



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



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

August 19, 2024

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, August 19, 2024 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Approval of the Meeting Agenda

2. Approval of the Board Meeting Minutes for July 15, 2024

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

3. Public Forum

4. Old Business

5. New Business

- Employee of the Month

6. Committee Reports

- Finance

7. Secretary's Report

- Housing and Operations
- Administration and Finance

8. Legal Report

9. Resolutions

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

10. Other Business

11. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, July 15, 2024
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Shelly Asbury, Chairman
David Samples, Commissioner
Annie Gibson, Commissioner
Charles Welch, Commissioner

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore

The meeting was called to order at 5:59 p.m. by Chairman Asbury.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

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

Vote:
Shelly Asbury – Aye
David Sample – Aye
Annie Gibson – Aye
Charles Welch – Aye

ACCEPTANCE OF MINUTES

● Motion to approve and accept the minutes of the meeting of Board of Commissioners held on June 17, 2024
Motion by Commissioner Samples, seconded by Commissioner Gibson.

Vote:
Shelly Asbury – Aye
David Sample – Aye
Annie Gibson – Aye
Charles Welch – Aye

PUBLIC FORUM

None

OLD BUSINESS

None.

NEW BUSINESS

Employee of The Month

Willie Easmon, HR Manager, presented the June 2024 Employee of the Month, Burchell McFarland. He was not able to be present because of jury duty. Mr. McFarland was nominated because of his outstanding work done while preparing the property for a recent audit. He is a very valued and skilled worker.

COMMITTEE REPORTS

Committee

Commissioner Samples gave an overview of the Finance Committee meeting held on July 11, 2024. He said thorough report and grant updates were given by staff. He also mentioned the funds that staff were able to recover from HUD put most of the properties back in a good financial standing. Much discussion was done regarding the roof replacements to be completed on several properties. Today the staff will also present a resolution about the roof replacements.

SECRETARY'S REPORT

Mr. Steveson stated staff continues to work with LPHC and a Developer Partner to submit a Section 202 Elderly Grant Funds application for a proposed project in Sebring, Florida. This proposed development will be a 100-unit elderly community.

Twin Lake Phase III

The tax credit application for Twin Lakes Phase III was successfully submitted. LHA is hopeful of receiving a good lottery number this time.

HOUSING AND OPERATION

Carlos Pizarro stated the Housing Programs continue to do well. He added that the staff also continues to move forward with implementing the Move to Work program.

Mr. Pizarro stated that the Section 8 Program received a Housing Mobility Program grant from HUD. It is a one-year planning grant.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

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

RESOLUTIONS

Resolution No. 24-1548

Ms. Turner presented Resolution No. 24-1548. The Board of Commissioners is requested to authorize the Executive Director to enter into an agreement with Advanced Roofing, Inc. for roof replacements at 40 multifamily buildings located throughout the property known as Renaissance at Washington Ridge, LTD. LLLP.

- Motion to approve Resolution No. 24-1548.

Motioned by Commissioner Gibson, seconded by Commissioner Samples.

Vote:

Shelly Asbury – Aye

Annie Gibson – Aye

David Sample – Aye

Charles Welch – Aye

OTHER BUSINESS

Mr. Stevenson stated CareerSource Polk will be hosting their annual breakfast on Thursday, August 15, 2024, at 7:30 a.m. at the RP Funding Center. LHA is a sponsoring partner. The LHA Homeownership Program is working on identifying a CSP program participant as a potential homebuyer for one of the five lots with the City of Lakeland Infill Homeownership Program. Mr. Stevenson invited the commissioners to attend the breakfast.

The meeting adjourned at 6:25p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ August 2024

Secretary's Report
August 2024
DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

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

The Developer Partner will look at other financing options such as a 4% bond and submitting a SAIL (State Apartment Incentive Loan) Program application in combination with another application for Public Housing Authority set aside funds. LHA will make a contribution of public housing funds and Section 8 Project-Based Vouchers to support the financial structure of the deal.

Secretary's Report

August 2024

LHA has engaged a consultant to assist with submitting an application for Replacement Section 8 vouchers to be used for Phase III. These vouchers will be converted into Project Based Vouchers to be used as a part of the 4% tax credit financing structure. This process is moving slowly but surely.

West Lake Phase III Disposition and Demolition

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

Renaissance at Washington Ridge

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

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

Carrington Place formerly known as Dakota Apartments

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

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

Eddie Woodard Apartments

Secretary's Report

August 2024

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



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

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

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

10th Street Apartments

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

Secretary's Report

August 2024

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

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

Move To Work

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

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

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

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

Secretary's Report

August 2024

- Continue public-private partnerships that provide opportunities for the development of additional affordable housing rental units

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

Family Self-Sufficiency

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

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

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

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

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

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

Secretary's Report

August 2024

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

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

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

Community and Other Activities

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

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

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

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

August 2024

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake (Under demolition)
 2. Cecil Gober
 3. John Wright Homes
 4. Carrington Place (Formerly known as Dakota Apartments)
 5. Renaissance/Washington Ridge
 6. Villas at Lake Bonnet
 7. Colton Meadow
 8. The Manor at West Bartow
 9. The Micro-Cottages at Williamstown
 10. Twin Lakes Estates Senior PHASE I and II
 11. Eddie Woodard (Under leasing)
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Youth-Build of Lakeland
 - Total number of visitors for the month of July 2024: 724

In-Depth Analysis: Senate FY25 T-HUD Appropriations

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

- Public Housing
- Section 8
- Community Development

Public Housing

Public Housing Fund

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

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

Operating Fund Shortfall Funding: The Senate bill proposes \$107 million for PHAs that experience, or are at risk of, financial shortfalls as determined by HUD. After all shortfall needs are met, HUD may distribute any remaining funds to all PHAs via the Operating Fund formula. HUD reported more than \$580 million in unmet shortfall need in 2024.

Public Housing Capital Fund: The Senate bill proposes \$3.20 billion for the Capital Fund, level with FY 2024 enacted but less than the projected accrual of needs across the inventory per year, estimated in 2010 to be \$3.4 billion annually and acknowledged in 2024 to be \$4 billion per year. HUD is currently engaged in a portfolio-wide study that assesses the usefulness of underlying capital needs data available to HUD and how PHAs estimate capital needs and best practices and estimates the nationwide capital needs of public housing. The bill includes the provision that HUD issue Capital Fund formula grants to PHAs no later than 60 days after passage of an Appropriations Act.

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

Emergency Capital Needs: The Senate bill would set aside \$30 million for grants to public housing agencies for emergency capital needs resulting from unforeseen or unpreventable emergencies and natural disasters excluding presidentially-declared emergencies and natural disasters under the Robert T. Stafford Disaster Relief and Emergency Act. This amount is level with the House bill and President's budget. The bill also proposes \$10 million of the \$30 million to be made available for safety and security measures. In total, this is level with 2024 enacted. This bill would also provide \$15 million for the cost of administrative and judicial receiverships. This is level with FY 2024 funding and the House bill.

Physical Inspections

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

Rental Assistance Demonstration

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

Choice Neighborhoods Initiative

Unlike recent years when Choice Neighborhoods received \$350 million, the Senate bill proposes just \$100 million for the program. The President's budget included \$140 million for the program and the House bill proposed eliminating the Choice Neighborhoods Initiative. The amount in the Senate bill would represent a \$25 million increase from FY 2024.

Self Sufficiency Programs

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

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

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

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

Exemption from Asset Management

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

Correction of Allocation Errors

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

Annual Contributions Contracts

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

PHA Employee Compensation

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

Section 8 Programs

Tenant-Based Rental Assistance (TBRA) – Discretionary Spending

Housing Choice Voucher (HCV) Housing Assistance Payments (HAP): The Senate bill includes \$32.035 billion for HAP renewals. This is \$3.544 billion more than the FY 2024 enacted amount, \$2,784 billion more than the President’s budget, and \$3.535 billion more than the House bill. This bill like the President’ budget combines Mainstream voucher renewals with this account. The Senate THUD committee report states that “based on current estimates, the Committee recommendations provides sufficient resources that no current voucher holders are put at risk of losing their housing assistance.”

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

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

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

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

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

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

HAP Expanded Eligible Uses Demonstration – The Senate bill would allow HUD to establish a demonstration at a limited number of public housing agencies in different rental markets to test whether “additional assistance to facilitate leasing increases the ability of families participating in the [voucher] program to lease a unit” The demonstration would use HAP funds and HAP reserves to make utility deposit, security deposit (including last month’s rent), “other costs consistent with the terms of the demonstration,” and “amounts for administrative and other expenses otherwise available for such payments and costs.” The Senate bill also requires that utility or security deposits must be returned to the PHA with any interest the owner may have accrued. This language is identical to the language in the President’s proposed budget.

Tenant Protection Vouchers: The Senate bill allocates \$300 million for new Tenant Protection Vouchers (TPVs). This amount would be \$37 million less than the FY 2024 enacted budget and the same as the President’s 2025 proposed

budget and the House bill. The Senate bill allows TPVs to be used for the following: (1) relocation and replacement of public housing units that are demolished or disposed; (2) conversions of section 23 projects; (3) witness relocation; (4) enhanced vouchers; (5) Choice Neighborhoods vouchers; (6) mandatory and voluntary conversion of public housing; and (7) tenant protection assistance for elderly residents of properties formerly assisted under section 202.

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

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

Administrative Fees: The Senate bill allocates \$2.880 billion for administrative fees (\$2.850 billion for ongoing administrative fees and \$30 million for additional administrative fees). This is \$109 million more than the FY 2024 enacted budget, \$109 million more than the House, and \$84 million less than the President's budget. At this time, using assumptions from the President's budget.

The Senate bill continues to instruct HUD to use the current administrative fee formula. It also gives HUD the ability to prorate the administrative fee and utilize unobligated balances to increase the proration, except for those special purpose vouchers for which administrative fees have already been allocated. MTW agencies shall be funded according to the terms of their contracts or the requirements of the MTW demonstration, though they will also be subject to any administrative fee proration. The administrative fee may only be used for "activities related to the provision of tenant-based rental assistance including related development activities."

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

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

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

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

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

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

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

Project-Based Rental Assistance (PBRA) – Discretionary Spending

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

Other Section 8 Policy Provisions

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

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

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

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

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

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

Project Based Contract Administrators (PBCA):

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

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

Community Development

Low-Income Housing Tax Credit

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

Community Development Fund

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

In addition, \$100 million in competitive grants would be provided for state and local governments, metropolitan planning organizations, and multijurisdictional entities for the identification and removal of barriers to affordable housing production. The remaining amount would be reserved for activities within the Recovery Housing Program

(RHP) authorized under the Support for Patients and Communities Act (SUPPORT) at \$30 million. This includes substance use-disorder prevention activities related to opioid recovery and treatment.

HOME Investment Partnerships Program (HOME)

The Senate bill proposes \$1.425 for the HOME program, \$175 million more than the President's budget, and FY 2024 enacted, and \$925 million more than the House bill. Like the House bill, the Senate bill does not include any funds for the First-HOME Downpayment initiative included in the President's budget. It also extends the suspension of the 24-month commitment requirement for HOME funds that are/were set to expire from 2019 through 2027.

Preservation and Reinvestment Initiative for Community Enhancement (PRICE)

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

Self-Help and Assisted Homeownership Opportunity Program (SHOP)

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

Homeless Assistance Grants

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

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

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

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

Housing Opportunities for Persons with AIDS (HOPWA)

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

Section 202 and Section 811

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

National Housing Trust Fund (HTF)

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

Section 108 Community Development Loan Guarantee Program

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

Senate Appropriations Passes FY 25 Transportation-HUD Bill

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

Senate topline FY 25 HUD funding amounts include the following (comparisons are to FY 24 enacted levels; all figures are rounded to the nearest million):

Section 8

- Voucher renewal funding (Housing Assistance Payments) – \$32,035 million (\$3,544 million more than FY 24)
- Administrative Fees – \$2,880 million (\$109 million more than FY 24)
- Tenant Protection Vouchers – \$300 million (\$37 million less than FY 24)
- Family Unification Vouchers (including Foster Youth to Independence vouchers) – \$30 million (level funding with FY 24)
- HUD-VASH Vouchers – \$15 million (level funding with FY 24)
- Mainstream Vouchers – \$811 million (included in the HAP renewals account above)
- Project-Based Rental Assistance (PBRA) – \$16,654 million (\$644 million more than FY 24)

Public Housing

- Operating Fund – \$5.366 billion (\$110 million less than FY 24)
- Operating Fund Shortfall – \$107 million (\$82 million more than FY 24)
- Capital Fund – \$3.2 billion (level with FY 24)

Community Development

- HOME – \$1.425 billion (\$175 million more than FY 24)
- CDBG – \$3.3 billion (level with FY 24)
- Homeless Assistance Grants – \$4.319 billion (\$268 million more than FY 24)
- Choice Neighborhoods – \$100 million (\$25 million more than FY 24)

Program type: **All Relevant Programs/PH/S8HCV/Updated: 7/02/2024**

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	38%	61%	0%	0%	0%	0%	1%
FL: Polk County	26%	73%	0%	0%	1%	0%	0%

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	26%	74%
FL: Polk County	20%	80%

Public Housing PIC Reporting Percentage

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

Effective Date	Public Housing	Date Collected
05/31/2024	97.57%	7/02/2024

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed 4 port-outs in for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 5 active port ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

Homeownership HCV

We have two (2) active families.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 13 vouchers to movers. We received 20 Requests for Tenancy Approvals during the month. We processed 25 initial move-in and 6 port-ins, and 6 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

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

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1126
• Mainstream	71
• VASH	84
• Tenant Protection	92
• Port Out	6
• Port In	7
• Foster Youth	14
• EHV	87

EOP – End of Participation

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

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

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
05/31/2024	102%	7/02/2024

General information and activities for the month

- The Housing Choice Voucher Department processed 81 annual certifications and 61 interim certifications.
- The Inspections Unit conducted a total of 129 inspections.
- A total of 6 hearings were conducted.



