Minimum Charge	Per Month	\$21.32		
Sewer Rate	Per 1000 Gallons	\$1.78		
Trash Collection				
Solid Waste Collection Charge	Per Month	\$18.75		

LAKELAND HOUSING AUTHORITY, FL

SECTION 8 HCV PROGRAM

Source: City of Haines City

863-421-3600

www.hainescity.com

& Call

Water			
Base Service Charge	Per Month	\$15.20	
	Tiers*	0-3000	3001-10000
Consumption Charge*	Per 1000 Gallons	\$1.227	\$1.605
Municipal Public Service Tax	% of Total	10%	
Sewer			
Base Service Charge	Per Month	\$24.27	
	Tiers*	0 - 10000 max	
Consumption Charge*	Per 1000 Gallons	\$6.883	
Trash Collection			
Trash Collection Charge	Per Month	\$14.41	

Using 2021 trash collection charge.

Source: City of Lake Wales

863-678-4182

www.cityoflakewales.com*

Water			
Water Service Availability Charge	Per Month	\$7.90	
	Tiers*	0 - 5000	5001 - 10000
Volume Charge*	Per 1000 Gallons	\$3.12	\$4.22
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Service Availability Charge	Per Month	\$28.04	
	Tiers*	0 - 5000	over 5000
Volume Charge*	Per 1000 Gallons	\$3.68	\$6.45
Trash Collection			
Solid Waste Collection Charge	Per Month	\$21.94	
Recycling Curbside Charge	Per Month	\$1.58	
Total Monthly Charges	Per Month	\$23.52	

Source: City of Lakeland

863-834-9535/863-834-8276

www.lakelandgov.net*

Water			
Water Fixed Meter Charge	Per Month	\$10.61	
	Tiers*	0 - 7000	7001 - 12000
Volume Charge*	Per 1000 Gallons	\$2.29	\$2.86
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Fixed Charge	Per Month	\$17.11	<i>Multi-Family</i>
Sewer Fixed Charge	Per Month	\$19.90	<i>Single Family</i>
Sewer Rate*	Per 1000 Gallons	\$4.46	

Continued...

LAKELAND HOUSING AUTHORITY, FL

SECTION 8 HCV PROGRAM

City of Lakeland continued...

Trash Collection		
Trash Collection Charge	Per Month	\$15.95
Recycling Charge	Per Month	\$2.00
Total Monthly Charges	Per Month	\$17.95

Source: Polk County Utilities

863-298-4100

www.polk-county.net*

Water		
Water Base Charge	Per Month	\$10.43
Tiers*		0 - 3000 3001 - 10000
Water Rate*	Per 1000 Gallons	\$1.99 \$2.63
Municipal Public Service Tax	% of Total	10%
Sewer		
Sewer Base Charge	Per Month	\$36.14
Tiers*		0 - 7000 max
Sewer Rate*	Per 1000 Gallons	\$6.48

Source: City of Winter Haven

863-291-5600

www.mywinterhaven.com*

Water		
Water Base Charge	Per Month	\$6.31
Tiers*		0 - 5000 5001 - 10000
Water Rate*	Per 1000 Gallons	\$2.10 \$3.53
Municipal Public Service Tax	% of Total	10%
Sewer		
Sewer Base Charge	Per Month	\$8.91
Sewer Rate	Per 1000 Gallons	\$4.93
Trash Collection		
Trash Collection Charge	Per Month	\$26.20
Recycling Charge	Per Month	\$2.69
Total Monthly Charges	Per Month	\$28.89

UTILITY PROVIDER DOCUMENTATION

Florida Gross Receipts Tax on Utility Services

(Chapter 203, Florida Statutes)

Tax is imposed at the rate of 2.5% on gross receipts from the sale, delivery, or transportation of natural gas, manufactured gas, or electricity to a retail consumer in Florida.

Tax due on the sale or transportation of natural or manufactured gas to retail consumers in Florida is computed by multiplying the quantity sold or transported by the appropriate index prices and then applying the 2.5% gross receipts tax rate. [Index prices](#) used by distribution companies to calculate the gross receipts tax due on the sale or transportation of natural or manufactured gas to retail consumers are adjusted yearly.

Registration

You can [register to report and pay tax](#) using our Internet site.

Distribution Company. Each distribution company that receives payment for the sale or transportation of natural or manufactured gas or electricity to a retail consumer in Florida must register with the Department of Revenue to report and pay gross receipts tax on utility services.

A "distribution company" is any person owning or operating local electric, or natural or manufactured gas, utility distribution facilities within Florida for the transmission, delivery, and sale of electricity or natural or manufactured gas. The term does not include natural gas transmission companies that are subject to the jurisdiction of the Federal Energy Regulatory Commission.

Use Tax. Any person who imports into Florida electricity, natural gas, or manufactured gas, or severs natural gas for his or her own use as a substitute for purchasing utility, transportation, or delivery services taxable under Chapter 203, F.S., who cannot prove payment of tax, must register and report and pay gross receipts tax. Tax is applied to the "cost price" of electricity as provided in s. 212.02(4), F.S.

Cogeneration or Small Power Producers must report and pay gross receipts tax.

Municipal Public Service Tax Database as of 10/28/2021

AUBURNDALE	POLK	ELECTRIC	10.00%
AUBURNDALE	POLK	FUEL OIL\KEROSENE	10.00%
AUBURNDALE	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
AUBURNDALE	POLK	GAS: MANUFACTURED	10.00%
AUBURNDALE	POLK	GAS: NATURAL	10.00%
AUBURNDALE	POLK	WATER	10.00%
BARTOW	POLK	ELECTRIC	10.00%
BARTOW	POLK	FUEL OIL\KEROSENE	0.00%
BARTOW	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
BARTOW	POLK	GAS: MANUFACTURED	10.00%
BARTOW	POLK	GAS: NATURAL	10.00%
BARTOW	POLK	WATER	10.00%
HAINES CITY	POLK	ELECTRIC	10.00%
HAINES CITY	POLK	FUEL OIL\KEROSENE	10.00%
HAINES CITY	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
HAINES CITY	POLK	GAS: MANUFACTURED	10.00%
HAINES CITY	POLK	GAS: NATURAL	10.00%
HAINES CITY	POLK	WATER	10.00%
LAKELAND	POLK	ELECTRIC	10.00%
LAKELAND	POLK	FUEL OIL\KEROSENE	\$.04/gal
LAKELAND	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
LAKELAND	POLK	GAS: MANUFACTURED	10.00%
LAKELAND	POLK	GAS: NATURAL	10.00%
LAKELAND	POLK	WATER	10.00%
LAKE WALES	POLK	ELECTRIC	10.00%
LAKE WALES	POLK	FUEL OIL\KEROSENE	\$.04/gal \ \$.05/gal
LAKE WALES	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
LAKE WALES	POLK	GAS: MANUFACTURED	10.00%
LAKE WALES	POLK	GAS: NATURAL	10.00%
LAKE WALES	POLK	WATER	10.00%
WINTER HAVEN	POLK	ELECTRIC	10.00%
WINTER HAVEN	POLK	FUEL OIL\KEROSENE	10.00%
WINTER HAVEN	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
WINTER HAVEN	POLK	GAS: MANUFACTURED	10.00%
WINTER HAVEN	POLK	GAS: NATURAL	0.1
WINTER HAVEN	POLK	WATER	10.00%

Municipal Public Service Tax

Municipal public service tax is locally imposed and administered by municipalities and charter counties under Chapter 166, Florida Statutes. The only responsibility of the Florida Department of Revenue is to gather tax data from local governments imposing the tax and provide it to the public. The Department depends on each taxing authority to ensure the information is accurate.

Municipal public service tax is levied on six utility services: natural gas, LP gas, manufactured gas, electric, water, and fuel oil/kerosene. A municipality or charter county must report tax information if it does not provide the utility service itself or through a separate authority, board, or commission. It is required to report the tax rate, effective date and a contact name.

Local governments who self-administer utility services are **not** required to report tax levy information or changes to the Department of Revenue. However, if they do share this information with the Department, it will appear in the database.

This information is updated monthly and appears as reported to the Department. The data is current as of **October 25, 2016**. Please note:

- A blank space in the data means the information was not reported to the Department of Revenue.
- A zero (0) means no tax is imposed.
- "s/a" means the utility service is administered by the municipality or its separate authority, board, or commission.

Municipalities and charter counties can download the Municipal Public Service Tax Database Report ([Form DR-700001](#)) to submit changes.

[[Questions and Answers](#) | [Report Technical Problems](#) | [Help with Downloading Files](#) | [Privacy Notice](#)]

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RATE SCHEDULE RS
RESIDENTIAL SERVICE

Rate RS
Page 1 of 1

Available:

In all territory served by Lakeland Electric

Applicable:

To all electric service provided to single family homes, mobile homes, apartments, condominiums, or cooperative apartment buildings where such energy usage is exclusively for residential purposes subject to the following requirements.

1. 100% of the energy used is exclusively for the Customer's benefit.
2. None of the energy is used in any endeavor which sells or rents a commodity or provides service for a fee.
3. Each point of delivery will be separately metered and billed.
4. A responsible legal entity is established as the Customer to whom a bill can be rendered.
5. Beginning January 1, 2016 new solar electric systems interconnected with Lakeland Electric shall take service under Rate Schedule RSD. Existing customers as of this date may maintain service under this rate scheduled through December 31, 2025.

Character of Service:

A-C; 60 Hertz; single phase 3 wire; 120/240 volts or 120/208 volts.

Limitation of Service:

Standby service or resale not permitted under this rate schedule.

Net Rate per Month:

Customer Charge:	\$11.00
Energy Charge:	
0 to 1,000 kWh	5.085¢ per kWh
1,001 to 1,500 kWh	5.805¢ per kWh
above 1,500 kWh	6.415¢ per kWh

Minimum Bill: Customer charge, plus Adjustments.

Adjustments:

- Fuel charge, as contained in Schedule BA-1
- City Utility Tax or Surcharge, taxes, surcharges, and fees as contained in Schedule BA-2
- Environmental Compliance Cost Charge as contained in Schedule BA-3
- Smart Grid Project Implementation as contained in Schedule BA-5

Payment:

Net bills are due when rendered and are delinquent thirty (30) days after the billing date.

Terms and Conditions:

1. All Service hereunder will be supplied at one location through one point of delivery and measured through one meter.
2. Service hereunder is subject to the rules and regulations for electric service as adopted by Lakeland Electric from time to time and on file with the City Clerk.

**RATE SCHEDULE BA-1
FUEL CHARGE**

Rate BA-1
Page 2 of 3

(Continued from Sheet No. 14.0)

In accordance with Fuel charge BA-1, the tables that follow provide an accounting of several years of historical fuel changes:

Historical Levelized and Two-Period Shift-to-Save Fuel Charges						
Effective		Levelized Rate ¢/kWh	On-Peak %	Off-Peak %	On-Peak ¢/kWh	Off-Peak ¢/kWh
Year	Month					
2010	APR	5.7600	122.0%	88.6%	7.0272	5.1034
2010	JUL	5.1250	122.0%	88.6%	6.2525	4.5408
2010	OCT	5.3150	122.0%	88.6%	6.4843	4.7091
2011	JAN	5.2500	122.0%	88.6%	6.4050	4.6515
2011	APR	5.0500	122.0%	88.6%	6.1610	4.4743
2011	JUL	5.0650	122.0%	88.6%	6.1793	4.4876
2011	OCT	4.9900	122.0%	88.6%	6.0878	4.4211
2012	JAN	4.4200	118.3%	90.0%	5.2289	3.9780
2012	APR	3.8600	118.3%	90.0%	4.5664	3.4740
2012	JUL	4.2300	118.3%	90.0%	5.0041	3.8070
2012	OCT	4.2800	118.3%	90.0%	5.0632	3.8520
2013	JAN	4.2250	118.3%	90.0%	4.9982	3.8025
2013	APR	4.1350	118.3%	90.0%	4.8917	3.7215
2013	OCT	4.0850	118.3%	90.0%	4.8326	3.6765
2014	FEB	4.0850	113.2%	93.3%	4.6242	3.8113
2014	MAY	4.3350	113.2%	93.3%	4.9072	4.0446
2014	AUG	4.5850	113.2%	93.3%	5.1902	4.2778
2015	JUL	4.4850	113.2%	93.3%	5.0770	4.1845
2015	OCT	4.3850	113.2%	93.3%	4.9638	4.0912
2016	JAN	4.0350	118.8%	91.0%	4.7936	3.6719
2016	APR	3.7000	118.8%	91.0%	4.3956	3.3670
2016	JUL	3.4250	118.8%	91.0%	4.0689	3.1168
2017	APR	3.7750	118.8%	91.0%	4.4847	3.4353
2017	JUL	3.8750	118.8%	91.0%	4.6035	3.5263
2018	APR	4.0750	118.8%	91.0%	4.8411	3.7083
2018	OCT	3.8750	118.8%	91.0%	4.6035	3.5263
2019	APR	3.7500	118.8%	91.0%	4.4550	3.4125
2019	JUL	3.6500	118.8%	91.0%	4.3362	3.3215
2019	OCT	3.2750	118.8%	91.0%	3.8907	2.9803
2020	JAN	3.2750	130.8%	86.1%	4.2837	2.8198
2020	APR	2.7000	130.8%	86.1%	3.5316	2.3247
2020	MAY	2.0000	130.8%	86.1%	2.6160	1.7220
2020	JUL	2.8000	130.8%	86.1%	3.6624	2.4108
2020	OCT	3.0000	130.8%	86.1%	3.9240	2.5830
2021	JAN	3.5000	124.2%	89.1%	4.3470	3.1185
2021	APR	4.0000	124.2%	89.1%	4.9680	3.5640

(Continued to Sheet No. 14.0.2)

**RATE SCHEDULE BA-3
ENVIRONMENTAL COMPLIANCE COST CHARGE**

Rate BA-3
Page 1 of 1

The environmental compliance cost charge (EC3) is to recover cost of complying with environmental regulations where such costs are not included in other rate schedules. Acceptable costs for the EC3 include:

- In-service rate-funded environmental capital investments
- Debt service associated with the financing of debt-funded environmental projects
- Operating and Maintenance expenses necessary to meet environmental laws and regulations
- Fuel and purchase power costs not included in Rate Schedule BA-1
- Emission allowances

Rates shall be calculated annually. The City Commission shall by resolution establish the EC3. The annual rate change shall be effective with the first billing cycle of the fiscal year.

Actual expenses from the prior year shall be subject to true-up calculations.

The table below provides an historical accounting of recent environmental charges.

Historical Changes		
Year	Month	¢/kWh
2007	Apr	0.10100
2007	Nov	0.14107
2008	Nov	0.16707
2009	Oct	0.27175
2010	Nov	0.25585
2011	Oct	0.24560
2012	Oct	0.23480
2013	Oct	0.26830
2014	Oct	0.33270
2015	Oct	0.25329
2016	Oct	0.25329
2017	Oct	0.21099
2018	Oct	0.21099
2019	Oct	0.27763
2020	Oct	0.28758

**RATE SCHEDULE BA-5
SMART GRID PROJECT IMPLEMENTATION**

Rate BA-5
Page 1 of 1

The Smart Grid project implementation charge shall be 0.014¢ per kilowatt-hour for electric energy provided under all service schedules except:

- ISX-1 (General Service Interruptible Shift to Save Optional Time-of-Day)
- IS (General Service Interruptible Rate)
- ELDC (Extra Large Demand Customer)
- ELDCX-1 (General Service Extra Large Demand Customer Shift to Save Optional Time-of-Day)
- OL (Private Area Lighting)
- OL-1 (Street and Roadway Lighting)

The above charge is effective the first billing cycle of Fiscal Year 2011 and shall remain effective for a period of time not to exceed the term of bonds funding the project (fifteen years). Rate BA-5 shall be reviewed for inclusion in base rates by the first-rate study performed subsequent to full implementation of the Smart Grid project.

Exhibit "A"

Sec. 78-151. Rates and Charges.

(a) *Monthly Service Rates.* Electric service furnished by the city shall be billed at the following monthly rates and charges; provided, however, that when two or more rates are applicable to the same service, the customer shall be billed at the higher rate. Rules and regulations governing the determination of the applicable rate may be promulgated by resolution of the city commission.

1. Residential rate:

Customer service charge.....	\$ <u>8.008.70</u>
Energy charge, each kWh.....	<u>0.046700.05070</u>
Minimum charge.....	<u>8.008.70</u>

2. General service non-demand rate:

Customer service charge.....	\$ <u>8.008.70</u>
Energy charge, each kWh.....	<u>0.061000.06320</u>
Minimum charge.....	<u>8.008.70</u>

3. General service demand rate:

a. Secondary metered:

Customer service charge.....	\$ <u>20.0021.10</u>
Energy charge, each kWh.....	<u>0.020800.02190</u>
Demand charge, each kW.....	<u>8.839.30</u>
Minimum charge.....	Customer Service Charge plus Demand Charges

b. Primary metered:

Customer service charge.....	\$ <u>20.0021.10</u>
Energy charge, each kWh.....	<u>0.0205000.02164</u>
Demand charge, each kW.....	<u>8.6539.15</u>
Minimum charge.....	Customer Service Charge plus Demand Charges

c. Large power:

Customer service charge.....	\$ <u>20.0021.10</u>
Energy charge, each kWh.....	<u>0.0193000.02047</u>
Demand charge, each kW.....	<u>8.5659.10</u>
Minimum charge.....	Customer Service Charge plus Demand Charges

4. Low load factor rate:

Customer service charge.....	\$ <u>20.0021.10</u>
Energy charge, each kWh.....	<u>0.083800.08855</u>
Minimum charge.....	<u>20.0021.10</u>

The rates and charges for electric service furnished by the city outside of its corporate limits shall be as provided in this section plus a surcharge of ten percent of that amount. The United States of America, the state, the county, cities, and their commissions and agencies, and other tax-supported bodies, authorities, boards and commissions, and any church recognized in the state if the electric service is used exclusively for church purposes, are exempt from the surcharge imposed under this section.

Utility Rate Gathering Form

Date: 2/10/2022

Housing Agency: Lakeland Housing Authority, FL

Electricity	Natural Gas	Water	Sewer	Trash
Propane Bottle Gas	Fuel Oil			

Provider Name: City of Bartow

Provider Phone No: 863-534-0188

Provider Contact Name: _____

Provider Website: www.cityofbartow.net

RL Staff Gathering Data: Rane

Notes: Unable to attain current power cost adjustment after multiple phone call attempts to provide with no response. Using 2020 PCA rate.

Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/ Consumps

Utility Rate Gathering Form

Date: 12/21/2020

Housing Agency: Lakeland Housing Authority, FL

	Electricity	Natural Gas	Water	Sewer	Trash
Utility (highlight): Propane					
Bottle		Fuel Oil			
Gas					

Provider Name: City of Bartow

Provider Phone No: 863-534-0188

Provider Contact Name: Pat

Provider Website: www.cityofbartow.net

RL Staff Gathering Data: Rane

Notes:

Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/ Consumps
Base Charge	\$8.70		per mth				
Energy Charge		0.0507	per kwh				
Power Cost Adjustment		0.04	per kwh				

Our residential rates as of March 2022

(*Fuel rates are subject to change*)

Residential Service (RS-1, RSL-1, RSL-2)

Customer charge	\$12.45 per month
Energy charge	
First 1,000 kWh	8.301¢ per kWh
All kWh above 1,000	9.188¢ per kWh
Fuel charge	
First 1,000 kWh	4.469¢ per kWh
All kWh above 1,000	5.539¢ per kWh
Asset Securitization Charge	
All kWh	0.234¢ per kWh

Residential Service Time-of-Use (RST-1)

Customer charge	\$12.45 per month*
Energy charge	
On-peak	\$10.532¢ per kWh
Off-peak	\$9.022¢ per kWh
Super-off-peak	\$5.951¢ per kWh
Fuel charge	
On-peak	\$6.132¢ per kWh
Off-peak	\$4.710¢ per kWh
Super-off-peak	\$3.504¢ per kWh
Asset Securitization Charge	
All kWh	0.234¢ per kWh

Lighting Service (LS-1)

This service is available from dusk to dawn with various automatically controlled light fixtures.

Fixture and maintenance charge depends upon fixture type

Customer charge (per line of billing)	
Metered	\$4.69 per month
Unmetered	\$1.63 per month
Energy charge	3.440¢ per kWh
Fuel charge	4.437¢ per kWh
Asset Securitization Charge	0.065¢ per kWh

Billing Adjustments (BA-1)

All the energy charges listed above include the following amounts for energy conservation (ECCR), environmental (ECRC), purchased power capacity (CCR), and storm protection plan cost recovery clause (SPPCRC):

Residential – RS-1, RSL-1, RSL-2 and RST-1:	
ECCR	0.283¢ per kWh
ECRC	0.028¢ per kWh
CCR	1.103¢ per kWh
SCRS	0.300¢ per kWh
Lighting – LS-1:	
ECCR	0.108¢ per kWh
ECRC	0.020¢ per kWh
CCR	0.285¢ per kWh
SCRS	0.190¢ per kWh

If there is a discrepancy between the rates shown on this insert and the effective, commission approved tariff, the rates in the tariff prevail in all instances.

Rates effective with March 2022 bills

Important information about changes to Duke Energy Florida's rates

Since January 2021, natural gas prices have increased almost 45% and remain volatile due to a number of unique events that drove up prices and caused supply uncertainty. On Dec. 17, 2021, Duke Energy Florida (DEF) proposed a fuel adjustment in a way that would limit the impact of volatile natural gas prices on customer bills. DEF does not earn any profit from fluctuating fuel costs.

Rather than recover the increased fuel costs over a shortened 10-month period in 2022, DEF proposed to spread the recovery over a longer period, beginning in March 2022 and ending no earlier than February 2023. By recovering over a longer period, the monthly bill impact to a typical residential customer using 1,000 kWh is reduced by about 1%. A typical residential customer using 1,000 kilowatt-hours (kWh) will see an increase of \$6.62 in the customer's monthly bill, on average, for 2022.

DEF's innovative Rate Mitigation Plan, approved by the FPSC on Nov. 2, 2021, will remain in place and continue to benefit customers by spreading the recovery of approximately \$247 million of unrecovered fuel costs over two years (2022 and 2023), and forgoing immediate recovery of costs related to recent storms, among other actions. Customers will continue to benefit from the savings, estimated to reduce a residential 1,000-kWh customer bill by up to \$4.67 monthly, on average.

March billing also has a proposed decrease in the Asset Securitization Charge (ASC) from 0.248 cents per kWh to 0.234 cents per kWh. While the total dollars collected in rates will stay relatively constant, the customer rate may change, at least twice a year, due to fluctuations in sales. The required formula-based true-up process adjusts for the difference between the estimated and actual amounts collected. The company makes no profit from the ASC component of rates.

If approved by the Florida Public Service Commission, the residential rate in March 2022 will be \$146.25 on a typical 1,000-kWh monthly bill.

We work hard on behalf of our customers to ensure safe, reliable, cleaner energy 24/7. We are leveraging innovative technology across our Florida service territory to upgrade the energy grid, improve reliability and help customers become more efficient. Homeowners can take advantage of free energy audits by visiting duke-energy.com/Save or by calling **877.574.0340**.

RESIDENTIAL SERVICE Rate Schedule RS

Availability:

Throughout the service areas of the Company.

Applicability:

Gas Service for residential purposes in individually metered residences and separately metered apartments. Also, for Gas used in commonly owned facilities of condominium associations, cooperative apartments, and homeowners associations, (excluding any premise at which the only Gas-consuming appliance or equipment is a standby electric generator), subject to the following criteria:

1. 100% of the Gas is used exclusively for the co-owner's benefit.
2. None of the Gas is used in any endeavor which sells or rents a commodity or provides service for a fee.
3. Each Point of Delivery will be separately metered and billed.
4. A responsible legal entity is established as the Customer to whom the Company can render its bills for said services.
5. RS-GHP refers to any Residential Customer utilizing a gas heat pump ("GHP") for heating and cooling.

Customers receiving service under this schedule will be classified for billing purposes according to annual usage as follows:

<u>Billing Class</u>	<u>Annual Consumption</u>
RS-1	0 – 99 Therms
RS-2	100 – 249 Therms
RS-3	250 – 1,999 Therms
RS-GHP	All Therms

Monthly Rate:

<u>Billing Class</u>	<u>Customer Charge</u>
RS-1	\$15.10 per month
RS-2	\$18.10 per month
RS-3	\$24.60 per month
RS-GHP	\$24.60 per month

Distribution Charge: \$0.27011 per Therm for RS-1, RS-2, and RS-3
\$0.09598 per Therm for RS-GHP

Minimum Bill: The Customer charge.

RESIDENTIAL SERVICE (Continued)

Note 1 – Company’s BudgetPay plan is available to eligible Customers receiving Gas Service pursuant to this rate schedule (See Sheet No. 5.401-3).

The bill for the Therms billed under this schedule shall be increased in accordance with the provisions of the Company's Purchased Gas Adjustment Clause set forth on Sheet No. 7.101-1.

Special Conditions:

1. The rates set forth under this schedule shall be subject to the operation of the Energy Conservation Cost Recovery Adjustment Clause set forth on Sheet No. 7.101-2.
2. Service under this schedule shall be subject to the Rules and Regulations set forth in this tariff.
3. Service under this schedule is subject to annual volume review by the Company or any time at the Customer's request. If reclassification to another billing class is appropriate such classification will be prospective.
4. The rates set forth under this schedule shall be subject to the operation of the Company’s Tax and Fee Adjustment Clause set forth on Sheet No. 7.101-5.
5. The rates set forth under this schedule shall be subject to the operation of the Cast Iron Bare Steel Replacement Rider Surcharge set forth on Sheet Nos. 7.806 through 7.806-3.
6. A RS-GHP Customer with an annual consumption in excess of 1,999 Therms shall be eligible for transportation service under Rider NCTS.
7. When the Customer receives service under the Company’s Natural Choice Transportation Service Rider (Rider NCTS), the rates set forth above shall be subject to the operation of the Company’s Swing Service Charge set forth on Sheet No. 7.101-3.

Residential Purchased Gas Adjustment (PGA) Factors for Peoples Gas System

Date	PGA
Feb-22	1.19163
Jan-22	1.19163
Dec-21	1.03639
Nov-21	1.03639
Oct-21	1.03639
Sep-21	1.03639
Aug-21	1.03639
Jul-21	1.03639
Jun-21	1.03639
May-21	1.03639
Apr-21	1.03639
Mar-21	1.03639
Feb-21	0.90000
Jan-21	0.90000
Dec-20	0.90000
Nov-20	0.86495
Oct-20	0.81495
Sep-20	0.76495
Aug-20	0.76495
Jul-20	0.76495
Jun-20	0.76495
May-20	0.76495
Apr-20	0.76495
Mar-20	0.76495
Feb-20	0.79495
Jan-20	0.84495
Dec-19	0.84495
Nov-19	0.84495
Oct-19	0.84495
Sep-19	0.84495
Aug-19	0.84495
Jul-19	0.99495
Jun-19	0.99495
May-19	0.99495
Apr-19	0.99495
Mar-19	0.91995
Feb-19	0.84995
Jan-19	0.84995
Dec-18	0.84995
Nov-18	0.84995
Oct-18	0.84995
Sep-18	0.89995
Aug-18	0.89995
Jul-18	0.89995
Jun-18	0.93285
May-18	0.93285
Apr-18	0.93285
Mar-18	0.93285
Feb-18	0.96761
Jan-18	0.96761
Dec-17	0.89761
Nov-17	0.89761
Oct-17	0.89761
Sep-17	0.89761
Aug-17	0.82500
Jul-17	0.78023
Jun-17	0.76023
May-17	0.78023
Apr-17	0.78023
Mar-17	0.78023
Feb-17	0.78023
Jan-17	0.74203
Dec-16	0.74203
Nov-16	

GENERAL APPLICABILITY PROVISIONS (Continued)**C. ENERGY CONSERVATION COST RECOVERY ADJUSTMENT CLAUSE**

The bill for Gas and transportation service supplied to a retail Customer in any Billing Period shall be adjusted as follows:

Except as otherwise provided herein, each rate schedule shall be increased or decreased to the nearest \$0.00001 per therm and include the tax factor of 1.00503 for each Therm of consumption or transportation to recover the conservation related expenditures by the Company. The Company shall record both projected and actual expenses and revenues associated with the implementation of the Company's Energy Conservation Plan as authorized by the Commission. The procedure for the review, approval, recovery and recording of such costs and revenues is set forth in the Commission Rule 25-17.015, F.A.C.