Reports from the Communities

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

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Williamstown
Occupancy	100%	100%	98%	98%	100%	100%	98%	100%	98%	100%
Down units due to modernization/Insurance	4 offline fire units									
Vacant units	0	0	1	3	0	0	2	0	1	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	Gladys Delgado

**Family Self-Sufficiency
FSS Program Statistics**

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

Escrow Balances

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

Recruiting

- 66 Prospective persons are on the FSS Waiting List

FSS PROGRAM SERVICES AND ACTIVITIES:

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

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

Graduation Preparation

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

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

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

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

ENROLLED - Public Housing and Section 8:

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

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

COMMUNITY NETWORKING

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

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

FSS PROGRAM COORDINATING COMMITTEE

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

UPCOMING SERVICES AND ACTIVITIES

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

Portability Processing:

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

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: August 14, 2024

RE: July 2024 Financial Statements

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

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

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

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

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

Valerie A. Turner

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



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and seven (7) months (Year to Date) ending August 31, 2024,

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of \$4,397.37, for the year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
The HCV program has a NOI of -\$6,873.27 for the year.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is -\$39,948.09 for the month and, -\$252,776.50 for the year due to an increase in the property insurance premium.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is -\$1,484.70 for the month and, -\$22,422.61 for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is -\$57,123.37 for the month and, -\$35,009.61, for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is \$5,278.61 for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet have an NOI of -\$18,141.10, for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has an NOI of \$41,378.68, for the year.
9. Hampton Hills (AMP 4):
This item number is reserved for the former AMP.
10. YouthBuild:
YouthBuild has an NOI of -\$281,750.51, for the year to date.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of \$7,116.17, for the year-to-date.





12. West Lake 1, LTD (AMP 6):
The property has an NOI of \$424,932.51.

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

LAKELAND HOUSING AUTHORITY (FL011)				
Affordable Housing Portfolio				
Item #	Property #	Name	NOI Before Depreciation	NOI Prior Period
			July 2024	June 2024
1	96	Central Office Cost Center (COCC)	\$4,397.37	\$4,567.93
2	80	Housing Choice Voucher (HCV)	-\$6,873.27	\$1,497.86
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	-\$252,776.50	-\$165,926.62
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	-\$22,422.61	-\$20,796.24
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	-\$35,009.61	-\$35,009.61
6	56	Colton Meadow, LLLP	\$5,278.61	\$9,787.14
7	57	Bonnet Shores, LLLP	-\$18,141.10	\$38,207.20
8	62	West Bartow Partnership, Ltd., LLLP	\$41,378.68	\$43,814.16
9	12	Hampton Hills (AMP 4)	Reserved	Reserved
10	49	YouthBuild-Lakeland	-\$281,750.51	-\$221,834.94
11	99	Williamstown, LLLP (AMP 5)	\$7,116.17	\$13,656.03
12	100	West Lake 1, LTD (AMP 6)	\$424,932.51	\$371,792.52

Conclusion: Six (6) of the eleven (11) properties continue to have negative Net Operating Income (NOI). Only five (5) properties have positive NOI. Although LHA’s public housing communities begin to experience positive cash flow immediately after receipt of the outstanding subsidy owed, the positive gains were only temporary. This outcome was expected; which is “why” our Executive team members continue to work diligently with representatives from the Department of Housing and Urban (HUD) to transition these units from Faircloth to the Rental Assistance Demonstration program (RAD). However, note that one property (YouthBuild) is a reimbursable grant. Accordingly, negative NOI for YouthBuild is simply due to timing of the vouchers for reimbursement. Additionally, negative NOI that continues to occur at the remaining three (3) properties is mostly due to an increase in the insurance premiums and extraordinary maintenance. HCV continues to have HUD held reserves that address LHA’s shortfalls in funding during review of its monthly submissions to HUD’s Voucher Management System (VMS).



**COCC Central Office Cost Center
Budget Comparison**

Period = Jul 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	127.63	0.00	127.63	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,441.37	9,049.70	-1,608.33	-17.77	52,089.59	63,347.90	-11,258.31	-17.77	108,596.40
3620-00-600	Mgmt Fee Income - HCV	0.00	35,832.50	-35,832.50	-100.00	220,623.00	250,827.50	-30,204.50	-12.04	429,990.00
3620-00-700	Mgmt Fee Income - PH	4,236.81	6,906.33	-2,669.52	-38.65	29,657.67	48,344.31	-18,686.64	-38.65	82,875.96
3620-01-000	Bookkeeping Fee Income	427.50	667.50	-240.00	-35.96	2,992.50	4,672.50	-1,680.00	-35.96	8,010.00
3620-02-000	Asset Management Fee Income	570.00	570.00	0.00	0.00	3,990.00	3,990.00	0.00	0.00	6,840.00
3620-03-000	Administrative Fees - ROSS	0.00	483.34	-483.34	-100.00	2,416.46	3,383.38	-966.92	-28.58	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	112,000.00	0.00	112,000.00	N/A	0.00
3690-00-000	Other Income	0.00	7,402.18	-7,402.18	-100.00	41,270.54	51,815.26	-10,544.72	-20.35	88,826.16
3690-01-000	Grants Salary Cont.(YB-Director)	0.00	825.67	-825.67	-100.00	4,954.02	5,779.69	-825.67	-14.29	9,908.04
3691-09-001	Front Line Activities & Other Income	18,603.42	15,000.00	3,603.42	24.02	130,223.94	105,000.00	25,223.94	24.02	180,000.00
3699-00-000	TOTAL OTHER INCOME	45,279.10	76,737.22	-31,458.12	-40.99	600,345.35	537,160.54	63,184.81	11.76	920,846.64
3999-00-000	TOTAL INCOME	46,279.10	77,737.22	-31,458.12	-40.47	607,345.35	544,160.54	63,184.81	11.61	932,846.64
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	46,108.90	44,461.74	-1,647.16	-3.70	474,001.21	346,693.92	-127,307.29	-36.72	603,464.36
4110-00-001	401K-401A Admin	1,845.31	1,778.47	-66.84	-3.76	14,162.86	13,867.75	-295.11	-2.13	24,138.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,493.47	3,556.94	63.47	1.78	29,451.24	27,735.52	-1,715.72	-6.19	48,277.16
4110-00-004	Workers Comp Admin	1,411.61	1,778.47	366.86	20.63	10,159.84	13,867.75	3,707.91	26.74	24,138.56
4110-00-006	Legal Shield - Administrative	567.60	245.35	-322.25	-131.34	2,022.95	1,717.45	-305.50	-17.79	2,944.20
4110-00-007	Payroll Prep Fees	437.86	444.62	6.76	1.52	3,195.90	3,466.96	271.06	7.82	6,034.68
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-60,452.26	0.00	60,452.26	N/A	0.00
4110-07-000	Health/Life Insurance	7,829.04	4,845.93	-2,983.11	-61.56	54,461.21	33,921.51	-20,539.70	-60.55	58,151.16
4110-99-000	Total Administrative Salaries	61,693.79	57,111.52	-4,582.27	-8.02	527,002.95	441,270.86	-85,732.09	-19.43	767,148.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/T	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
4130-04-000	General Legal Expense	357.50	300.00	-57.50	-19.17	13,460.62	2,100.00	-11,360.62	-540.98	3,600.00
4130-99-000	Total Legal Expense	357.50	375.00	17.50	4.67	13,460.62	2,625.00	-10,835.62	-412.79	4,500.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	2,478.80	2,500.00	21.20	0.85	18,599.93	17,500.00	-1,099.93	-6.29	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	117.65	630.00	512.35	81.33	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4189-00-000	Total Other Admin Expenses	-25,562.20	2,690.00	28,252.20	1,050.27	-9,323.42	18,830.00	28,153.42	149.51	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	279.44	750.00	470.56	62.74	5,111.16	5,250.00	138.84	2.64	9,000.00
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	237.61	0.00	-237.61	N/A	0.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	421.76	630.00	208.24	33.05	1,080.00
4190-04-000	Stationery & Office Supplies	1,508.91	800.00	-708.91	-88.61	5,097.70	5,600.00	502.30	8.97	9,600.00
4190-06-000	Computer Equipment	1,160.15	200.00	-960.15	-480.08	1,910.14	1,400.00	-510.14	-36.44	2,400.00

**COCC Central Office Cost Center
Budget Comparison**

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000 Telephone	927.69	1,300.00	372.31	28.64	10,049.76	9,100.00	-949.76	-10.44	15,600.00
4190-08-000 Postage	88.10	160.00	71.90	44.94	263.52	1,120.00	856.48	76.47	1,920.00
4190-08-100 Express Mail/FED EX/DHL	50.30	0.00	-50.30	N/A	50.30	0.00	-50.30	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	832.72	160.00	-672.72	-420.45	2,397.71	1,120.00	-1,277.71	-114.08	1,920.00
4190-10-000 Copiers - Lease & Service	640.93	650.00	9.07	1.40	4,156.03	4,550.00	393.97	8.66	7,800.00
4190-11-001 Fee Accounting Contract	0.00	1,500.00	1,500.00	100.00	544.99	10,500.00	9,955.01	94.81	18,000.00
4190-13-000 Internet	372.44	850.00	477.56	56.18	5,298.60	5,950.00	651.40	10.95	10,200.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	N/A	1,776.99	0.00	-1,776.99	N/A	0.00
4190-19-000 IT Contract Fees	165.60	200.00	34.40	17.20	1,455.85	1,400.00	-55.85	-3.99	2,400.00
4190-22-000 Other Misc Admin Expenses	1,980.35	1,500.00	-480.35	-32.02	10,563.34	10,500.00	-63.34	-0.60	18,000.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	225.00	0.00	-225.00	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	8,006.63	8,160.00	153.37	1.88	49,560.46	57,120.00	7,559.54	13.23	97,920.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	44,495.72	68,336.52	23,840.80	34.89	580,700.61	519,845.86	-60,854.75	-11.71	901,848.68
4300-00-000 UTILITIES									
4340-00-000 Garbage/Trash Removal	409.27	0.00	-409.27	N/A	2,864.89	0.00	-2,864.89	N/A	0.00
4399-00-000 TOTAL UTILITY EXPENSES	409.27	0.00	-409.27	N/A	2,864.89	0.00	-2,864.89	N/A	0.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	731.63	775.00	43.37	5.60	5,006.68	5,425.00	418.32	7.71	9,300.00
4419-00-000 Total General Maint Expense	731.63	775.00	43.37	5.60	5,006.68	5,425.00	418.32	7.71	9,300.00
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	315.00	315.00	100.00	540.00
4420-03-000 Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	40.56	0.00	-40.56	N/A	0.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	55.00	55.00	100.00	99.95	385.00	285.05	74.04	660.00
4420-04-000 Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	1,801.50	1,050.00	-751.50	-71.57	1,800.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	1,414.39	2,100.00	685.61	32.65	3,600.00
4420-09-000 Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	378.44	0.00	-378.44	N/A	0.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-12-000 Supplies- Painting	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4429-00-000 Total Materials	0.00	600.00	600.00	100.00	3,734.84	4,200.00	465.16	11.08	7,200.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4430-07-000 Contract-Exterminating/Pest Control	50.00	90.00	40.00	44.44	300.00	630.00	330.00	52.38	1,080.00
4430-15-000 Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4430-18-000 Contract-Alarm Monitoring	108.57	55.00	-53.57	-97.40	313.79	385.00	71.21	18.50	660.00
4439-00-000 Total Contract Costs	158.57	165.00	6.43	3.90	613.79	1,155.00	541.21	46.86	1,980.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	890.20	1,540.00	649.80	42.19	9,355.31	10,780.00	1,424.69	13.22	18,480.00
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance - Property/Liability	618.42	646.84	28.42	4.39	6,128.45	4,527.88	-1,600.57	-35.35	7,762.08
4510-01-000 General Liability Insurance - Auto	0.00	332.25	332.25	100.00	1,993.50	2,325.75	332.25	14.29	3,987.00
4525-10-100 Other Taxes	0.00	0.00	0.00	N/A	1,540.49	0.00	-1,540.49	N/A	0.00
4599-00-000 TOTAL GENERAL EXPENSES	618.42	979.09	360.67	36.84	9,662.44	6,853.63	-2,808.81	-40.98	11,749.08
4800-00-000 FINANCING EXPENSE									
4855-00-100 Interest Expense	157.27	59.70	-97.57	-163.43	364.73	417.90	53.17	12.72	716.40
4899-00-000 TOTAL FINANCING EXPENSES	157.27	59.70	-97.57	-163.43	364.73	417.90	53.17	12.72	716.40
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	313.26	366.05	52.79	14.42	2,192.85	2,562.35	369.50	14.42	4,392.60
5100-50-000 Amortization Expense	3,214.04	3,214.04	0.00	0.00	22,498.28	22,498.28	0.00	0.00	38,568.48
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	3,527.30	3,580.09	52.79	1.47	24,691.13	25,060.63	55,369.50	220.94	42,961.08
8000-00-000 TOTAL EXPENSES	50,098.18	74,495.40	24,397.22	32.75	627,639.11	562,958.02	-64,681.09	-11.49	975,755.24

**COCC Central Office Cost Center
Budget Comparison**

Period = Jul 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9000-00-000	NET INCOME	-3,819.08	3,241.82	-7,060.90	-217.81	-20,293.76	-18,797.48	-1,496.28	-7.96	-42,908.60
	NET INCOME BEFORE DEPRECIATION	-291.78				4,397.37				