The cost recovery factors for the period from meter readings taken on or after January 1, 2021 through the last billing cycle for December 2021 are as follows:

<u>Rate Class</u>	<u>Recovery Factor</u>
Residential	\$0.09591 per Therm
Residential Standby Generator	\$0.09591 per Therm
Residential Gas Heat Pump Service	\$0.09591 per Therm
Small General Service	\$0.06210 per Therm
Commercial Standby Generator	\$0.03043 per Therm
Commercial Gas Heat Pump Service	\$0.03043 per Therm
General Service - 1	\$0.03043 per Therm
General Service - 2	\$0.02224 per Therm
General Service - 3	\$0.01840 per Therm
General Service - 4	\$0.01353 per Therm
General Service - 5	\$0.00996 per Therm
Commercial Street Lighting	\$0.01603 per Therm
Natural Gas Vehicle Service	\$0.01957 per Therm

Pursuant to FPSC Order No. 23576, no conservation cost recovery factor shall be applied to Therms consumed or transported for use in a cogeneration facility, regardless of the rate schedule under which such Therms are consumed or transported by Company.

**CAST IRON/BARE STEEL REPLACEMENT RIDER
RIDER CI/BSR**

The monthly bill for Gas Service in any Billing Period shall be increased by the CI/BSR Surcharge determined in accordance with this Rider. CI/BSR Surcharges approved by the Commission for bills rendered for meter readings taken on or after January 1, 2021, are as follows with respect to Customers receiving Gas Service under the following rate schedules:

<u>Rate Schedule</u>	<u>CI/BSR Surcharge</u>
Residential/Residential Standby Generator / Residential Gas Heat Pump Service	\$ 0.02188 per therm
Small General Service	\$ 0.01706 per therm
General Service – 1/ Commercial Standby Generator Service / Commercial Gas Heat Pump Service	\$ 0.00872 per therm
General Service – 2	\$ 0.00840 per therm
General Service – 3	\$ 0.00756 per therm
General Service – 4	\$ 0.00489 per therm
General Service – 5	\$ 0.00205 per therm
Commercial Street Lighting	\$ 0.01414 per therm
Natural Gas Vehicle Service	\$ 0.02011 per therm
Wholesale	\$ 0.00641 per therm
Small Interruptible Service	\$0.00081 per therm
Interruptible Service	\$0.00022 per therm
Interruptible Service – Large Volume	\$0.00001 per therm

The CI/BSR Surcharges set forth above shall remain in effect until changed pursuant to an order of the Commission.

CI/BSR Surcharges shall be determined in accordance with the provisions of this Rider set forth below.

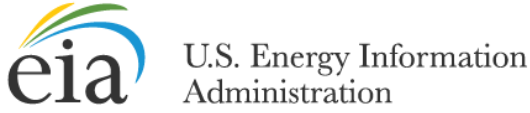
Definitions

For purposes of this Rider:

“Eligible Replacements” means the following Company plant investments that (i) do not increase revenues by directly connecting new customers to the plant asset, (ii) are in service and used and useful in providing utility service and (iii) were not included in the Company’s rate base for purposes of determining the Company’s base rates in its most recent general base rate proceeding:

Mains and service lines, as replacements for existing materials recognized/identified by the Pipeline Safety and Hazardous Materials Administration as being obsolete and that present a potential safety threat to operations and the general public, including cast iron, wrought iron, bare steel, and specific polyethylene/plastic facilities, and regulators and other pipeline system components the installation of which is required as a consequence of the replacement of the aforesaid facilities.

“CI/BSR Revenues” means the revenues produced through CI/BSR Surcharges, exclusive of revenues from all other rates and charges.



PETROLEUM & OTHER LIQUIDS

OVERVIEW DATA ANALYSIS & PROJECTIONS

GLOSSARY > FAQs >

Weekly Heating Oil and Propane Prices (October - March)

(Dollars per Gallon Excluding Taxes)

Area: Period: Weekly

Show Data By:		Graph							View History
<input checked="" type="radio"/> Data Series	<input type="radio"/> Area	Clear	12/27/21	01/03/22	01/10/22	01/17/22	01/24/22	01/31/22	
Residential Propane	<input type="checkbox"/>		4.845	4.815	4.815	4.806	4.821	4.848	2014-2022

Click on the source key icon to learn how to download series into Excel, or to embed a chart or map on your website.

-- = No Data Reported; - = Not Applicable; NA = Not Available; W = Withheld to avoid disclosure of individual company data.

Notes: Weekly heating oil and propane prices are only collected during the heating season which extends from October through March. Due to updated weighting methodology, national and regional residential heating oil and propane prices from October 2009 to March 2013 have been revised since they were first published. See [Excel spreadsheet](#) for changes to published data. Values shown for the previous week may be revised to account for late submissions and corrections. See Definitions, Sources, and Notes link above for more information on this table.

Release Date: 2/2/2022

Next Release Date: 2/9/2022

Utility Rate Gathering Form

Date: 2/3/2022

Housing Agency: Lakeland Housing Authority, FL

Electricity	Natural Gas	Water	Sewer	Trash
Propane Bottle Gas	Fuel Oil			

Provider Name: Suburban Propane

Provider Phone No: 813-626-4157

Provider Contact Name: Will

Provider Website: _____

RL Staff Gathering Data: Rane

<i>Notes:</i>							
Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/ Consumps
Fuel Rate		\$4.47	per gal				
Sales Tax				10%			

Water and Sewer Increase Effective 10-1-20

Minimum Residential and Commercial Water Rates

Minimum Gallons	Inside	Minimum Gallons	Outside
0-4,000	\$11.55	0-4,000	\$15.59

Residential Water Customer Only Over 4,000 Gallons

Charges per additional 1,000 gallons over the minimum

Gallons of Usage	Inside	Outside
4,001 to 12,000	\$2.08	\$2.81
12,001 to 35,000	\$3.13	\$4.23
35,001 to unlimited	\$4.17	\$5.63

Commercial Water Customer Only Over 4,000 Gallons

Charges per additional 1,000 gallons over the minimum

	Inside	Outside
4,001 to unlimited	\$2.87	\$3.87

All Water Charged a 10% Water Fee (tax)

Utility Deposits

Residential		Commercial	
3/4"	\$150.00	3/4"	\$150.00
1"	\$150.00	1"	\$150.00
		1 1/2"	\$225.00
2" Temp Hyd	\$300.00	2"	\$300.00
		3"	\$450.00
		4"	\$600.00
		6"	\$900.00
		8"	\$1,200.00

Dates of Rate Increases

Water	7/20/1995	10/1/2003	10/1/10, 1/1/13,10/1/13
Water	10/1/2014	10/1/2016	10/1/17,10/1/18,10/1/19
Water	10/1/2020		
Sewer	7/20/1995	9/20/1996	10/1/03, 1/1/07
Sewer	10/1/2007	1/1/2013	10/1/2013, 10/1/14
Sewer	10/1/2016	10/1/2017	10/1/2018, 10/1/19
Sewer	10/1/2020		
Reuse (Duke)	1/1/2017		
Stormwater	7/20/1995	10/1/2003	
Garbage	10/20/1995	10/1/2003	6/30/2008, 9/30/2012
Garbage	10/1/2018		
Recycling	10/1/2010	10/1/2014	10/1/2016, 10-1-17
Recycling	10/1/2018	10/1/2019	10/1/2020

Minimum Charges Sewer Rates

Meter Size	Minimum Gallons	Inside	Minimum Gallons	Outside
3/4"	6,000	\$40.82	6,000	\$55.11
1"	10,000	\$68.87	10,000	\$92.96
1 1/2"	20,000	\$138.98	20,000	\$187.63
2"	40,000	\$279.23	40,000	\$376.95
3"	80,000	\$559.72	80,000	\$755.62
4"	160,000	\$1,120.68	160,000	\$1,512.92
6"	320,000	\$2,242.63	320,000	\$3,027.55
8"	640,000	\$4,486.51	640,000	\$6,056.79
10"	1,280,000	\$8,974.28	1,280,000	\$12,115.28

Commercial Only Sewer Based on Water Consumption

Inside	\$ 7.01	Per 1,000 gallons
Outside	\$ 9.47	Per 1,000 gallons

Service Fees On/Off

Inside	Outside	After Hours In or Out
\$20.00	\$25.00	\$50.00

Reinstatement Fees

Inside	Outside	After Hours In or Out
\$30.00	\$35.00	\$50.00

	RES	COM
Garbage Charge	\$ 15.65	\$ 19.00

Recycle Charge (RESI)	\$ 4.28
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Storm Water Charge	\$ 0.75
--------------------	---------

Reuse (Industrial Sw) Duke	\$ 0.45
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Return Check Fee	\$ 20.00
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Reset Meter/Labor Fee	\$ 130.00
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Late Fee Penalty	\$ 10.00
------------------	----------

Sec. 78-51. - Water rates.

(a) The monthly rates and charges for water service furnished by the city shall be as follows:

Fiscal Year					
	2011/12	2012/13	2013/14	2014/15	2015/16
(1) Inside City:					
Single-Family, Commercial and Irrigation					
Water Meter Size (Inches)	Minimum Monthly Charge				
5/8	\$8.88	\$9.35	\$9.73	\$10.13	\$10.55
1	22.19	23.36	24.32	25.33	26.37
1½	44.39	46.73	48.66	50.67	52.75
2	71.01	74.76	77.84	81.05	84.39
3	142.03	149.53	155.69	162.10	168.78
4	221.92	233.64	243.26	253.29	263.72
6	443.84	467.28	486.53	506.57	527.45
8	710.13	747.63	778.43	810.50	843.89
Block Gallonage Rates					
Block	Gallonage Rates (per 1,000 gallons)				
1 (0—6,000)	<u>2.05</u>	2.16	2.25	2.34	2.44
2 (6,001—8,000)	2.80	2.95	3.07	3.20	3.33
3 (> 8,000)	3.79	3.99	4.16	4.33	4.51
Multifamily					
Per Dwelling Unit	Minimum Monthly Charge				
	8.88	9.35	9.73	10.13	10.55

Per Dwelling Unit	Minimum Monthly Charge				
		11.10	11.68	12.17	12.67
Block Gallonage Rates Per Dwelling Unit					
Block	Gallonage Rates (per 1,000 gallons)				
	1 (0—6,000)	2.56	2.70	2.81	2.93
2 (6,001—8,000)	3.51	3.69	3.84	4.00	4.17
3 (> 8,000)	4.74	4.99	5.19	5.41	5.63

- (b) Single-family customers are defined as residential dwelling units connected to the system through individual water meters and service connections.
- (c) Multifamily customers are defined as residential dwelling units connected to the system through a common master meter (i.e., duplex, triplex, fourplex, townhome, apartment complex, condominium, mobile home park or equivalent complex, if not individually metered).
- (d) Commercial customers are defined as nonresidential connections, the majority of those being business-related establishments and schools with meter sizes generally varying from small to large, consistent with usage demanded.
- (e) Irrigation customers are defined as water only connections which receive service for irrigation purposes only.
- (f) Residences at which water service was commenced prior to October 1, 1997, shall be charged at the five-eighths meter rates regardless of the size of said meters.
- (g) All irrigation systems installed October 1, 1997, or thereafter, will require a separate water meter.
- (h) Multifamily applied as five-eighths-inch meter per dwelling unit for minimum monthly charges and gallonage block rates (number of dwelling units × minimum monthly charge + block gallonage rate(s) applicable to consumption). Gallonage rate block size established by multiplying each block by the number of dwelling units (Blocks 1, 2 and 3 × number of dwelling units).

(Code 1955, § 29-1; Ord. No. 1634-A, § 1, 9-20-93; Ord. No. 1757-A, § 1, 9-15-97; Ord. No. 1761-A, § 12-1-97; Ord. No. 1800-A, § 1, 9-21-98; Ord. No. 1839-A, § 1, 4-19-99; Ord. No. 2005-31, § 1, 5-16-05; Ord. No. 2005-46, §§ 1, 4, 7-18-05; Ord. No. 2011-17, § 3(Exh. A), 11-7-11)

Sec. 78-121. - Sewer service rates.

- (a) The monthly rates and charges for sewer service furnished by the city shall be as follows:

	Fiscal Year				
	2011/12	2012/13	2013/14	2014/15	2015/16
(1) Inside City:					
Single-Family and Commercial					

Water Meter Size (Inches)	Minimum Monthly Charge				
5/8	\$21.32	\$21.32	\$21.32	\$21.32	\$21.32
1	53.28	53.28	53.28	53.28	53.28
1½	106.56	106.56	106.56	106.56	106.56
2	170.48	170.48	170.48	170.48	170.48
3	340.96	340.96	340.96	340.96	340.96
4	532.76	532.76	532.76	532.76	532.76
6	1,065.51	1,065.51	1,065.51	1,065.51	1,065.51
8	1,704.81	1,704.81	1,704.81	1,704.81	1,704.81
Water Gallonage Usage	Gallonage Rates (per 1,000 gallons)				
	1.78	1.78	1.78	1.78	1.78
Multifamily					
Per Dwelling Unit	Minimum Monthly Charge				
	21.32	21.32	21.32	21.32	21.32
Water Gallonage Usage (capped at number of dwelling units × 10,000)					
	Gallonage Rates (per 1,000 gallons)				
	1.78	1.78	1.78	1.78	1.78
(2) Outside City:					
Single-Family and Commercial					
Water Meter Size (Inches)	Minimum Monthly Charge				
5/8	\$26.65	\$26.65	\$26.65	\$26.65	\$26.65
1	66.60	66.60	66.60	66.60	66.60

Residential Refuse Collection

How do we keep Bartow Clean & Beautiful?

The **Solid Waste Department (SWD)** provides waste collection services to over 5,600 households. Your solid waste account is automatically opened when your electric or water service is activated. A solid waste collection charge of \$18.75 will appear on your monthly utility bill. This collection charge is not a tax; it is a fee for waste collection services provided by the City of Bartow. SWD collects garbage, recyclables, yard waste, junk, furniture, tires, appliances, electrical items, dead domestic animals from City right-of-ways and much more. SWD provides roll-off containers for construction and demolition debris removal. For more details, please see [Recycling](#) and [Roll-Off Service](#) webpages.

The City uses automated trucks to collect all waste ONCE-PER-WEEK. Garbage, yard waste, junk, appliances, and recyclables are collected on the same day, once-per-week. Please see the [Residential Refuse Collection Day Directory](#) for your neighborhood's collection day.

After opening your utility account, two City-provided Roll-Out-Carts are delivered to your residence; one for garbage collection and one for recycling. Each cart bears a serial number that will be assigned to your property address and shall remain at the assigned property regardless of whether you sell or move.

- Additional carts are available for \$5 per cart, per month.
- Customers terminating or transferring a utility account and not returning assigned cart will be charged an additional \$70 on the final utility bill.
- You must remove your cart from the curb by dark on the day following collection or be fined \$5 per occurrence.

Need a roll-out-cart?

Email SWD at solidwaste@cityofbartow.net to request (1) cart for garbage and (1) cart for recycling.

Need your roll-out-cart repaired or replaced?

No problem! All city-provided Roll-Out-Carts are covered by SWD's lifetime maintenance and replacement program.

1. Email SWD at solidwaste@cityofbartow.net.
2. Leave your damaged cart at the curb and for no additional charge the SWD will repair or replace the city-provided Roll-Out-Cart.
3. A police report will be required to replace a stolen or vandalized Roll-Out-Cart at no charge.
4. A Roll-Out-Cart replaced due to customer's negligence will require a \$6 per month charge for twelve months to be added to customer's utility billing account.

WATER RATES AND CHARGES

Residential Water Service - Individually Metered

Effective October 1, 2021

Monthly Base Service Charge (Minimum Bill)

Meter Sizes	Inside City Limits	Outside City Limits
All	\$15.20	\$19.00

Consumption Charge (per 1,000 gallons)	Inside City Limits	Outside City Limits
0 to 3,000 gallons	\$1.227	\$1.534
3,001 to 10,000 gallons	\$1.605	\$2.006
10,001 to 20,000 gallons	\$2.455	\$3.068
20,001 to 30,000 gallons	\$3.525	\$4.406
Above 30,000	\$5.067	\$6.333

Master-Metered Residential, Commercial and Public Authority Water Service

ERU = Equivalent Residential Unit. 1 ERU = 330 Gallons Per Day

Monthly Base Service Charge	ERU Factor	Inside City Limits	Outside City Limits
.75 inch meter	1.0	\$15.20	\$19.00
1 inch meter	2.5	\$38.02	\$47.52

WASTEWATER RATES AND CHARGES

Residential Wastewater Service - Individually Metered

Effective October 1, 2021

Monthly Base Service Charge (Minimum Bill)

Meter Sizes	Inside City Limits	Outside City Limits
All	\$24.27	\$30.34

Consumption Charge (per 1,000 gallons)	Inside City Limits	Outside City Limits
0 to 10,000 gallons	\$6.883	\$8.603
Above 10,000 gallons	\$0.000	\$0.000

Master-Metered Residential, Commercial and Public Authority Wastewater Service

ERU = Equivalent Residential Unit. 1 ERU = 330 Gallons Per Day

Monthly Base Service Charge	ERU Factor	Inside City Limits	Outside City Limits
.75 inch meter	1.0	\$24.274	\$30.342
1 inch meter	2.5	\$60.684	\$75.855
1.5 inch meter	5.0	\$121.382	\$151.727
2 inch meter	8.0	\$194.189	\$242.736
3 inch meter	16.0	\$388.378	\$485.473

Utility Rate Gathering Form

Date: 2/10/2022

Housing Agency: Lakeland Housing Authority, FL

	Electricity	Natural Gas	Water	Sewer	Trash
Utility (highlight):	Propane Bottle Gas	Fuel Oil			

Provider Name: City of Haines

Provider Phone No: 863-421-3600

Provider Contact Name: _____

Provider Website: www.hainescity.com

RL Staff Gathering Data: Rane

Notes: Unable to attain current rates and charges after multiple phone call attempts to provider with no response. Using 2021 rate.

Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/ Consumps

Utility Rate Gathering Form

Date: 01/07/2021

Housing Agency: Lakeland Housing Authority, FL

Utility (highlight):	Electricity	Natural Gas	Water	Sewer	Trash
Propane Bottle Gas		Fuel Oil			

Provider Name: City of Haines City

Provider Phone No: 863-421-3600

Provider Contact Name: Jennifer

Provider Website: www.hainescity.com

RL Staff Gathering Data: Rane

Notes: verified that trash collection charge has decreased from previous year

Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/ Consumps
Trash Collection Charge	\$14.41						

Water Rates Revision Effective 10/01/20

Service Availability Charge		Inside City	Outside City
ERU's	Residential (per meter)		
1	3/4" Meter	7.90	9.88
1	1.0" Meter	7.90	9.88
5	1.5" Meter	39.49	49.36
8	2.0" Meter	63.18	78.97
		-	-
1	Residential Vacation Rate	3.95	4.93
		-	-
0.8	Multi-Family (per unit)	6.31	7.90
ERU's	Commercial (per meter)		
1	3/4" Meter	7.89	9.88
2.5	1.0" Meter	19.75	24.68
5	1.5" Meter	39.48	49.35
8	2.0" Meter	63.18	78.98
16	3.0" Meter	126.35	157.95
25	4.0" Meter	197.43	246.78
50	6.0" Meter	394.87	493.59
ERU's	Irrigation (per meter)		
1	3/4" Meter	7.89	9.88
2.5	1.0" Meter	7.89	9.88
5	1.5" Meter	39.48	49.36
8	2.0" Meter	63.18	78.97
16	3.0" Meter	126.35	157.94
Water Gallonage Charges			
Volume Charges (per 1,000 gallons)			
	Block 1	3.12	3.81
	Block 2	4.22	5.15
	Block 3	6.55	7.99
	Block 4	10.79	13.17
Water Usage Blocks		Per ERU	
	Block 1	Up to 5,000	
	Block 2	5,001 - 10,000	
	Block 3	10,001 - 25,000	
	Block 4	> 25,001	

50% of Base Charge of availability of service will be assessed on any meter without consumption during reading cycle when service has temporarily disconnected at the request of the customer.

Rates included within this schedule are the propose increase rates which will be before the city commission for consideration on September 3rd and September 15th

Sewer Rates Revision Effective 10/01/20

Service Availability Charge		Inside City	Outside City
ERU's	Residential (per meter)		
1	3/4" Meter	28.04	35.04
1	1.0" Meter	28.04	35.04
5	1.5" Meter	140.24	175.28
8	2.0" Meter	224.36	280.46
16	3.0" Meter	448.73	560.90
		-	-
1	Residential Vacation Rate	14.03	17.52
		-	-
0.8	Multi-Family (per unit)	21.89	27.35
ERU's	Commercial (per meter)		
1	3/4" Meter	28.04	35.04
2.5	1.0" Meter	68.41	83.76
5	1.5" Meter	140.24	175.29
8	2.0" Meter	224.36	280.46
16	3.0" Meter	448.73	560.90
25	4.0" Meter	701.12	876.39
50	6.0" Meter	1,402.28	1,752.83
Sewer Gallonage Charges			
Volume Charges (per 1,000 gallons)			
	Block 1	3.68	4.60
	Block 2	6.45	8.07
Sewer Usage Blocks		Per ERU	
	Block 1	Up to 5,000	
	Block 2	> 5,000	

50% of Base Charge of availability of service will be assessed on any meter without consumption during reading cycle when service has temporarily disconnected at the request of the customer.

In accordance with Sec. 21-155, Lake Wales Code, the schedule of rates and charges established by Ordinance 2007-37 shall be automatically adjusted annually beginning October 1, 2008 to reflect an increase based on June's annual CPI of 2.5%, whichever is greater.

**Solid Waste Collection, Recycling and Disposal Services
Resivision Effective 10/01/21**

Schedule A - Fees for Service

Rate Type	Residential		
Applicability	Single-family home; duplex apartment in building with less than 4 units; mobile home		
Service Type	Curbside	Recycling Curbside	Backdoor
Pick-ups per week	1	1	1
Rate eff. 10/1/20	21.94	1.58	21.94
Vacation Rates	5.48	0.40	5.48

In accordance with Sec. 17-35, Lake Wales Code, the schedule of rates and charges established by Ordinance 2011-09 shall be automatically adjusted annually beginning October 1, 2012 to reflect an increase based on June's annual CPI or 2.5%, whichever is greater.



[HOME](#) / [DEPARTMENTS](#) / [WATER UTILITIES](#) / [RATES](#)

Rates

Water Residential Rates

Water Rate Schedule

For residential customers





Fixed Meter Charge Inside
 City Limits

Fixed Meter Charge
 Outside City Limits

Con (1000 gallons)

3/4" or less*

\$10.61

\$14.32

0 - 7

\$2.29

8 - 12

\$2.86

13 - 19

\$3.66

OVER 19

\$4.95

1"

\$28.65

\$38.67

0 - 19

\$2.29

20 - 32

\$2.86

33 - 51

\$3.66

OVER 51

\$4.95

1 1/2"

\$51.67

\$69.76

0 - 34

\$2.29

35 - 58

\$2.86

59 - 93

\$3.66

OVER 93

\$4.95



6"	\$792.99	\$1,070.54	0 - 897	\$2.86
			898 - 1,420	\$3.66
			OVER 1,420	\$4.95
8"	\$1,342.70	\$1,812.64	0 - 886	\$2.29
			887 - 1,519	\$2.86
			1,520 - 2,404	\$3.66
			OVER 2,404	\$4.95

*3/4 is the most common size for residential meters

Rates Effective October 1, 2021 through September 30, 2022

For more questions about residential rates contact customer service at 863-834-9535.

Wastewater Rates - Residential & Commercial

Wastewater Rate Schedule



Residential Customers	Fixed Charge - Inside City Limits	Fixed Charge - Outside City Limits	Volume Charge* (Per 1,000 Gallons) - Inside City Limits	Volume Charge* (Per 1,000 Gallons) - Outside City Limits
Single Family Dwelling	\$19.90	\$24.88	\$4.46	\$5.58
Multiple Dwelling, Per Unit	\$17.11	\$21.39	\$4.46	\$5.58
Commercial/Industrial Customers**	Fixed Charge - Inside City Limits	Fixed Charge - Outside City Limits	Volume Charge* (Per 1,000 Gallons) - Inside City Limits	Volume Charge* (Per 1,000 Gallons) - Outside City Limits
5/8" - 3/4"	\$19.90	\$24.88	\$4.46	\$5.58
1"	\$53.73	\$67.16	\$4.46	\$5.58
1 1/2"	\$96.91	\$121.14	\$4.46	\$5.58
2"	\$215.52	\$269.40	\$4.46	\$5.58
3"	\$539.89	\$674.86	\$4.46	\$5.58
4"	\$804.36	\$1005.45	\$4.46	\$5.58
6"	\$1,487.33	\$1,859.16	\$4.46	\$5.58
8"	\$2,518.35	\$3,147.93	\$4.46	\$5.58

* The volume charge for a residence is capped at 12,000 gallons per month. Therefore, the maximum monthly bill per residence with a 5/8" - 3/4" meter is \$73.42 for Inside City and \$91.84 for Outside City. Commercial and Industrial Customers volume charge is not capped and the bill is based on total water usage.

** All customers owning a flow meter will be billed the minimum based on the water meter at the location.

For questions, please call the water utilities billing office at (863) 834-8276, TDD (863) 834-8333

Rates Effective October 1, 2021 Through September 30, 2022





[HOME](#) / [DEPARTMENTS](#) / [PUBLIC WORKS](#) / [SOLID WASTE](#) / [RATES](#)

Solid Waste Service Rates

Residential Single Family

Automated Trash Collection

- o 95 Gallon Container \$17.05*
 - o 65 Gallon Container \$15.95*
 - o 35 Gallon Container \$14.85*
- * There is a reduced rate for additional containers.

Automated Recycling Collection

- o \$2.00* per 65 or 35 Gallon Container

**There is no reduced rate for additional containers for active residential accounts whether the cart is used or not.*

Backflow Test (municipal charge)

Description	Amount
3/4' to 2" Meter	\$90
Larger than 2" Meter	Actual Cost

Penalty Fees

Description	Amount
Tampering / Theft of Service, 1st Infraction	\$100
Tampering / Theft of Service, 2nd Infraction	\$500
Tampering / Theft of Service, 3rd Infraction	\$1,000
Obscured Meter	\$60
Connection to Other Systems	\$500
Cross Connection	\$500

Policy regarding unauthorized use and/or tampering with county equipment

Polk County Ordinance No. 10-081, Ref. Utilities Administration Manual, Section 3.4.5, prohibits tampering with county equipment. Tampering includes, but is not limited to:

- **Cutting Locks on Meters**
- **Causing Damage to the Meter or Meter Box**
- **Theft of Service by any Person on a Customer's Premises or any Evidence of the Same**

Tampering charges may be assessed in addition to re-connection charges, replacement cost of damaged parts and / or equipment, estimated cost of water and / or wastewater usage not recorded, based on current rates. Chapter 812, Section 812.14, of the Florida Statutes further provides for prosecution of any person(s) who willfully alter, tamper with, knowingly make any connection with, use, or receive the benefit from a public utility service. When a meter has been removed for tampering and a new customer applies for service, the appropriate charges for installation of a meter will be assessed.