COCC
Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	101,696.35	5,186.20	96,510.15
1111-15-000	Cash-Payroll	18,297.47	3,461.99	14,835.48
1111-99-000	Total Unrestricted Cash	119,993.82	8,648.19	111,345.63
1119-00-000	TOTAL CASH	119,993.82	8,648.19	111,345.63
1125-00-000	Cash - Vending	3,116.05	3,116.05	0.00
1128-99-000	Cleared Interfund Account	-58,952.45	-58,952.45	0.00
1129-10-000	Due from Public Housing General	228,755.93	210,152.51	18,603.42
1129-11-000	A/R - ROSS/HUD	4,349.82	4,349.82	0.00
1129-17-000	Due from Renaissance FAM Non ACC	355.13	355.13	0.00
1129-28-000	Due from West Lake Management, LLC	-2,996.45	-2,996.45	0.00
1129-49-000	A/R - Youthbuild DOL	-16,204.63	-16,204.63	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	103,765.93	234,565.56	-130,799.63
1129-61-000	Due From Twin Lakes I	1,709.40	1,709.40	0.00
1129-61-002	Due From Twin Lakes II	1,295.00	1,295.00	0.00
1129-80-000	Due from Section 8 HCV	1,475.90	1,475.90	0.00
1129-99-000	TOTAL: DUE FROM	322,150.90	434,347.11	-112,196.21
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	266,669.63	378,865.84	-112,196.21
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	4,215.39	4,215.39	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,215.39	4,215.39	0.00
1300-00-000	TOTAL CURRENT ASSETS	390,878.84	391,729.42	-850.58
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-07-001	Automobiles/Vehicles	-57.50	-57.50	0.00
1400-08-000	Furniture & Fixtures	32,301.60	32,301.60	0.00
1400-08-100	Furn, Fixt, & Equip	24,482.83	24,482.83	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-50,234.53	-49,921.27	-313.26
1410-00-000	Intangible Assets			
1410-04-000	Lease-Right of Use Asset	235,523.00	235,523.00	0.00
1410-04-001	Lease Amortization	178,481.45	175,267.41	3,214.04
1420-00-000	TOTAL FIXED ASSETS (NET)	63,533.95	67,061.25	-3,527.30
1499-00-000	TOTAL NONCURRENT ASSETS	63,533.95	67,061.25	-3,527.30
1999-00-000	TOTAL ASSETS	454,412.79	458,790.67	-4,377.88
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	4,200.58	66,306.82	-62,106.24
2117-03-000	Misc Payroll Withholdings	46.16	46.16	0.00
2117-10-000	Workers Compensation	29,311.07	28,525.05	786.02
2117-11-000	401 Plan Payable	10,949.22	10,949.22	0.00
2117-12-000	457 Plan Payable	5,346.82	132.83	5,213.99
2117-13-000	Aflac Payable	-9,752.22	-6,984.20	-2,768.02
2117-17-000	Health Insurance Payable	71,963.02	13,804.84	58,158.18
2119-90-000	Other Current Liabilities	65,458.31	65,458.31	0.00
2130-00-001	Lease payable-Short Term	-224,968.85	-225,126.12	157.27

COCC
Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88	14,039.88	0.00
2145-00-000	Due to Federal Master	17,558.88	17,558.88	0.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78	315,837.78	0.00
2146-00-000	Due to LPHC General	50,000.00	50,000.00	0.00
2149-01-000	Due to Magnolia Pointe	110,000.00	110,000.00	0.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75	-62,527.75	0.00
2149-70-000	Due to Development	242,500.00	242,500.00	0.00
2149-96-000	Due to Central Office Cost Center	126.29	126.29	0.00
2260-00-000	Accrued Compensated Absences-Curre	27,206.58	27,206.58	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	667,295.77	667,854.57	-558.80
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	50,526.48	50,526.48	0.00
2321-00-000	Lease Payable	146,755.15	146,755.15	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	197,281.63	197,281.63	0.00
2499-00-000	TOTAL LIABILITIES	864,577.40	865,136.20	-558.80
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2805-01-000	Donations	-2,500.00	-2,500.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-2,500.00	-2,500.00	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-407,664.61	-403,845.53	-3,819.08
2809-99-000	TOTAL RETAINED EARNINGS:	-407,664.61	-403,845.53	-3,819.08
2899-00-000	TOTAL EQUITY	-410,164.61	-406,345.53	-3,819.08
2999-00-000	TOTAL LIABILITIES AND EQUITY	454,412.79	458,790.67	-4,377.88

**Housing Choice Voucher Program Section 8
Budget Comparison**

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3400-00-000 GRANT INCOME									
3410-01-000 Section 8 HAP Earned	1,426,282.00	1,357,923.00	68,359.00	5.03	9,761,622.00	9,505,461.00	256,161.00	2.69	16,295,076.00
3410-02-000 Section 8 Admin. Fee Income	164,024.00	98,384.00	65,640.00	66.72	726,648.00	688,688.00	37,960.00	5.51	1,180,608.00
3410-04-000 Section 8 Port-In Admin Fees	0.00	0.00	0.00	N/A	-454.41	0.00	-454.41	N/A	0.00
3410-06-000 Port In HAP Earned	0.00	0.00	0.00	N/A	-13,993.00	0.00	-13,993.00	N/A	0.00
3410-07-000 Section 8 HAP Earned EHV	64,609.00	53,816.00	10,793.00	20.06	469,136.00	376,712.00	92,424.00	24.53	645,792.00
3410-08-000 Section 8 EHV Admin Fee	7,941.00	4,434.00	3,507.00	79.09	35,000.00	31,038.00	3,962.00	12.76	53,208.00
3410-09-000 Section 8 EHV Service Fee	200.00	0.00	200.00	N/A	800.00	0.00	800.00	N/A	0.00
3499-00-000 TOTAL GRANT INCOME	1,663,056.00	1,514,557.00	148,499.00	9.80	10,978,758.59	10,601,899.00	376,859.59	3.55	18,174,684.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3610-01-000 Interest Income - Unrestricted	47.25	25.00	22.25	89.00	1,377.89	175.00	1,202.89	687.37	300.00
3640-00-000 Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	3,850.00	-3,850.00	-100.00	6,600.00
3640-01-000 Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	3,850.00	-3,850.00	-100.00	6,600.00
3650-00-000 Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	2,503.00	4,200.00	-1,697.00	-40.40	7,200.00
3690-00-000 Other Income	3.48	0.00	3.48	N/A	59.68	0.00	59.68	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	50.73	1,750.00	-1,699.27	-97.10	3,940.57	12,250.00	-8,309.43	-67.83	21,000.00
3999-00-000 TOTAL INCOME	1,663,106.73	1,516,307.00	146,799.73	9.68	10,982,699.16	10,614,149.00	368,550.16	3.47	18,195,684.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	40,585.25	32,297.00	-8,288.25	-25.66	294,458.23	261,473.82	-32,984.41	-12.61	458,353.64
4110-00-001 401K-401A Admin	1,515.49	1,291.88	-223.61	-17.31	8,987.72	10,458.96	1,471.24	14.07	18,334.16
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	3,056.84	2,583.76	-473.08	-18.31	21,042.18	20,917.90	-124.28	-0.59	36,668.28
4110-00-004 Workers Comp Admin	1,246.07	968.91	-277.16	-28.61	7,264.27	7,844.21	579.94	7.39	13,750.60
4110-00-006 Legal Shield - Administrative	1,009.40	433.53	-575.87	-132.83	3,179.60	3,034.71	-144.89	-4.77	5,202.36
4110-00-007 Payroll Prep Fees	387.20	322.97	-64.23	-19.89	2,648.44	2,614.73	-33.71	-1.29	4,583.52
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-12,410.22	0.00	12,410.22	N/A	0.00
4110-07-000 Health/Life Insurance	4,969.60	5,026.00	56.40	1.12	34,383.90	35,182.00	798.10	2.27	60,312.00
4110-99-000 Total Administrative Salaries	52,769.85	42,924.05	-9,845.80	-22.94	359,554.12	341,526.33	-18,027.79	-5.28	597,204.56
4130-00-000 Legal Expense									
4130-02-000 Criminal Background / Credit Checks/I	19.00	5,000.00	4,981.00	99.62	249.50	35,000.00	34,750.50	99.29	60,000.00
4130-03-000 Tenant Screening	38.75	0.00	-38.75	N/A	42.50	0.00	-42.50	N/A	0.00
4130-04-000 General Legal Expense	747.50	200.00	-547.50	-273.75	10,237.50	1,400.00	-8,837.50	-631.25	2,400.00
4130-99-000 Total Legal Expense	805.25	5,200.00	4,394.75	84.51	10,529.50	36,400.00	25,870.50	71.07	62,400.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	5,162.60	1,900.00	-3,262.60	-171.72	22,861.40	13,300.00	-9,561.40	-71.89	22,800.00
4172-00-000 Port Out Admin Fee Paid	1,180.32	1,380.00	199.68	14.47	9,212.79	9,660.00	447.21	4.63	16,560.00
4173-00-000 Management Fee	17,256.00	33,832.50	16,576.50	49.00	119,664.00	236,827.50	117,163.50	49.47	405,990.00
4173-01-000 Bookkeeping Fee	10,785.00	0.00	-10,785.00	N/A	74,790.00	0.00	-74,790.00	N/A	0.00
4182-00-000 Consultants	1,999.00	2,000.00	1.00	0.05	6,452.00	14,000.00	7,548.00	53.91	24,000.00
4189-00-000 Total Other Admin Expenses	36,382.92	39,112.50	2,729.58	6.98	232,980.19	273,787.50	40,807.31	14.90	469,350.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	107.00	75.00	-32.00	-42.67	570.07	525.00	-45.07	-8.58	900.00
4190-02-000 Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	237.61	175.00	-62.61	-35.78	300.00
4190-04-000 Stationery & Office Supplies	0.00	800.00	800.00	100.00	5,656.26	5,600.00	-56.26	-1.00	9,600.00
4190-06-000 Computer Equipment	410.07	175.00	-235.07	-134.33	410.07	1,225.00	814.93	66.52	2,100.00

Housing Choice Voucher Program Section 8
Budget Comparison

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000 Telephone	807.70	800.00	-7.70	-0.96	4,971.26	5,600.00	628.74	11.23	9,600.00
4190-08-000 Postage	2,023.74	1,200.00	-823.74	-68.64	13,400.75	8,400.00	-5,000.75	-59.53	14,400.00
4190-09-000 Computer Software License Fees/Exp	21.85	0.00	-21.85	N/A	189.78	0.00	-189.78	N/A	0.00
4190-10-000 Copiers - Lease & Service	1,149.60	650.00	-499.60	-76.86	6,615.17	4,550.00	-2,065.17	-45.39	7,800.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	349.03	0.00	-349.03	N/A	0.00
4190-12-000 Computer Software Exp.	0.00	0.00	0.00	N/A	120.00	0.00	-120.00	N/A	0.00
4190-13-000 Internet	391.28	900.00	508.72	56.52	3,414.60	6,300.00	2,885.40	45.80	10,800.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000 IT Contract Fees	4,085.82	2,250.00	-1,835.82	-81.59	17,173.66	15,750.00	-1,423.66	-9.04	27,000.00
4190-22-000 Other Misc Admin Expenses	782.82	600.00	-182.82	-30.47	5,180.10	4,200.00	-980.10	-23.34	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4191-00-000 Total Miscellaneous Admin Expenses	9,779.88	7,500.00	-2,279.88	-30.40	58,455.72	52,500.00	-5,955.72	-11.34	90,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	99,737.90	94,736.55	-5,001.35	-5.28	661,519.53	704,213.83	42,694.30	6.06	1,218,954.56
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	0.00	60.00	60.00	100.00	0.00	420.00	420.00	100.00	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	299.21	150.00	-149.21	-99.47	2,276.96	1,200.00	-1,076.96	-89.75	1,950.00
4419-00-000 Total General Maint Expense	299.21	210.00	-89.21	-42.48	2,276.96	1,620.00	-656.96	-40.55	2,670.00
4420-00-000 Materials									
4420-06-000 Supplies-Janitorial/Cleaning	0.00	250.00	250.00	100.00	0.00	1,800.00	1,800.00	100.00	3,050.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4420-11-000 Supplies- HVAC	0.00	0.00	0.00	N/A	406.56	0.00	-406.56	N/A	0.00
4429-00-000 Total Materials	0.00	350.00	350.00	100.00	406.56	2,500.00	2,093.44	83.74	4,250.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	1,774.49	350.00	-1,424.49	-407.00	2,481.63	2,450.00	-31.63	-1.29	4,200.00
4430-18-000 Contract-Alarm Monitoring	36.19	27.96	-8.23	-29.43	241.37	195.72	-45.65	-23.32	335.52
4430-23-000 Contract-Consultants	150.00	150.00	0.00	0.00	1,050.00	1,050.00	0.00	0.00	1,800.00
4430-24-400 Unit Turn Services	0.00	0.00	0.00	N/A	50.00	0.00	-50.00	N/A	0.00
4430-27-000 Contract - Lease	0.00	370.25	370.25	100.00	7,074.63	2,591.75	-4,482.88	-172.97	4,443.00
4439-00-000 Total Contract Costs	1,960.68	898.21	-1,062.47	-118.29	10,897.63	6,287.47	-4,610.16	-73.32	10,778.52
4499-00-000 TOTAL MAINTENANCE EXPENSES	2,259.89	1,458.21	-801.68	-54.98	13,581.15	10,407.47	-3,173.68	-30.49	17,698.52
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	4,327.19	413.12	-3,914.07	-947.44	22,309.45	2,891.84	-19,417.61	-671.46	4,957.44
4510-01-000 General Liability Insurance - Auto	0.00	180.00	180.00	100.00	1,589.83	1,260.00	-329.83	-26.18	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	4,327.19	593.12	-3,734.07	-629.56	23,899.28	4,151.84	-19,747.44	-475.63	7,117.44
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-00-000 Housing Assistance Payments	1,482,105.00	1,338,652.00	-143,453.00	-10.72	10,059,066.00	9,370,564.00	-688,502.00	-7.35	16,063,824.00
4715-01-000 Tenant Utility Payments-S8	32,156.00	26,762.00	-5,394.00	-20.16	178,456.00	187,334.00	8,878.00	4.74	321,144.00
4715-02-000 Portable Out HAP Payments	30,076.00	39,219.00	9,143.00	23.31	217,345.00	274,533.00	57,188.00	20.83	470,628.00
4715-03-000 FSS Escrow Payments	5,078.01	7,681.00	2,602.99	33.89	56,152.97	53,767.00	-2,385.97	-4.44	92,172.00
4715-04-001 EHV Landlord Unit Damages	0.00	0.00	0.00	N/A	8,654.50	0.00	-8,654.50	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,549,415.01	1,412,314.00	-137,101.01	-9.71	10,519,674.47	9,886,198.00	-633,476.47	-6.41	16,947,768.00
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	0.00	267.04	267.04	100.00	0.00	1,869.28	1,869.28	100.00	3,204.48
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	0.00	267.04	267.04	100.00	-229,102.00	1,869.28	230,971.28	12,356.16	3,204.48
5700-99-000 Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-229,102.00	0.00	229,102.00	N/A	0.00
8000-00-000 TOTAL EXPENSES	1,655,739.99	1,509,368.92	-146,371.07	-9.70	11,218,674.43	10,606,840.42	-611,834.01	-5.77	18,194,743.00
9000-00-000 NET INCOME	7,366.74	6,938.08	428.66	6.18	-235,975.27	7,308.58	-243,283.85	-3,328.74	941.00
NET INCOME BEFORE DEPRECIATION	7,366.74				-6,873.27				