Conviction of any violation provides for penalties in the amount equal to three times the amount of service unlawfully obtained or \$1,000, whichever is greater. Florida Statute 125.69 provides for prosecution which may result in fines up to \$500 and 60 days in the county jail for each conviction.

Proration of billed services: Please be aware a new customer's initial and final bill is subject to proration based on the number of days between readings. Based charges, if applicable, as well as the range of allowable usage in each tier will be adjusted based on the number of days service, and the consumption, limited to half of what is allowed, for each applicable rate tier within the 30 day billing period. *Example: If a customer's first bill is for 15 days, the customer would only pay for half of the base charge(s), again if applicable to a service, and the consumption, limited to half of what is allowed, for each applicable rate tier within the 30 day billing period.*

Residential Water Rates

Description	Amount
Base Charge	\$10.43
0-3 usage block ranges	\$1.99
4-10 usage block ranges	\$2.63
11-20 usage block ranges	\$5.23

Description	Amount
21-30 usage block ranges	\$7.97
31-40 usage block ranges	\$10.48
Over 40 usage block ranges	\$18.37
PWRI/AWS surcharge per 1,000 gallons on all usage	\$0.30

Usage block ranges in thousands of gallons

Residential Wastewater Rates

Description	Amount
Base Charge	\$36.14
Usage per thousand gallons up to 7,000 gallons	\$6.48

Residential Reclaimed Water Rates

Description	Amount
Base Charge	N/A
0-20 usage block ranges	\$1.41
21-30 usage block ranges	\$4.22
31-40 usage block ranges	\$5.63
Over 40 usage block ranges	\$8.45

Usage block ranges in thousands of gallons

Commercial / Multi-Family Water and Wastewater Rates

5/8" & 3/4" Meter

Description	Water	Wastewater
Base Charge	\$15.65	\$54.20
0-15 usage block ranges	\$2.63	N/A
16-30 usage block ranges	\$5.23	N/A
31-60 usage block ranges	\$10.48	N/A
Over 60 usage block ranges	\$18.37	N/A
Per 1,000 Gallons	N/A	\$6.48

Usage block ranges in thousands of gallons

1" Meter

Description	Water	Wastewater
Base Charge	\$26.09	\$90.34
0-25 usage block ranges	\$2.63	N/A
26-50 usage block ranges	\$5.23	N/A
51-100 usage block ranges	\$10.48	N/A

Schedule of Standard Rates for Water, Sewer and Irrigation Service
Residential Rates Effective 10/01/2017

METER SIZE	WATER & IRRIGATION BASE CHARGE		WATER & IRRIGATION	WATER & IRRIGATION PER 1,000 GALLONS		SEWER BASE CHARGE		SEWER USAGE PER 1,000 GALLONS	
	INSIDE City Limits	OUTSIDE City Limits	CONSUMPTION RANGE	INSIDE City Limits	OUTSIDE City Limits	INSIDE City Limits	OUTSIDE City Limits	INSIDE City Limits	OUTSIDE City Limits
3/4"	\$6.31	\$7.88	0 - 5,000	\$2.10	\$2.62	\$8.91	\$11.13	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
1.0"	\$15.70	\$19.62	0 - 5,000	\$2.10	\$2.62	\$22.21	\$27.75	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
1.5"	\$31.38	\$39.21	0 - 5,000	\$2.10	\$2.62	\$44.40	\$55.49	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
2.0"	\$50.19	\$62.74	0 - 5,000	\$2.10	\$2.62	\$71.00	\$88.74	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
3.0"	\$100.36	\$125.46	0 - 5,000	\$2.10	\$2.62	\$141.98	\$177.46	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
4.0"	\$156.81	\$196.01	0 - 5,000	\$2.10	\$2.62	\$221.83	\$277.28	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
6.0"	\$376.29	\$470.36	0 - 5,000	\$2.10	\$2.62	\$523.33	\$665.41	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
8.0"	\$501.72	\$627.15	0 - 5,000	\$2.10	\$2.62	\$709.77	\$887.21	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
10.0"	\$721.23	\$901.53	0 - 5,000	\$2.10	\$2.62	\$1,020.29	\$1,275.36	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				

Miscellaneous Charges

<u>Description</u>	<u>Inside</u>	<u>Outside</u>
Monthly Billed Miscellaneous Charges:		
Administration fee:	\$ 2.85	\$ 3.56
Stormwater Maintenance Fee:		
Residential	\$ 3.64	N/A
With Mitigation Credits	\$ 2.07	N/A
Stormwater Quality Fee:		
Residential	\$ 3.82	N/A
With Mitigation Credits	\$ 2.26	N/A
Recycling:		
Residential (65 gal. Roll cart/ Pickup weekly)	\$ 2.69	N/A
Commercial (65 gal. Roll cart/ Pickup weekly)	\$ 7.33	N/A
Commercial (95 gal. Roll cart/ Pickup weekly)	\$ 14.67	N/A
Garbage:		
Residential Pick Up	\$ 26.20	N/A
Fire Service Charges:		
Fire Sprinkler System -Small	\$ 4.43	\$ 5.53
Fire Sprinkler System -Large	\$ 51.67	\$ 64.58
Fire Standpipe System	\$ 2.95	\$ 3.68
Fire Sprinkler Standpipe System	\$ 1.49	\$ 1.86
Fire Hydrant	\$ 6.07	\$ 7.58
Special Vacation Bill Amounts:		
Water ONLY	\$ -	\$ 11.44
Water and Sewer/ Wastewater	\$ 25.53	\$ 22.57
Water, Sewer/ Wastewater and Irrigation	\$ 31.84	\$ 30.45
Garbage Only	\$ 10.31	\$ -

COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates Section 8 HCV Program

LAKELAND HOUSING AUTHORITY, FL

Note: Rates in bold text indicate changes and gray print indicates removal.

(We use the absolute value of the changes which gives us the percentage of change. This is the best way to determine a 10% change in utility rates and charges.)

ELECTRIC

UPDATE 2022

Lakeland Electric (RS)		Rates		Difference	
Description	Measure	12/2020	2/2022	Amount	Percent
Customer Charge	per month	\$11.00	\$11.00	\$0.00	0%
Total Energy Charges (0-1000)	per kwh	0.083866	0.093866	0.010000	12%
Total % of Change					12%
Total Taxes	% of total	12.5%	12.5%	0.00	0%

City of Bartow		Rates		Difference	
Description	Measure	12/2020	2/2022	Amount	Percent
Base Charge	per month	\$8.70	\$8.70	\$0.00	0%
Total Energy Charges	per kwh	0.0907	0.0907	0.0000	0%
Total % of Change					0%
Total Taxes	% of total	12.5%	12.5%	0.00	0%

Using 2020 PCA rate.

Duke Energy (RS-1)		Rates		Difference	
Description	Measure	12/2020	2/2022	Amount	Percent
Customer Charge	per month	\$11.40	\$12.45	\$1.05	9%
Total Energy Charges (0-1000)	per kwh	0.13048	0.14718	0.01670	13%
Total % of Change					22%
Total Taxes	% of total	12.5%	12.5%	0.00	0%

NATURAL GAS

Peoples Gas System (TECO)		Rates		Difference	
Description	Measure	12/2020	2/2022	Amount	Percent
Customer Charge	per month	\$11.40	\$15.10	\$3.70	32%
Total Energy Charges	per ccf	1.15465	1.57953	0.42488	37%
Total % of Change					69%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%

BOTTLE GAS/PROPANE

EIA (U.S. Energy Information Administration)		Rates		Difference	
Description	Measure	12/2020	2/2022	Amount	Percent
Fuel Rate	per gal	\$4.00	\$4.85	\$0.85	21%
Sales Tax	% of total	10%	10%	0.00	0%

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

Suburban Propane	Measure	Rates		Difference	
		12/2020	2/2022	Amount	Percent
Description					
Fuel Rate	per gal	\$4.68	\$4.47	-\$0.21	-4%
Sales Tax	% of total	10%	10%	0.00	0%
Average Propane Fuel Rate					
	per gallon	\$4.34	\$4.66	\$0.32	7%
Sales Tax					
	% of total	10%	10%	0.00	0%

WATER, SEWER & TRASH COLLECTION

City of Auburndale	Measure	Rates		Difference	
		12/2020	2/2022	Amount	Percent
Description - Water					
Water Minimum Charge (0-4000)	per month	\$11.32	\$11.55	\$0.23	2%
Water Rate (4001-12000)	per 1000 gals	\$2.04	\$2.08	\$0.04	2%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					4%

Description - Sewer	Measure	12/2020	2/2022	Amount	Percent
Total Monthly Charges	per month	\$40.77	\$41.57	\$0.80	2%
Description - Trash Collection	Measure	12/2020	2/2022	Amount	Percent
Total Monthly Charges	per month	\$19.68	\$19.93	\$0.25	1%

City of Bartow	Measure	Rates		Difference	
		12/2020	2/2022	Amount	Percent
Description - Water					
Water Minimum Charge	per month	\$10.55	\$10.55	\$0.00	0%
Water Rate (0-6000)	per 1000 gals	\$2.44	\$2.44	\$0.00	0%
Water Rate (6001-8000)	per 1000 gals	\$3.33	\$3.33	\$0.00	0%
Water Rate (over 8000)	per 1000 gals	\$4.51	\$4.51	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					0%

Description - Sewer	Measure	12/2020	2/2022	Amount	Percent
Sewer Minimum Charge	per month	\$21.32	\$21.32	\$0.00	0%
Sewer Rate	per 1000 gals	\$1.78	\$1.78	\$0.00	0%
Total % of Change					0%

Description - Trash Collection	Measure	12/2020	2/2022	Amount	Percent
Solid Waste Collection Charge	per month	\$18.75	\$18.75	\$0.00	0%

City of Haines City	Measure	Rates		Difference	
		12/2020	2/2022	Amount	Percent
Description - Water					
Base Service Charge	per month	\$13.57	\$15.20	\$1.63	12%
Consumption Charge (0-3000)	per 1000 gals	\$1.091	\$1.227	\$0.136	12%
Consumption Charge (3001-10000)	per 1000 gals	\$1.430	\$1.605	\$0.175	12%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					36%

Continued...