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	2,617.85	-3,979.77	6,597.62
1111-15-000	Cash-Payroll	-24,661.09	-12,029.66	-12,631.43
1111-20-100	Cash Operating 2B	151,395.94	120,107.48	31,288.46
1111-50-000	Negative Cash S8	5,000.00	5,000.00	0.00
1111-86-000	EHV Admin Cash Account	14,487.25	14,487.25	0.00
1111-99-000	Total Unrestricted Cash	148,839.95	123,585.30	25,254.65
1112-00-000	Restricted Cash			
1112-02-000	Cash Restricted - FSS Escrow	337,004.79	331,314.42	5,690.37
1112-99-000	Total Restricted Cash	337,004.79	331,314.42	5,690.37
1118-00-000	Clearing	1,000.00	0.00	1,000.00
1119-00-000	TOTAL CASH	486,844.74	454,899.72	31,945.02
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	270,173.53	270,434.69	-261.16
1122-00-001	AR Port in Hap-Suspense	-26,474.97	-26,474.97	0.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-250,141.92	-250,141.92	0.00
1122-05-000	AR-TPA/Fraud Recovery	1,249.96	1,458.80	-208.84
1122-99-000	TOTAL: AR	-5,193.40	-4,723.40	-470.00
1123-01-000	Allowance for Doubtful Accounts-Aff. H	-4,550.48	-4,550.48	0.00
1129-81-000	Due from Section 8 Mainstream	8,573.25	2,275.25	6,298.00
1129-86-000	Due from Section 8 Emergency Housin	-270,652.00	-260,229.00	-10,423.00
1129-89-000	Due from PortProp	-80,136.92	-80,136.92	0.00
1129-90-000	Due from Portpay	-4,386.74	-4,386.74	0.00
1129-99-000	TOTAL: DUE FROM	-84,523.66	-84,523.66	0.00
1135-01-000	A/R-HUD	303,656.00	303,656.00	0.00
1135-03-000	A/R-Other Government	2,569.19	2,569.19	0.00
1135-03-001	AR Port in Fee Suspense	-517.10	-517.10	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-50,638.20	-46,043.20	-4,595.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	-1,089.37	-1,089.37	0.00
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45	56,671.45	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	55,582.08	55,582.08	0.00
1300-00-000	TOTAL CURRENT ASSETS	491,788.62	464,438.60	27,350.02
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-07-001	Automobiles/Vehicles	15,900.00	15,900.00	0.00
1400-08-000	Furniture & Fixtures	29,333.07	29,333.07	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08	-44,767.08	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99	465.99	0.00
1475-01-000	Non-Dwelling Equipment	2,406.00	2,406.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99	2,871.99	0.00
1999-00-000	TOTAL ASSETS	494,660.61	467,310.59	27,350.02
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			

Section 8 (.sec8)

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	-321,466.42	-335,936.77	14,470.35
2114-00-000	Tenant Security Deposits	300.00	300.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32	14,329.32	0.00
2145-00-000	Due to Federal Master	15,070.59	11,121.34	3,949.25
2148-00-000	Due to Section 8	-346,440.41	-342,315.41	-4,125.00
2149-01-000	Due to Magnolia Pointe	25,000.00	25,000.00	0.00
2149-96-000	Due to Central Office Cost Center	1,521.06	1,521.06	0.00
2240-00-000	Tenant Prepaid Rents	13,598.54	13,598.54	0.00
2255-00-004	State of FL Unclaimed Funds	20,932.76	20,932.76	0.00
2260-00-000	Accrued Compensated Absences-Curre	7,038.23	7,038.23	0.00
2298-03-000	Deferred Revenue	534.30	534.30	0.00
2298-03-001	Deferred Revenue EHV	47,115.60	47,115.60	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	-522,466.43	-536,761.03	14,294.60
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	13,071.00	13,071.00	0.00
2307-00-000	FSS Due to Tenant Long Term	337,174.80	331,486.12	5,688.68
2399-00-000	TOTAL NONCURRENT LIABILITIES	350,245.80	344,557.12	5,688.68
2499-00-000	TOTAL LIABILITIES	-172,220.63	-192,203.91	19,983.28
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	666,881.24	659,514.50	7,366.74
2809-99-000	TOTAL RETAINED EARNINGS:	666,881.24	659,514.50	7,366.74
2899-00-000	TOTAL EQUITY	666,881.24	659,514.50	7,366.74
2999-00-000	TOTAL LIABILITIES AND EQUITY	494,660.61	467,310.59	27,350.02

**AMP 1-LHA Owned Cecil Gober Villas and John Wright Homes
Budget Comparison**

Period = Jul 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,005.00	14,084.00	921.00	6.54	102,782.00	98,588.00	4,194.00	4.25	169,008.00
3119-00-000	Total Rental Income	15,005.00	14,084.00	921.00	6.54	102,782.00	98,588.00	4,194.00	4.25	169,008.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	2,975.00	-2,975.00	-100.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	15,005.00	14,509.00	496.00	3.42	102,782.00	101,563.00	1,219.00	1.20	174,108.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	30,012.89	27,491.84	2,521.05	9.17	210,090.22	192,442.88	17,647.34	9.17	329,902.08
3499-00-000	TOTAL GRANT INCOME	30,012.89	27,491.84	2,521.05	9.17	210,090.22	192,442.88	17,647.34	9.17	329,902.08
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	6,311.73	9,129.73	-2,818.00	-30.87	61,090.11	63,908.11	-2,818.00	-4.41	109,556.76
3610-01-000	Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3699-00-000	TOTAL OTHER INCOME	6,311.73	9,154.73	-2,843.00	-31.06	61,090.11	64,083.11	-2,993.00	-4.67	109,856.76
3999-00-000	TOTAL INCOME	51,329.62	51,155.57	174.05	0.34	373,962.33	358,088.99	15,873.34	4.43	613,866.84
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,603.57	6,365.84	-1,237.73	-19.44	54,685.37	44,560.88	-10,124.49	-22.72	76,390.08
4110-00-001	401K-401A Admin	304.14	254.63	-49.51	-19.44	1,889.22	1,782.41	-106.81	-5.99	3,055.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	563.31	509.27	-54.04	-10.61	3,927.64	3,564.89	-362.75	-10.18	6,111.24
4110-00-004	Workers Comp Admin	232.34	254.63	22.29	8.75	1,327.77	1,782.41	454.64	25.51	3,055.56
4110-00-006	Legal Shield - Administrative	213.40	134.03	-79.37	-59.22	765.80	938.21	172.41	18.38	1,608.36
4110-00-007	Payroll Prep Fees	71.99	63.66	-8.33	-13.09	474.52	445.62	-28.90	-6.49	763.92
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,617.76	0.00	1,617.76	N/A	0.00
4110-07-000	Health/Life Insurance	1,728.18	735.82	-992.36	-134.86	12,455.59	5,150.74	-7,304.85	-141.82	8,829.84
4110-99-000	Total Administrative Salaries	10,716.93	8,317.88	-2,399.05	-28.84	73,908.15	58,225.16	-15,682.99	-26.94	99,814.56
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	95.00	95.00	100.00	26.49	665.00	638.51	96.02	1,140.00
4130-03-000	Tenant Screening	38.73	0.00	-38.73	N/A	57.46	0.00	-57.46	N/A	0.00
4130-04-000	General Legal Expense	1,137.50	500.00	-637.50	-127.50	5,285.00	3,500.00	-1,785.00	-51.00	6,000.00
4130-99-000	Total Legal Expense	1,176.23	745.00	-431.23	-57.88	5,368.95	5,215.00	-153.95	-2.95	8,940.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	200.00	200.00	100.00	2,962.79	1,400.00	-1,562.79	-111.63	2,400.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4150-00-000	Commissioner Travel	0.00	200.00	200.00	100.00	598.00	1,400.00	802.00	57.29	2,400.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	0.00	0.00	9,324.14	9,324.14	0.00	0.00	15,984.24
4173-00-000	Management Fee	4,236.81	4,236.81	0.00	0.00	29,657.67	29,657.67	0.00	0.00	50,841.72
4173-01-000	Bookkeeping Fee	427.50	427.50	0.00	0.00	2,992.50	2,992.50	0.00	0.00	5,130.00
4173-02-000	Asset Management Fee	570.00	570.00	0.00	0.00	3,990.00	3,990.00	0.00	0.00	6,840.00
4182-00-000	Consultants	0.00	200.00	200.00	100.00	2,059.34	1,400.00	-659.34	-47.10	2,400.00
4189-00-000	Total Other Admin Expenses	6,566.33	7,176.33	610.00	8.50	51,584.44	50,234.31	-1,350.13	-2.69	86,115.96
4190-00-000	Miscellaneous Admin Expenses									

**AMP 1-LHA Owned Cecil Gober Villas and John Wright Homes
Budget Comparison**

Period = Jul 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	210.00	175.00	-35.00	-20.00	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	289.50	630.00	340.50	54.05	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	238.15	100.00	-138.15	-138.15	1,916.66	700.00	-1,216.66	-173.81	1,200.00
4190-06-000	Computer Equipment	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4190-07-000	Telephone	1,099.22	800.00	-299.22	-37.40	7,431.34	5,600.00	-1,831.34	-32.70	9,600.00
4190-08-000	Postage	226.42	150.00	-76.42	-50.95	647.21	1,050.00	402.79	38.36	1,800.00
4190-09-000	Computer Software License Fees/Exp	4,203.86	2,163.97	-2,039.89	-94.27	29,762.88	15,147.79	-14,615.09	-96.48	25,967.64
4190-10-000	Copiers - Lease & Service	460.40	260.00	-200.40	-77.08	4,116.05	1,820.00	-2,296.05	-126.16	3,120.00
4190-11-000	Admin Service Contracts	15,000.00	0.00	-15,000.00	N/A	105,000.00	0.00	-105,000.00	N/A	0.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	682.95	950.00	267.05	28.11	5,270.49	6,650.00	1,379.51	20.74	11,400.00
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4190-19-000	IT Contract Fees	4,434.83	1,610.45	-2,824.38	-175.38	12,873.44	11,273.15	-1,600.29	-14.20	19,325.40
4190-20-100	Bank Fees - Unrestricted	315.00	85.56	-229.44	-268.16	1,785.00	598.92	-1,186.08	-198.04	1,026.72
4190-22-000	Other Misc Admin Expenses	729.84	150.00	-579.84	-386.56	3,024.84	1,050.00	-1,974.84	-188.08	1,800.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	234.30	175.00	-59.30	-33.89	300.00
4190-25-000	Office Cleaning and Repairs	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4190-30-000	Equipment Service Contracts	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	27,390.67	6,634.98	-20,755.69	-312.82	172,683.87	46,444.86	-126,239.01	-271.80	79,619.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	45,850.16	22,874.19	-22,975.97	-100.44	303,545.41	160,119.33	-143,426.08	-89.57	274,490.28
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Functions	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
4230-00-000	Resident Services Exp	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	325.00	325.00	100.00	0.00	2,275.00	2,275.00	100.00	3,900.00
4300-00-000	UTILITIES									
4310-00-000	Water	2,180.65	969.97	-1,210.68	-124.82	12,334.70	6,789.79	-5,544.91	-81.67	11,639.64
4320-00-000	Electricity	2,499.39	2,298.10	-201.29	-8.76	14,015.33	16,086.70	2,071.37	12.88	27,577.20
4340-00-000	Garbage/Trash Removal	6,176.79	4,638.55	-1,538.24	-33.16	42,729.69	32,469.85	-10,259.84	-31.60	55,662.60
4390-00-000	Sewer	4,201.56	2,086.65	-2,114.91	-101.35	20,758.17	14,606.55	-6,151.62	-42.12	25,039.80
4399-00-000	TOTAL UTILITY EXPENSES	15,058.39	9,993.27	-5,065.12	-50.69	89,837.89	69,952.89	-19,885.00	-28.43	119,919.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,615.64	4,270.21	654.57	15.33	37,251.16	29,891.47	-7,359.69	-24.62	51,242.52
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-1,561.14	0.00	1,561.14	N/A	0.00
4410-06-000	401K-401A Maintenance	144.63	170.81	26.18	15.33	1,208.39	1,195.67	-12.72	-1.06	2,049.72
4410-07-000	Payroll Taxes Maintenance	279.73	341.62	61.89	18.12	2,670.80	2,391.34	-279.46	-11.69	4,099.44
4410-08-000	Health/Life Insurance Maint.	1,741.58	760.05	-981.53	-129.14	12,168.15	5,320.35	-6,847.80	-128.71	9,120.60
4410-09-000	Workers Comp Maintenance	110.77	170.81	60.04	35.15	840.03	1,195.67	355.64	29.74	2,049.72
4410-10-000	Payroll Prep Fees Maint.	34.39	42.70	8.31	19.46	308.80	298.90	-9.90	-3.31	512.40
4410-11-000	Legal Shield - Maint	99.70	97.78	-1.92	-1.96	330.10	684.46	354.36	51.77	1,173.36
4411-00-000	Maintenance Uniforms	369.25	235.22	-134.03	-56.98	1,424.25	1,646.54	222.29	13.50	2,822.64
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	556.11	568.41	12.30	2.16	3,891.97	3,978.87	86.90	2.18	6,820.92
4419-00-000	Total General Maint Expense	6,951.80	6,657.61	-294.19	-4.42	58,532.51	46,603.27	-11,929.24	-25.60	79,891.32
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	490.92	175.00	-315.92	-180.53	300.00
4420-02-000	Supplies-Appliance Parts	0.00	75.00	75.00	100.00	165.32	525.00	359.68	68.51	900.00
4420-03-000	Supplies-Painting/Decorating	0.00	70.00	70.00	100.00	0.00	490.00	490.00	100.00	840.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	75.00	75.00	100.00	1,540.92	525.00	-1,015.92	-193.51	900.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	226.68	175.00	-51.68	-29.53	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	2,812.48	1,050.00	-1,762.48	-167.86	1,800.00
4420-05-000	Supplies-Exterminating	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-06-000	Supplies-Janitorial/Cleaning	144.00	50.00	-94.00	-188.00	2,706.27	350.00	-2,356.27	-673.22	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	150.00	150.00	100.00	1,584.81	1,050.00	-534.81	-50.93	1,800.00