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

City of Haines City continued...

Description - Sewer	Measure	12/2020	2/2022	Amount	Percent
Base Service Charge	per month	\$24.03	\$24.27	\$0.24	1%
Consumption Charge (0-10000 max)	per 1000 gals	\$6.810	\$6.883	\$0.073	1%
Total % of Change					2%
Description - Trash Collection	Measure	12/2020	2/2022	Amount	Percent
Total Monthly Charges	per month	\$14.41	\$14.41	\$0.00	0%

Using 2021 rate.

Description - Water	Measure	Rates		Difference	
		12/2020	2/2022	Amount	Percent
Water Service Availability Charge	per month	\$7.70	\$7.90	\$0.20	3%
Volume Charge (0-5000)	per 1000 gals	\$3.05	\$3.12	\$0.07	2%
Volume Charge (5001-10000)	per 1000 gals	\$4.12	\$4.22	\$0.10	2%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					7%

Description - Sewer	Measure	12/2020	2/2022	Amount	Percent
Sewer Service Availability Charge	per month	\$27.36	\$28.04	\$0.68	2%
Volume Charge (0-5000)	per 1000 gals	\$3.59	\$3.68	\$0.09	3%
Volume Charge (5001-10000)	per 1000 gals	\$6.29	\$6.45	\$0.16	3%
Total % of Change					8%

Description - Trash Collection	Measure	12/2020	2/2022	Amount	Percent
Total Monthly Charges	per month	\$21.57	\$23.52	\$1.95	9%

Description - Water	Measure	Rates		Difference	
		12/2020	2/2022	Amount	Percent
Water Fixed Meter Charge	per month	\$10.40	\$10.61	\$0.21	2%
Water Rate (0-7000)	per 1000 gals	\$2.29	\$2.29	\$0.00	0%
Water Rate (7001-12000)	per 1000 gals	\$2.80	\$2.86	\$0.06	2%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					4%

Description - Sewer (MF)	Measure	12/2020	2/2022	Amount	Percent
Sewer Fixed Charge	per month	\$16.77	\$17.11	\$0.34	2%
Sewer Rate	per 1000 gals	\$4.37	\$4.46	\$0.09	2%
Total % of Change					4%

Description - Sewer (SF)	Measure	12/2020	2/2022	Amount	Percent
Sewer Fixed Charge	per month	\$19.51	\$19.90	\$0.39	2%
Sewer Rate	per 1000 gals	\$4.37	\$4.46	\$0.09	2%
Total % of Change					4%

Description - Trash Collection	Measure	12/2020	2/2022	Amount	Percent
Total Monthly Charges	per month	\$17.95	\$17.95	\$0.00	0%

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

Polk County Utilities		Rates		Difference	
Description - Water	Measure	12/2020	2/2022	Amount	Percent
Water Base Charge	per month	\$10.43	\$10.43	\$0.00	0%
Water Rate (0-3000)	per 1000 gals	\$1.99	\$1.99	\$0.00	0%
Water Rate (3001-10000)	per 1000 gals	\$2.63	\$2.63	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					0%
Description - Sewer		12/2020	2/2022	Amount	Percent
Sewer Base Charge	per month	\$36.14	\$36.14	\$0.00	0%
Sewer Rate (0-7000 max)	per 1000 gals	\$6.48	\$6.48	\$0.00	0%
Total % of Change					0%
City of Winter Haven		Rates		Difference	
Description - Water	Measure	12/2020	2/2022	Amount	Percent
Water Base Charge	per month	\$6.31	\$6.31	\$0.00	0%
Water Rate (0-5000)	per 1000 gals	\$2.10	\$2.10	\$0.00	0%
Water Rate (5001-10000)	per 1000 gals	\$3.53	\$3.53	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					0%
Description - Sewer		12/2020	2/2022	Amount	Percent
Sewer Base Charge	per month	\$8.91	\$8.91	\$0.00	0%
Sewer Rate	per 1000 gals	\$4.93	\$4.93	\$0.00	0%
Total % of Change					0%
Description - Trash Collection		12/2020	2/2022	Amount	Percent
Total Monthly Charges	per month	\$25.18	\$28.89	\$3.71	15%

CURRENTLY ADOPTED SECTION 8 UTILITY ALLOWANCES

Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 04/01/2021

Locality: Lakeland Housing Authority, FL		Unit Type: Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$10.00	\$13.00	\$13.00	\$13.00	\$14.00	\$14.00
b. Bottle Gas/Propane	\$43.00	\$53.00	\$53.00	\$53.00	\$57.00	\$57.00
c. Electric (avg)	\$6.00	\$7.00	\$7.00	\$8.00	\$9.00	\$9.00
d. Electric Heat Pump (avg)	\$5.00	\$5.00	\$7.00	\$7.00	\$8.00	\$9.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$11.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$24.00	\$33.00	\$43.00	\$48.00
c. Electric (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$18.00	\$21.00	\$29.00	\$37.00	\$45.00	\$53.00
Air Conditioning (avg)	\$15.00	\$18.00	\$25.00	\$31.00	\$38.00	\$45.00
Water Heating						
a. Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$20.00	\$24.00
b. Bottle Gas/Propane	\$33.00	\$38.00	\$53.00	\$67.00	\$81.00	\$100.00
c. Electric (avg)	\$10.00	\$12.00	\$15.00	\$19.00	\$22.00	\$25.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$18.00	\$19.00	\$23.00	\$27.00	\$32.00	\$37.00
Sewer (avg)	\$39.00	\$40.00	\$46.00	\$52.00	\$58.00	\$63.00
Trash Collection (avg)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$11.67 (avg)	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Natural Gas Charge \$12.54	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 04/01/2021

Locality: Lakeland Housing Authority, FL		Unit Type: Single-Family (Detached House/Mobile Home)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$15.00	\$18.00	\$18.00	\$19.00	\$19.00	\$20.00
b. Bottle Gas/Propane	\$62.00	\$72.00	\$72.00	\$76.00	\$76.00	\$81.00
c. Electric (avg)	\$9.00	\$11.00	\$11.00	\$12.00	\$13.00	\$14.00
d. Electric Heat Pump (avg)	\$7.00	\$8.00	\$9.00	\$11.00	\$12.00	\$13.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$11.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$24.00	\$33.00	\$43.00	\$48.00
c. Electric (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$26.00	\$31.00	\$42.00	\$54.00	\$66.00	\$78.00
Air Conditioning (avg)	\$12.00	\$14.00	\$31.00	\$48.00	\$65.00	\$82.00
Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$15.00	\$20.00	\$24.00	\$29.00
b. Bottle Gas/Propane	\$38.00	\$43.00	\$62.00	\$81.00	\$100.00	\$119.00
c. Electric (avg)	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$18.00	\$19.00	\$23.00	\$27.00	\$32.00	\$37.00
Sewer (avg)	\$39.00	\$40.00	\$46.00	\$52.00	\$58.00	\$63.00
Trash Collection (avg)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$11.67 (avg)	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Natural Gas Charge \$12.54	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Number of Bedrooms		Other		\$
		Total		\$		



LOCAL CLIMATOLOGICAL DATA

General Information

HUSM-Ver13i_813_Summit-Update

LAKELAND HOUSING AUTHORITY, FL

Study Date:

PHA/Zip Code* Lookup:

*If zip code is unavailable, choose adjacent zip code.

Name/City of HA:

State:

Building Types		#BR	Grouping
Apartment	Yes	0-5	Multi-Family
Row House/Townhouse Semi-Detached/Duplex		0-5	
Detached House	Yes	0-5	Single-Family
Mobile/Manufactured Home		0-5	Family

Average	
Electric	Yes
Natural Gas	No
Water	Yes
Sewer	Yes
Trash	Yes

MF (H-R/APT/RH/TH/SD/D) & SF (DH/MH)

List Locations- County Wide: Auburndale, Bartow, Haines City, Lakeland, Polk County, Winter Haven, Lake Wales

Standard Schedule

Climate Data (Degree Days)

HEATING

January	162
February	94
March	45
April	8
May	0
Jun	0
July	0
August	0
September	0
October	4
November	37
December	126
Annual	476

COOLING

January	46
February	63
March	116
April	198
May	374
Jun	475
July	525
August	536
September	457
October	313
November	137
December	73
Annual	3313

Typical Low Temp