**AMP 1-LHA Owned Cecil Gober Villas and John Wright Homes
Budget Comparison**

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4420-08-000	Supplies-Plumbing	0.00	150.00	150.00	100.00	1,025.20	1,050.00	24.80	2.36	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	26.98	175.00	148.02	84.58	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-10-100	Countertops/Cabinets	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-11-000	Supplies- HVAC	0.00	225.00	225.00	100.00	713.36	1,575.00	861.64	54.71	2,700.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	1,057.61	175.00	-882.61	-504.35	300.00
4429-00-000	Total Materials	144.00	1,195.00	1,051.00	87.95	12,350.55	8,365.00	-3,985.55	-47.65	14,340.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	100.00	100.00	100.00	0.00	650.00	650.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	40.00	400.00	360.00	90.00	1,339.00	2,800.00	1,461.00	52.18	4,800.00
4430-11-000	Contract-Plumbing	439.90	200.00	-239.90	-119.95	4,454.70	1,300.00	-3,154.70	-242.67	2,300.00
4430-13-000	Contract-HVAC - Repairs & Maint	500.00	800.00	300.00	37.50	1,009.98	5,600.00	4,590.02	81.96	9,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	4,150.00	4,500.00	350.00	7.78	42,900.00	31,500.00	-11,400.00	-36.19	54,000.00
4430-24-200	Grounds-Tree Cutting	3,500.00	2,000.00	-1,500.00	-75.00	3,500.00	14,000.00	10,500.00	75.00	24,000.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	850.00	0.00	-850.00	N/A	850.00	0.00	-850.00	N/A	0.00
4430-27-000	Contract - Lease	0.00	1,110.69	1,110.69	100.00	6,664.14	7,774.83	1,110.69	14.29	13,328.28
4430-28-000	Unit Inspections	0.00	350.00	350.00	100.00	1,150.00	2,450.00	1,300.00	53.06	4,200.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4439-00-000	Total Contract Costs	9,479.90	11,260.69	1,780.79	15.81	61,867.82	78,674.83	16,807.01	21.36	134,978.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,575.70	19,113.30	2,537.60	13.28	132,750.88	133,643.10	892.22	0.67	229,209.60
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,481.36	6,738.31	2,256.95	33.49	30,872.48	47,168.17	16,295.69	34.55	80,859.72
4510-01-000	General Liability Insurance - Auto	0.00	1,408.05	1,408.05	100.00	4,398.30	9,856.35	5,458.05	55.38	16,896.60
4599-00-000	TOTAL GENERAL EXPENSES	4,481.36	8,146.36	3,665.00	44.99	35,270.78	57,024.52	21,753.74	38.15	97,756.32
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	424.00	580.00	156.00	26.90	2,142.00	4,060.00	1,918.00	47.24	6,960.00
4715-03-000	FSS Escrow Payments	1,105.99	1,150.00	44.01	3.83	7,274.00	8,050.00	776.00	9.64	13,800.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,529.99	1,730.00	200.01	11.56	9,416.00	12,110.00	2,694.00	22.25	20,760.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.11	8,329.85	547.74	6.58	54,683.90	58,308.95	3,625.05	6.22	99,958.20
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	-10,821.31	8,329.85	19,151.16	229.91	-21,462.04	58,308.95	79,770.99	136.81	99,958.20
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	0.00	0.00	N/A	929.00	0.00	-929.00	N/A	0.00
5600-14-000	Doors, Windows, Exterior	0.00	0.00	0.00	N/A	304.97	0.00	-304.97	N/A	0.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	0.00	0.00	0.00	N/A	1,233.97	0.00	-1,233.97	N/A	0.00
5700-02-000	Transfer Out	-18,603.42	0.00	18,603.42	N/A	-130,223.94	0.00	130,223.94	N/A	0.00
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	54,078.00	0.00	-54,078.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	91,277.71	70,511.97	-20,765.74	-29.45	626,738.83	493,433.79	-133,305.04	-27.02	845,993.64
9000-00-000	NET INCOME	-39,948.09	-19,356.40	-20,591.69	-106.38	-252,776.50	-135,344.80	-117,431.70	-86.76	-232,126.80

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	60,198.23	252,056.81	-191,858.58
1111-15-000	Cash-Payroll	11,335.24	21,014.58	-9,679.34
1111-90-000	Petty Cash	500.00	500.00	0.00
1111-90-100	Petty Cash Public Housing	300.00	300.00	0.00
1111-99-000	Total Unrestricted Cash	72,333.47	273,871.39	-201,537.92
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	17,953.00	17,953.00	0.00
1112-02-000	Cash Restricted - FSS Escrow	49,272.57	48,101.10	1,171.47
1112-99-000	Total Restricted Cash	67,225.57	66,054.10	1,171.47
1118-00-000	Clearing	170.99	170.99	0.00
1119-00-000	TOTAL CASH	139,730.03	340,096.48	-200,366.45
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	11,871.87	11,044.87	827.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,956.31	-9,956.31	0.00
1122-99-000	TOTAL: AR	1,915.56	1,088.56	827.00
1123-04-000	Waste Deposit	547.00	547.00	0.00
1128-99-000	Cleared Interfund Account	58,952.45	58,952.45	0.00
1129-00-099	Due From Williamstown	17,718.00	13,106.90	4,611.10
1129-05-000	Due from John Wright Homes	9,994.60	0.00	9,994.60
1129-06-000	Due from Cecil Gober	-5,038.34	0.00	-5,038.34
1129-11-000	A/R - ROSS/HUD	56,938.57	52,438.57	4,500.00
1129-16-000	Due from Dakota Park Non-ACC	16,998.84	12,567.53	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	81,935.63	62,744.80	19,190.83
1129-26-000	Due from Arbor Manor LTD	190.95	190.95	0.00
1129-28-000	Due from West Lake Management, LLC	-1,302.89	-1,302.89	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	-623,694.44	-642,297.86	18,603.42
1129-56-000	Due from Colton Meadow	1,302.89	1,302.89	0.00
1129-78-000	Due From FSS	101,914.64	89,914.64	12,000.00
1129-80-000	Due from Section 8 HCV	15,070.59	11,121.34	3,949.25
1129-96-000	Due from Central Office Cost Center	8,041.22	8,041.22	0.00
1129-99-000	TOTAL: DUE FROM	-401,318.37	-454,369.71	53,051.34
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00	251,000.00	0.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40	50,034.40	0.00
1131-00-000	Colton Meadow Mortgage	450,845.00	450,845.00	0.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00	1,009,877.00	0.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interes	877,896.43	871,584.70	6,311.73
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,381,138.10	2,301,757.20	79,380.90
1160-00-000	OTHER CURRENT ASSETS			
1162-00-000	Investments-Unrestricted	38,346.00	38,346.00	0.00
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	-202.74	-202.74	0.00
1211-02-000	Prepaid Software Licenses	-0.10	4,203.76	-4,203.86
1212-00-000	Insurance Deposit	37,400.00	37,400.00	0.00
1213-03-000	Utility Deposit - Electric	2,600.00	2,600.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	79,143.16	83,347.02	-4,203.86
1300-00-000	TOTAL CURRENT ASSETS	2,600,011.29	2,725,200.70	-125,189.41
1400-00-000	NONCURRENT ASSETS			

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1400-01-000	FIXED ASSETS			
1400-05-000	Land	1,466,869.23	1,466,869.23	0.00
1400-06-000	Buildings	388,223.77	388,223.77	0.00
1400-07-000	Machinery & Equipment	6,687.73	6,687.73	0.00
1400-07-001	Automobiles/Vehicles	124,883.93	124,883.93	0.00
1400-08-000	Furniture & Fixtures	3,402.00	3,402.00	0.00
1400-10-000	Site Improvement-Infrastructure	582,079.00	582,079.00	0.00
1400-15-000	Construction In Progress	56,576.45	56,576.45	0.00
1405-01-000	Accum Depreciation-Buildings	-10,076,625.89	-10,073,116.75	-3,509.14
1405-02-000	Accum Depreciation- Misc FF&E	-770,628.72	-766,355.75	-4,272.97
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00	-582,079.00	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,800,611.50	-8,792,829.39	-7,782.11
1430-01-000	Fees & Costs - Architect & Engineering	72,255.82	72,255.82	0.00
1450-01-000	Site Improvement	4,064,767.49	4,064,767.49	0.00
1460-01-000	Dwelling Structures	5,154,722.42	5,154,722.42	0.00
1465-01-000	Dwelling Equipment	26,717.87	26,717.87	0.00
1470-01-000	Non-Dwelling Structures	679,307.53	679,307.53	0.00
1475-01-000	Non-Dwelling Equipment	737,435.65	737,435.65	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	1,934,595.28	1,942,377.39	-7,782.11
1999-00-000	TOTAL ASSETS	4,534,606.57	4,667,578.09	-132,971.52
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	15,300.28	16,394.18	-1,093.90
2114-00-000	Tenant Security Deposits	17,900.00	17,900.00	0.00
2114-02-000	Security Deposit Clearing Account	831.28	831.28	0.00
2114-03-000	Security Deposit-Pet	900.00	900.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33	4,821.33	0.00
2138-00-000	Accrued Audit Fees	-27,884.25	-27,884.25	0.00
2138-00-001	Accrued audit fees - LHA	51,517.19	50,185.17	1,332.02
2145-00-000	Due to Federal Master	4,007.55	-948.71	4,956.26
2145-29-000	Due to Polk County Housing Dev.	30,500.00	30,500.00	0.00
2149-12-000	Due to Hampton Hills	57,497.99	57,497.99	0.00
2149-33-000	Due to Magnolia Pointe Sales	95,000.00	95,000.00	0.00
2149-96-000	Due to Central Office Cost Center	-1,251.75	121,989.25	-123,241.00
2160-00-000	Dakota Park Subsidy Payable	-467.00	-467.00	0.00
2160-00-100	DAK CARES ACT Subsidy Payable	440.00	440.00	0.00
2162-00-000	Hampton Hills Subsidy Payable	0.01	0.01	0.00
2164-00-200	Twin Lake II Subsidy Payable	97,896.23	93,148.34	4,747.89
2202-00-000	Resident Participation Funds - LHA	-514.01	-514.01	0.00
2240-00-000	Tenant Prepaid Rents	4,268.48	3,768.48	500.00
2255-00-004	State of FL Unclaimed Funds	-175.00	-175.00	0.00
2260-00-000	Accrued Compensated Absences-Curre	2,884.33	2,884.33	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	353,472.66	466,271.39	-112,798.73
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	5,356.63	5,356.63	0.00
2307-00-000	FSS Due to Tenant Long Term	49,577.86	48,405.98	1,171.88

AMP 1-LHA Owned (.amp1)

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2310-00-000	Notes Payable-LT	303,000.00	303,000.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	357,934.49	356,762.61	1,171.88
2499-00-000	TOTAL LIABILITIES	711,407.15	823,034.00	-111,626.85
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00	5,668,053.00	0.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	-1,844,853.58	-1,823,508.91	-21,344.67
2809-99-000	TOTAL RETAINED EARNINGS:	3,823,199.42	3,844,544.09	-21,344.67
2899-00-000	TOTAL EQUITY	3,823,199.42	3,844,544.09	-21,344.67
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,534,606.57	4,667,578.09	-132,971.52

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jul 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,085.00	10,522.00	4,563.00	43.37	88,674.00	73,654.00	15,020.00	20.39	126,264.00
3112-02-000	Gain to Lease Sec8	2,822.00	2,962.00	-140.00	-4.73	20,495.00	20,734.00	-239.00	-1.15	35,544.00
3119-00-000	Total Rental Income	17,907.00	13,484.00	4,423.00	32.80	109,169.00	94,388.00	14,781.00	15.66	161,808.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	1,225.00	-1,225.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	70.00	-70.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	325.00	-325.00	-100.00	575.00
3120-10-000	Application Fees	80.00	0.00	80.00	N/A	320.00	0.00	320.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	900.00	-900.00	-100.00	1,400.00
3129-00-000	Total Other Tenant Income	80.00	510.00	-430.00	-84.31	320.00	3,570.00	-3,250.00	-91.04	6,120.00
3199-00-000	TOTAL TENANT INCOME	17,987.00	13,994.00	3,993.00	28.53	109,489.00	97,958.00	11,531.00	11.77	167,928.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	10,566.67	10,758.50	-191.83	-1.78	73,966.67	75,309.50	-1,342.83	-1.78	129,102.00
3499-00-000	TOTAL GRANT INCOME	10,566.67	10,758.50	-191.83	-1.78	73,966.67	75,309.50	-1,342.83	-1.78	129,102.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	39.58	15.00	24.58	163.87	39.58	105.00	-65.42	-62.30	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	280.00	-280.00	-100.00	480.00
3699-00-000	TOTAL OTHER INCOME	39.58	55.00	-15.42	-28.04	39.58	385.00	-345.42	-89.72	660.00
3999-00-000	TOTAL INCOME	28,593.25	24,807.50	3,785.75	15.26	183,495.25	173,652.50	9,842.75	5.67	297,690.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	0.00	3,178.90	3,178.90	100.00	10,314.27	22,252.30	11,938.03	53.65	38,146.80
4110-00-001	401K-401A Admin	0.00	127.16	127.16	100.00	385.25	890.12	504.87	56.72	1,525.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	254.31	254.31	100.00	710.74	1,780.17	1,069.43	60.07	3,051.72
4110-00-004	Workers Comp Admin	0.00	127.16	127.16	100.00	263.10	890.12	627.02	70.44	1,525.92
4110-00-007	Payroll Prep Fees	0.00	31.79	31.79	100.00	102.29	222.53	120.24	54.03	381.48
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-480.40	0.00	480.40	N/A	0.00
4110-07-000	Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4110-99-000	Total Administrative Salaries	0.00	3,919.32	3,919.32	100.00	11,295.25	27,435.24	16,139.99	58.83	47,031.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	25.00	25.00	100.00	25.44	175.00	149.56	85.46	300.00
4130-03-000	Tenant Screening	38.75	0.00	-38.75	N/A	553.52	0.00	-553.52	N/A	0.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4130-99-000	Total Legal Expense	38.75	225.00	186.25	82.78	578.96	1,575.00	996.04	63.24	2,700.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4171-00-000	Auditing Fees	918.64	925.00	6.36	0.69	6,430.48	6,475.00	44.52	0.69	11,100.00
4173-00-000	Management Fee	1,986.60	1,986.60	0.00	0.00	13,906.20	13,906.20	0.00	0.00	23,839.20
4173-02-000	Asset Management Fee	500.00	500.00	0.00	0.00	3,500.00	3,500.00	0.00	0.00	6,000.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	710.12	0.00	-710.12	N/A	0.00
4189-00-000	Total Other Admin Expenses	3,405.24	3,446.60	41.36	1.20	24,546.80	24,126.20	420.60	-1.74	41,359.20
4190-00-000	Miscellaneous Admin Expenses									

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jul 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	259.07	175.00	-84.07	-48.04	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	237.60	630.00	392.40	62.29	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	306.12	25.00	-281.12	-1,124.48	716.73	175.00	-541.73	-309.56	300.00
4190-06-000	Computer Equipment	410.07	0.00	-410.07	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4190-08-000	Postage	45.74	50.00	4.26	8.52	165.49	350.00	184.51	52.72	600.00
4190-09-000	Computer Software License Fees/Exp	1,333.34	1,333.33	-0.01	0.00	9,333.38	9,333.31	-0.07	0.00	15,999.96
4190-10-000	Copiers - Lease & Service	0.00	0.00	0.00	N/A	6.37	0.00	-6.37	N/A	0.00
4190-13-000	Internet	0.00	100.00	100.00	100.00	565.62	700.00	134.38	19.20	1,200.00
4190-19-000	IT Contract Fees	533.70	177.90	-355.80	-200.00	1,423.20	1,245.30	-177.90	-14.29	2,134.80
4190-22-000	Other Misc Admin Expenses	26.35	100.00	73.65	73.65	1,997.42	700.00	-1,297.42	-185.35	1,200.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	210.00	210.00	100.00	0.00	1,470.00	1,470.00	100.00	2,520.00
4190-23-000	Compliance Fees	648.00	0.00	-648.00	N/A	1,512.00	0.00	-1,512.00	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	842.50	1,050.00	207.50	19.76	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	3,303.32	2,411.23	-892.09	-37.00	17,469.45	16,878.61	-590.84	-3.50	28,934.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,747.31	10,002.15	3,254.84	32.54	53,890.46	70,015.05	16,124.59	23.03	120,025.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	95.70	175.00	79.30	45.31	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	95.70	175.00	79.30	45.31	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	89.76	100.00	10.24	10.24	767.58	700.00	-67.58	-9.65	1,200.00
4320-00-000	Electricity	1,092.41	800.00	-292.41	-36.55	5,169.07	5,600.00	430.93	7.70	9,600.00
4340-00-000	Garbage/Trash Removal	2,253.16	1,100.00	-1,153.16	-104.83	8,281.20	7,700.00	-581.20	-7.55	13,200.00
4390-00-000	Sewer	119.13	150.00	30.87	20.58	2,265.40	1,050.00	-1,215.40	-115.75	1,800.00
4399-00-000	TOTAL UTILITY EXPENSES	3,554.46	2,150.00	-1,404.46	-65.32	16,483.25	15,050.00	-1,433.25	-9.52	25,800.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,512.56	2,911.77	399.21	13.71	48,780.70	20,382.39	-28,398.31	-139.33	34,941.24
4410-03-000	Maintenance - Compensated Absence:	0.00	0.00	0.00	N/A	-892.16	0.00	892.16	N/A	0.00
4410-06-000	401K-401A Maintenance	100.51	116.47	15.96	13.70	1,838.33	815.29	-1,023.04	-125.48	1,397.64
4410-07-000	Payroll Taxes Maintenance	190.39	232.94	42.55	18.27	3,706.61	1,630.58	-2,076.03	-127.32	2,795.28
4410-08-000	Health/Life Insurance Maint.	0.00	100.00	100.00	100.00	4,884.66	700.00	-4,184.66	-597.81	1,200.00
4410-09-000	Workers Comp Maintenance	77.00	116.47	39.47	33.89	1,401.74	815.29	-586.45	-71.93	1,397.64
4410-10-000	Payroll Prep Fees Maint.	23.89	29.12	5.23	17.96	519.07	203.84	-315.23	-154.65	349.44
4411-00-000	Maintenance Uniforms	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	142.84	25.00	-117.84	-471.36	857.04	175.00	-682.04	-389.74	300.00
4419-00-000	Total General Maint Expense	3,047.19	3,556.77	509.58	14.33	61,095.99	24,897.39	-36,198.60	-145.39	42,681.24
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-02-000	Supplies-Appliance Parts	758.74	130.00	-628.74	-483.65	47.14	910.00	862.86	94.82	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	196.20	150.00	-46.20	-30.80	317.92	1,050.00	732.08	69.72	1,800.00
4420-03-200	Window Treatments	648.07	25.00	-623.07	-2,492.28	648.07	175.00	-473.07	-270.33	300.00
4420-04-000	Electrical - Supplies/Fixtures	134.33	50.00	-84.33	-168.66	1,004.90	350.00	-654.90	-187.11	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	25.00	25.00	100.00	320.04	175.00	-145.04	-82.88	300.00
4420-07-000	Repairs - Materials & Supplies	252.14	25.00	-227.14	-908.56	667.02	175.00	-492.02	-281.15	300.00
4420-08-000	Supplies-Plumbing	412.51	150.00	-262.51	-175.01	679.69	1,050.00	370.31	35.27	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	-137.54	175.00	312.54	178.59	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-11-000	Supplies- HVAC	21.38	250.00	228.62	91.45	21.38	1,750.00	1,728.62	98.78	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	-388.48	280.00	668.48	238.74	480.00

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jul 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4429-00-000	Total Materials	2,423.37	1,020.00	-1,403.37	-137.59	3,180.14	7,140.00	3,959.86	55.46	12,240.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	562.00	420.00	-142.00	-33.81	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	151.35	350.00	198.65	56.76	600.00
4430-07-000	Contract-Exterminating/Pest Control	197.00	500.00	303.00	60.60	1,307.00	3,500.00	2,193.00	62.66	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	2,000.00	2,100.00	100.00	4.76	4,100.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	452.55	400.00	-52.55	-13.14	3,097.53	2,800.00	-297.53	-10.63	4,800.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,000.00	0.00	0.00	10,000.00	7,000.00	-3,000.00	-42.86	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4430-24-400	Unit Turn Services	1,950.00	0.00	-1,950.00	N/A	9,750.00	0.00	-9,750.00	N/A	0.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4439-00-000	Total Contract Costs	3,599.55	3,760.00	160.45	4.27	26,867.88	26,320.00	-547.88	-2.08	45,620.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	9,070.11	8,336.77	-733.34	-8.80	91,144.01	58,357.39	-32,786.62	-56.18	100,541.24
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,431.31	2,905.59	-1,525.72	-52.51	21,066.95	20,339.13	-727.82	-3.58	34,867.08
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	2,562.13	1,837.50	-724.63	-39.44	3,150.00
4525-00-000	Real Estate Taxes	966.76	917.83	-48.93	-5.33	6,767.32	6,424.81	-342.51	-5.33	11,013.96
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	595.00	595.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	5,398.07	4,170.92	-1,227.15	-29.42	30,396.40	29,196.44	-1,199.96	-4.11	50,051.04
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	1,183.00	1,594.00	411.00	25.78	5,018.00	11,158.00	6,140.00	55.03	19,128.00
4715-03-000	FSS Escrow Payments	625.00	0.00	-625.00	N/A	3,750.00	0.00	-3,750.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,808.00	1,594.00	-214.00	-13.43	8,768.00	11,158.00	2,390.00	21.42	19,128.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	14,796.18	14,796.18	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	14,796.18	-39,803.82	-54,600.00	-137.17	-68,235.12
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	300.00	300.00	100.00	975.99	2,100.00	1,124.01	53.52	3,600.00
5600-02-000	Stoves/Ranges	0.00	200.00	200.00	100.00	664.05	1,400.00	735.95	52.57	2,400.00
5600-03-000	Roofs	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	12,000.00
5600-04-000	Hot Water Heaters	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
5600-05-000	Parking Lots/Paving	0.00	600.00	600.00	100.00	0.00	4,200.00	4,200.00	100.00	7,200.00
5600-06-000	Cabinet/Counter Tops	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	3,500.00	2,000.00	-1,500.00	-75.00	3,500.00	14,000.00	10,500.00	75.00	24,000.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5600-13-000	Community Room	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
5600-14-000	Doors, Windows, Exterior	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
5600-15-000	Play Ground Equipment	0.00	1,500.00	1,500.00	100.00	0.00	10,500.00	10,500.00	100.00	18,000.00
5600-16-000	Interior Replacements	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
5600-17-000	Ceiling Fans	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
5600-18-000	Other Capital Replacement	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	3,500.00	7,800.00	4,300.00	55.13	5,140.04	54,600.00	49,459.96	90.59	93,600.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-7,800.00	-7,800.00	-100.00	0.00	-54,600.00	-54,600.00	-100.00	-93,600.00
8000-00-000	TOTAL EXPENSES	32,191.69	36,192.58	4,000.89	11.05	220,714.04	253,348.06	32,634.02	12.88	434,810.96
9000-00-000	NET INCOME	-3,598.44	-11,385.08	7,786.64	68.39	-37,218.79	-79,695.56	42,476.77	53.30	-137,120.96

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
NET INCOME BEFORE DEPRECIATION	-1,484.70				-22,422.61				

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	19,911.76	13,082.75	6,829.01
1111-15-000	Cash-Payroll	-7,859.66	-12,955.31	5,095.65
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	12,652.10	727.44	11,924.66
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	14,489.00	13,589.00	900.00
1112-02-000	Cash Restricted - FSS Escrow	5,838.00	5,213.00	625.00
1112-04-000	Cash Restricted-Reserve for Replac	7,770.41	7,770.41	0.00
1112-99-000	Total Restricted Cash	28,097.41	26,572.41	1,525.00
1118-00-000	Clearing	666.67	0.00	666.67
1119-00-000	TOTAL CASH	41,416.18	27,299.85	14,116.33
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	8,503.91	4,284.91	4,219.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-8,166.91	-8,166.91	0.00
1122-99-000	TOTAL: AR	337.00	-3,882.00	4,219.00
1129-17-000	Due from Renaissance FAM Non ACC	5,424.10	5,424.10	0.00
1129-20-000	Due from LPHC	75,251.87	75,251.87	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	81,012.97	76,793.97	4,219.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-01-000	Prepaid Insurance	1,301.96	1,301.96	0.00
1211-02-000	Prepaid Software Licenses	-125.07	1,208.27	-1,333.34
1213-00-000	Utility Deposit	7,060.00	7,060.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	8,736.89	10,070.23	-1,333.34
1300-00-000	TOTAL CURRENT ASSETS	131,166.04	114,164.05	17,001.99
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	34,672.00	34,672.00	0.00
1400-06-000	Buildings	892,048.00	892,048.00	0.00
1400-06-200	Building Improvements	14,150.00	14,150.00	0.00
1400-08-000	Furniture & Fixtures	7,332.43	7,332.43	0.00
1405-01-000	Accum Depreciation-Buildings	-292,292.43	-290,265.54	-2,026.89
1405-02-000	Accum Depreciation- Misc FF&E	-8,424.45	-8,337.60	-86.85
1410-00-000	Intangible Assets			
1410-02-000	Compliance Fees	1,640.00	1,640.00	0.00
1410-03-000	Monitoring Fees	41,744.00	41,744.00	0.00
1411-01-000	AA Compliance Fees	-1,640.00	-1,640.00	0.00
1411-02-000	AA Monitoring Fees	-41,744.00	-41,744.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	647,485.55	649,599.29	-2,113.74
1499-00-000	TOTAL NONCURRENT ASSETS	647,485.55	649,599.29	-2,113.74
1999-00-000	TOTAL ASSETS	778,651.59	763,763.34	14,888.25
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2111-00-000	A/P Vendors and Contractors	12,953.25	1,836.27	11,116.98
2114-00-000	Tenant Security Deposits	14,789.00	13,889.00	900.00
2119-92-000	Accrued Property Taxes	7,171.55	6,204.79	966.76
2119-94-000	Accrued Interest - HOPE VI	742,876.07	742,876.07	0.00
2131-00-000	Accrued Interest Payable	6,287.00	6,287.00	0.00
2134-00-000	Accrued Interest - Future Advance	11,363.00	11,363.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27	1,772.27	0.00
2138-00-000	Accrued Audit Fees	-28,906.95	-28,906.95	0.00
2138-00-001	Accrued audit fees - LHA	20,423.78	19,505.14	918.64
2145-00-000	Due to Federal Master	16,998.84	12,567.53	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-A	36,481.70	36,481.70	0.00
2146-00-000	Due to LPHC General	15,500.00	15,500.00	0.00
2240-00-000	Tenant Prepaid Rents	2,275.24	2,747.24	-472.00
2250-00-000	Contract Retentions	19,974.37	19,974.37	0.00
2260-00-000	Accrued Compensated Absences-Curre	251.11	251.11	0.00
2298-00-002	Note Payable PCHD	239,503.97	239,503.97	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	1,119,714.20	1,101,852.51	17,861.69
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	466.36	466.36	0.00
2307-00-000	FSS Due to Tenant Long Term	5,838.00	5,213.00	625.00
2310-01-000	Due to Affiliates	149,859.50	149,859.50	0.00
2310-02-000	Due to Partner	19,033.64	19,033.64	0.00
2310-03-000	Due to GP	84,778.00	84,778.00	0.00
2310-04-000	Due to LP	21,142.00	21,142.00	0.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00	714,591.00	0.00
2310-30-000	Permanent Loan - LHA	101,380.00	101,380.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,097,088.50	1,096,463.50	625.00
2499-00-000	TOTAL LIABILITIES	2,216,802.70	2,198,316.01	18,486.69
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	-1,219,110.00	-1,219,110.00	0.00
2802-02-000	Capital - GP2	240,496.13	240,496.13	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-978,613.87	-978,613.87	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-459,537.24	-455,938.80	-3,598.44
2809-99-000	TOTAL RETAINED EARNINGS:	-459,537.24	-455,938.80	-3,598.44
2899-00-000	TOTAL EQUITY	-1,438,151.11	-1,434,552.67	-3,598.44
2999-00-000	TOTAL LIABILITIES AND EQUITY	778,651.59	763,763.34	14,888.25

Renaissance Partnership (.partren)
Budget Comparison

Period = Jul 2024
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	68,110.00	67,448.00	662.00	0.98	461,878.00	472,136.00	-10,258.00	-2.17	809,376.00
3112-02-000	Gain to Lease Sec8	25,573.00	21,566.00	4,007.00	18.58	174,727.00	150,962.00	23,765.00	15.74	258,792.00
3119-00-000	Total Rental Income	93,683.00	89,014.00	4,669.00	5.25	636,605.00	623,098.00	13,507.00	2.17	1,068,168.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	0.00	0.00	0.00	N/A	2,221.51	0.00	2,221.51	N/A	0.00
3120-03-000	Damages & Cleaning	248.00	150.00	98.00	65.33	419.00	1,050.00	-631.00	-60.10	1,800.00
3120-04-000	Late and Admin Charges	0.00	150.00	-150.00	-100.00	230.00	1,050.00	-820.00	-78.10	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-06-000	NSF Charges	10.00	25.00	-15.00	-60.00	30.00	175.00	-145.00	-82.86	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	210.00	105.00	105.00	100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	585.00	420.00	165.00	39.29	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	600.00	700.00	-100.00	-14.29	1,200.00
3129-00-000	Total Other Tenant Income	258.00	650.00	-392.00	-60.31	4,295.51	4,550.00	-254.49	-5.59	7,800.00
3199-00-000	TOTAL TENANT INCOME	93,941.00	89,664.00	4,277.00	4.77	640,900.51	627,648.00	13,252.51	2.11	1,075,968.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	37,039.89	0.00	37,039.89	N/A	259,280.22	0.00	259,280.22	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	37,039.89	0.00	37,039.89	N/A	259,280.22	0.00	259,280.22	N/A	0.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	90.00	-90.00	-100.00	0.00	630.00	-630.00	-100.00	1,080.00
3610-01-000	Interest Income - Unrestricted	3,817.71	10.00	3,807.71	38,077.10	24,966.62	70.00	24,896.62	35,566.60	120.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	15,652.53	0.00	15,652.53	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	3,817.71	100.00	3,717.71	3,717.71	40,619.15	700.00	39,919.15	5,702.74	1,200.00
3999-00-000	TOTAL INCOME	134,798.60	89,764.00	45,034.60	50.17	940,799.88	628,348.00	312,451.88	49.73	1,077,168.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	3,755.99	10,727.53	6,971.54	64.99	57,839.26	75,092.71	17,253.45	22.98	128,730.36
4110-00-001	401K-401A Admin	150.25	137.25	-13.00	-9.47	1,945.50	1,166.64	-778.86	-66.76	1,990.15
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	282.63	274.51	-8.12	-2.96	3,885.57	2,333.32	-1,552.25	-66.53	3,980.37
4110-00-004	Workers Comp Admin	115.58	137.25	21.67	15.79	1,346.25	1,166.64	-179.61	-15.40	1,990.15
4110-00-006	Legal Shield - Administrative	170.55	35.00	-135.55	-387.29	738.00	245.00	-493.00	-201.22	420.00
4110-00-007	Payroll Prep Fees	35.96	34.31	-1.65	-4.81	502.88	291.65	-211.23	-72.43	497.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-6,573.70	0.00	6,573.70	N/A	0.00
4110-07-000	Health/Life Insurance	885.34	890.00	4.74	0.53	14,391.64	6,230.56	-8,161.08	-130.98	10,680.96
4110-99-000	Total Administrative Salaries	5,396.30	12,235.93	6,839.63	55.90	74,075.40	86,526.52	12,451.12	14.39	148,289.51
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	105.00	1,110.00	1,005.00	90.54	3,553.20	7,770.00	4,216.80	54.27	13,320.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	75.00	75.00	100.00	294.70	525.00	230.30	43.87	900.00
4130-03-000	Tenant Screening	38.75	0.00	-38.75	N/A	42.50	0.00	-42.50	N/A	0.00
4130-04-000	General Legal Expense	0.00	20.00	20.00	100.00	1,072.50	140.00	-932.50	-666.07	240.00
4130-99-000	Total Legal Expense	143.75	1,205.00	1,061.25	88.07	4,962.90	8,435.00	3,472.10	41.16	14,460.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	150.00	150.00	100.00	254.25	1,050.00	795.75	75.79	1,800.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	22.78	0.00	-22.78	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	1,470.00	540.00	-930.00	-172.22	10,290.00	3,780.00	-6,510.00	-172.22	6,480.00
4171-00-000	Auditing Fees	2,480.32	775.00	-1,705.32	-220.04	17,362.24	5,425.00	-11,937.24	-220.04	9,300.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4173-00-000	Management Fee	11,297.72	4,706.66	-6,591.06	-140.04	79,084.04	32,946.62	-46,137.42	-140.04	56,479.92
4173-02-000	Asset Management Fee	1,080.00	0.00	-1,080.00	N/A	7,560.00	0.00	-7,560.00	N/A	0.00
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	6,959.13	0.00	-6,959.13	N/A	0.00
4189-00-000	Total Other Admin Expenses	16,328.04	6,571.66	-9,756.38	-148.46	121,532.44	46,001.62	-75,530.82	-164.19	78,859.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	259.07	175.00	-84.07	-48.04	300.00
4190-02-000	Printing/Publications & Subscriptions	99.83	70.00	-29.83	-42.61	931.72	490.00	-441.72	-90.15	840.00
4190-03-000	Advertising Publications	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4190-04-000	Stationery & Office Supplies	1,768.16	50.00	-1,718.16	-3,436.32	2,796.43	350.00	-2,446.43	-698.98	600.00
4190-06-000	Computer Equipment	410.07	300.00	-110.07	-36.69	1,611.07	2,100.00	488.93	23.28	3,600.00
4190-07-000	Telephone	1,774.96	300.00	-1,474.96	-491.65	8,368.09	2,100.00	-6,268.09	-298.48	3,600.00
4190-08-000	Postage	376.76	60.00	-316.76	-527.93	1,312.73	420.00	-892.73	-212.55	720.00
4190-09-000	Computer Software License Fees/Exp	3,333.34	650.00	-2,683.34	-412.82	23,669.24	4,550.00	-19,119.24	-420.20	7,800.00
4190-10-000	Copiers - Lease & Service	331.05	130.00	-201.05	-154.65	2,935.77	910.00	-2,025.77	-222.61	1,560.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	366.48	0.00	-366.48	N/A	0.00
4190-13-000	Internet	649.75	260.00	-389.75	-149.90	5,377.55	1,820.00	-3,557.55	-195.47	3,120.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000	IT Contract Fees	1,735.24	750.00	-985.24	-131.37	6,214.32	5,250.00	-964.32	-18.37	9,000.00
4190-22-000	Other Misc Admin Expenses	1,732.30	200.00	-1,532.30	-766.15	5,860.70	1,400.00	-4,460.70	-318.62	2,400.00
4190-22-001	Finance Manager Share Salary	0.00	0.00	0.00	N/A	21.40	0.00	-21.40	N/A	0.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4190-23-000	Compliance Fees	0.00	0.00	0.00	N/A	5,180.40	0.00	-5,180.40	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	958.70	700.00	-258.70	-36.96	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	12,211.46	3,495.00	-8,716.46	-249.40	66,009.63	24,465.00	-41,544.63	-169.81	41,940.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	34,079.55	23,507.59	-10,571.96	-44.97	266,601.77	165,428.14	-101,173.63	-61.16	283,549.43
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,804.29	1,600.00	-204.29	-12.77	10,920.58	11,200.00	279.42	2.49	19,200.00
4320-00-000	Electricity	4,651.43	4,200.00	-451.43	-10.75	27,313.46	29,400.00	2,086.54	7.10	50,400.00
4340-00-000	Garbage/Trash Removal	1,425.98	1,600.00	174.02	10.88	13,119.93	11,200.00	-1,919.93	-17.14	19,200.00
4390-00-000	Sewer	4,666.94	3,300.00	-1,366.94	-41.42	28,444.49	23,100.00	-5,344.49	-23.14	39,600.00
4399-00-000	TOTAL UTILITY EXPENSES	12,548.64	10,700.00	-1,848.64	-17.28	79,798.46	74,900.00	-4,898.46	-6.54	128,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	28,354.08	17,228.00	-11,126.08	-64.58	202,041.27	120,596.00	-81,445.27	-67.54	206,736.00
4410-03-000	Maintenance - Compensated Absence:	0.00	0.00	0.00	N/A	-12,208.29	0.00	12,208.29	N/A	0.00
4410-06-000	401K-401A Maintenance	843.21	689.12	-154.09	-22.36	5,618.51	4,823.84	-794.67	-16.47	8,269.44
4410-07-000	Payroll Taxes Maintenance	2,149.08	279.05	-1,870.03	-670.14	14,563.18	2,232.39	-12,330.79	-552.36	3,906.68
4410-08-000	Health/Life Insurance Maint.	6,162.82	2,876.56	-3,286.26	-114.24	39,538.00	20,135.92	-19,402.08	-96.36	34,518.72
4410-09-000	Workers Comp Maintenance	869.68	139.52	-730.16	-523.34	4,967.06	1,116.18	-3,850.88	-345.01	1,953.32
4410-10-000	Payroll Prep Fees Maint.	270.08	34.88	-235.20	-674.31	1,839.23	279.04	-1,560.19	-559.13	488.32
4410-11-000	Legal Shield - Maint	418.90	40.00	-378.90	-947.25	1,279.85	280.00	-999.85	-357.09	480.00
4411-00-000	Maintenance Uniforms	504.84	70.00	-434.84	-621.20	1,954.31	650.00	-1,304.31	-200.66	1,160.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea:	882.40	400.00	-482.40	-120.60	4,868.29	2,600.00	-2,268.29	-87.24	4,400.00
4419-00-000	Total General Maint Expense	40,455.09	21,757.13	-18,697.96	-85.94	264,461.41	152,713.37	-111,748.04	-73.18	261,912.48
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	650.00	650.00	100.00	40.60	4,550.00	4,509.40	99.11	7,800.00
4420-02-000	Supplies-Appliance Parts	5,846.42	250.00	-5,596.42	-2,238.57	8,089.50	1,750.00	-6,339.50	-362.26	3,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	751.55	100.00	-651.55	-651.55	1,803.30	700.00	-1,103.30	-157.61	1,200.00
4420-03-200	Window Treatments	0.00	130.00	130.00	100.00	946.07	910.00	-36.07	-3.96	1,560.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4420-04-000	Electrical - Supplies/Fixtures	1,370.23	200.00	-1,170.23	-585.12	4,973.95	1,400.00	-3,573.95	-255.28	2,400.00
4420-05-000	Supplies-Exterminating	65.55	0.00	-65.55	N/A	188.21	0.00	-188.21	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	414.04	150.00	-264.04	-176.03	1,675.32	1,050.00	-625.32	-59.55	1,800.00
4420-07-000	Repairs - Materials & Supplies	324.58	100.00	-224.58	-224.58	1,195.29	700.00	-495.29	-70.76	1,200.00
4420-08-000	Supplies-Plumbing	3,484.22	270.00	-3,214.22	-1,190.45	6,224.92	1,890.00	-4,334.92	-229.36	3,240.00
4420-09-000	Supplies- Tools Equipmt	20.24	150.00	129.76	86.51	409.71	1,050.00	640.29	60.98	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	1,608.97	2,100.00	491.03	23.38	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	259.43	400.00	140.57	35.14	488.07	2,800.00	2,311.93	82.57	4,800.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	N/A	370.00	0.00	-370.00	N/A	0.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	100.62	0.00	-100.62	N/A	0.00
4420-11-000	Supplies- HVAC	134.06	300.00	165.94	55.31	2,774.41	2,100.00	-674.41	-32.11	3,600.00
4420-12-000	Supplies- Painting	337.11	200.00	-137.11	-68.56	1,538.23	1,400.00	-138.23	-9.87	2,400.00
4429-00-000	Total Materials	13,007.43	3,325.00	-9,682.43	-291.20	32,427.17	23,275.00	-9,152.17	-39.32	39,900.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	679.92	1,120.00	440.08	39.29	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	162.00	2,100.00	1,938.00	92.29	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	417.00	25.00	-392.00	-1,568.00	899.00	175.00	-724.00	-413.71	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	117.63	0.00	-117.63	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	987.00	500.00	-487.00	-97.40	6,909.00	3,500.00	-3,409.00	-97.40	6,000.00
4430-09-000	Contract-Other	0.00	0.00	0.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	870.00	870.00	100.00	1,150.00	6,090.00	4,940.00	81.12	10,440.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	2,163.50	0.00	-2,163.50	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	1,377.01	499.99	-877.02	-175.41	8,842.27	3,499.93	-5,342.34	-152.64	5,999.88
4430-24-000	Contract-Grounds-Landscaping	8,000.00	2,585.00	-5,415.00	-209.48	28,000.00	18,095.00	-9,905.00	-54.74	31,020.00
4430-24-200	Grounds-Tree Cutting	0.00	0.00	0.00	N/A	11,000.00	0.00	-11,000.00	N/A	0.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	1,950.00	5,177.06	3,227.06	62.33	8,874.96
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	19,598.00	0.00	-19,598.00	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-27-000	Contract - Lease	0.00	380.00	380.00	100.00	6,664.14	2,660.00	-4,004.14	-150.53	4,560.00
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4439-00-000	Total Contract Costs	10,781.01	6,734.57	-4,046.44	-60.08	89,935.46	47,141.99	-42,793.47	-90.78	80,814.84
4499-00-000	TOTAL MAINTENANCE EXPENSES	64,243.53	31,816.70	-32,426.83	-101.92	386,824.04	223,130.36	-163,693.68	-73.36	382,627.32
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	19,603.13	7,361.42	-12,241.71	-166.30	119,825.61	51,529.94	-68,295.67	-132.54	88,337.04
4510-01-000	General Liability Insurance - Auto	0.00	2,605.32	2,605.32	100.00	3,202.20	18,237.24	15,035.04	82.44	31,263.84
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	19,603.13	10,216.74	-9,386.39	-91.87	123,027.81	71,517.18	-51,510.63	-72.03	122,600.88
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	38.00	0.00	-38.00	N/A	862.00	0.00	-862.00	N/A	0.00
4715-01-002	Tenant Utility Payments - PH	-4,468.00	1,900.00	6,368.00	335.16	16,381.00	13,300.00	-3,081.00	-23.17	22,800.00
4715-03-000	FSS Escrow Payments	2,825.00	800.00	-2,025.00	-253.12	27,446.97	5,600.00	-21,846.97	-390.12	9,600.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	-1,605.00	2,700.00	4,305.00	159.44	44,689.97	18,900.00	-25,789.97	-136.45	32,400.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	20,639.37	20,639.37	0.00	0.00	144,116.02	143,125.59	-990.43	-0.69	246,322.44
4857-00-000	Debt Service Contra Account	-16,314.22	15,780.79	32,095.01	203.38	-113,586.79	110,465.53	224,052.32	202.83	189,369.48
4899-00-000	TOTAL FINANCING EXPENSES	4,325.15	36,420.16	32,095.01	88.12	30,529.23	253,591.12	223,061.89	87.96	435,691.92
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	57,653.22	0.00	0.00	403,572.54	403,572.54	0.00	0.00	691,838.64
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	1,735.93	1,735.93	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	43,881.21	-14,020.00	-31.95	405,308.47	307,168.47	-98,140.00	-31.95	526,574.52

Renaissance Partnership (.partren)
Budget Comparison

Period = Jul 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	1,299.00	900.00	-399.00	-44.33	2,548.81	6,300.00	3,751.19	59.54	10,800.00
5600-02-000	Stoves/Ranges	893.50	600.00	-293.50	-48.92	2,862.35	4,200.00	1,337.65	31.85	7,200.00
5600-03-000	Roofs	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	250.00	250.00	100.00	589.82	1,750.00	1,160.18	66.30	3,000.00
5600-05-000	Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5600-06-000	Cabinet/Counter Tops	2,030.00	400.00	-1,630.00	-407.50	3,355.00	2,800.00	-555.00	-19.82	4,800.00
5600-07-000	Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	10,500.00	10,500.00	100.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	3,366.65	4,000.00	633.35	15.83	27,033.45	28,000.00	966.55	3.45	48,000.00
5600-12-000	Carpet & Flooring Replacement	3,460.26	0.00	-3,460.26	N/A	11,869.48	0.00	-11,869.48	N/A	0.00
5600-13-000	Community Room	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
5600-14-000	Doors, Windows, Exterior	3,578.54	0.00	-3,578.54	N/A	3,818.22	0.00	-3,818.22	N/A	0.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	17,500.00	17,500.00	100.00	30,000.00
5600-16-000	Interior Replacements	0.00	0.00	0.00	N/A	1,412.00	0.00	-1,412.00	N/A	0.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	840.00	840.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	2,283.98	2,500.00	216.02	8.64	12,962.84	17,500.00	4,537.16	25.93	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	16,911.93	14,020.00	-2,891.93	-20.63	66,451.97	98,140.00	31,688.03	32.29	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-98,140.00	-98,140.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	208,008.14	187,432.40	-20,575.74	-10.98	1,403,231.72	1,311,965.27	-91,266.45	-6.96	2,250,124.07
9000-00-000	NET INCOME	-73,209.54	-97,668.40	24,458.86	25.04	-462,431.84	-683,617.27	221,185.43	32.36	-1,172,956.07
	NET INCOME BEFORE DEPRECIATION	-15,308.33				-57,123.37				

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	59,966.40	118,921.76	-58,955.36
1111-15-000	Cash-Payroll	25,248.84	20,125.29	5,123.55
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	86,215.24	140,047.05	-53,831.81
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	60,470.99	61,370.99	-900.00
1112-02-000	Cash Restricted - FSS Escrow	77,782.91	74,640.49	3,142.42
1112-04-000	Cash Restricted-Reserve for Replac	27,233.55	27,210.08	23.47
1112-06-000	Cash Restricted - Reserve/Escrow	1,753,559.78	1,750,138.63	3,421.15
1112-07-000	Restricted Cash - Partnership Devm	1,179.16	1,179.16	0.00
1112-08-000	Restricted Cash - OA Reserve	79,417.10	79,288.63	128.47
1112-09-000	Restricted Cash - AA Reserve	48,765.21	48,697.10	68.11
1112-99-000	Total Restricted Cash	2,048,408.70	2,042,525.08	5,883.62
1118-00-000	Clearing	3,226.67	0.00	3,226.67
1119-00-000	TOTAL CASH	2,137,850.61	2,182,572.13	-44,721.52
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	57,224.32	48,967.32	8,257.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-28,628.73	-28,628.73	0.00
1122-99-000	TOTAL: AR	28,595.59	20,338.59	8,257.00
1129-00-000	A/R-Other	1,927.36	1,927.36	0.00
1129-16-000	Due from Dakota Park Non-ACC	36,481.70	36,481.70	0.00
1129-96-000	Due from Central Office Cost Center	65,458.31	65,458.31	0.00
1129-99-000	TOTAL: DUE FROM	101,940.01	101,940.01	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	132,462.96	124,205.96	8,257.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	3,421.89	3,421.89	0.00
1211-02-000	Prepaid Software Licenses	-0.08	3,333.26	-3,333.34
1213-03-000	Utility Deposit - Electric	20,500.00	20,500.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	24,921.81	28,255.15	-3,333.34
1300-00-000	TOTAL CURRENT ASSETS	2,295,235.38	2,335,033.24	-39,797.86
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	21,105,584.03	21,105,584.03	0.00
1400-06-200	Building Improvements	438,566.64	438,566.64	0.00
1400-07-000	Machinery & Equipment	150,483.39	150,483.39	0.00
1400-07-001	Automobiles/Vehicles	9,812.80	9,812.80	0.00
1400-08-000	Furniture & Fixtures	596,331.81	596,331.81	0.00
1400-10-000	Site Improvement-Infrastructure	2,382,356.15	2,382,356.15	0.00
1405-01-000	Accum Depreciation-Buildings	-10,925,406.55	-10,878,360.38	-47,046.17
1405-02-000	Accum Depreciation- Misc FF&E	-778,588.03	-777,907.46	-680.57
1405-03-000	Accum Depreciation-Infrastructure	-2,481,072.68	-2,471,146.20	-9,926.48
1410-00-000	Intangible Assets			
1410-01-001	Amortization Loan Cost	-6,131.00	-6,131.00	0.00
1410-03-000	Monitoring Fees	131,658.00	131,658.00	0.00
1411-01-000	AA Compliance Fees	-12.04	-11.76	-0.28
1411-02-000	AA Monitoring Fees	-131,658.00	-131,658.00	0.00

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1411-03-000	AA Loan Costs	-13,810.53	-13,562.82	-247.71
1420-00-000	TOTAL FIXED ASSETS (NET)	10,490,375.99	10,548,277.20	-57,901.21
1465-01-000	Dwelling Equipment	4,463.00	4,463.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,494,838.99	10,552,740.20	-57,901.21
1999-00-000	TOTAL ASSETS	12,790,074.37	12,887,773.44	-97,699.07
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	-24,952.12	18,326.70	-43,278.82
2114-00-000	Tenant Security Deposits	54,265.39	54,865.39	-600.00
2114-02-000	Security Deposit Clearing Account	1,800.00	1,800.00	0.00
2114-03-000	Security Deposit-Pet	6,205.60	6,505.60	-300.00
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17	10,976.17	0.00
2138-00-000	Accrued Audit Fees	-69,755.44	-69,755.44	0.00
2138-00-001	Accrued audit fees - LHA	54,671.74	52,191.42	2,480.32
2145-00-000	Due to Federal Master	81,935.63	62,744.80	19,190.83
2145-01-000	Due to (13) Dakota Park Public Housing	2,672.05	2,672.05	0.00
2145-04-000	Due to (16) Dakota Park Non-ACC	2,752.05	2,752.05	0.00
2146-00-000	Due to LPHC General	10,000.00	10,000.00	0.00
2149-27-000	Due to West Lake Mgmt.	40,998.00	40,998.00	0.00
2149-96-000	Due to Central Office Cost Center	355.13	355.13	0.00
2150-00-000	HAP Overpayments	900.00	900.00	0.00
2240-00-000	Tenant Prepaid Rents	5,686.42	6,343.42	-657.00
2250-00-000	Contract Retentions	38,732.51	38,732.51	0.00
2255-00-004	State of FL Unclaimed Funds	-971.00	-971.00	0.00
2260-00-000	Accrued Compensated Absences-Curre	14,959.13	14,959.13	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	231,231.26	254,395.93	-23,164.67
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	27,741.24	27,741.24	0.00
2307-00-000	FSS Due to Tenant Long Term	77,782.91	74,852.57	2,930.34
2310-00-000	Notes Payable-LT	381,200.32	381,200.32	0.00
2310-40-000	Note Payable	2,031,210.59	2,031,210.59	0.00
2310-40-001	Short Term - Note Payable	-127,425.10	-123,169.90	-4,255.20
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,390,509.96	2,391,834.82	-1,324.86
2499-00-000	TOTAL LIABILITIES	2,621,741.22	2,646,230.75	-24,489.53
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	6,924,129.41	6,924,129.41	0.00
2802-02-000	Capital - GP2	7,123,264.00	7,123,264.00	0.00
2803-00-000	GP Equity	1,308,453.00	1,308,453.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	15,355,846.41	15,355,846.41	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,187,513.26	-5,114,303.72	-73,209.54
2809-99-000	TOTAL RETAINED EARNINGS:	-5,187,513.26	-5,114,303.72	-73,209.54

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2899-00-000	TOTAL EQUITY	10,168,333.15	10,241,542.69	-73,209.54
2999-00-000	TOTAL LIABILITIES AND EQUITY	12,790,074.37	12,887,773.44	-97,699.07

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jul 2024
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	41,744.50	47,030.00	-5,285.50	-11.24	306,584.00	329,210.00	-22,626.00	-6.87	564,360.00
3112-02-000	Gain to Lease Sec8	28,607.50	20,208.00	8,399.50	41.57	167,281.45	141,456.00	25,825.45	18.26	242,496.00
3119-00-000	Total Rental Income	70,352.00	67,238.00	3,114.00	4.63	473,865.45	470,666.00	3,199.45	0.68	806,856.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	19.50	150.00	-130.50	-87.00	-182.99	1,050.00	-1,232.99	-117.43	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	0.00	105.00	-105.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	330.00	420.00	-90.00	-21.43	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	19.50	650.00	-630.50	-97.00	147.01	4,550.00	-4,402.99	-96.77	7,800.00
3199-00-000	TOTAL TENANT INCOME	70,371.50	67,888.00	2,483.50	3.66	474,012.46	475,216.00	-1,203.54	-0.25	814,656.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	852.83	90.00	762.83	847.59	5,717.83	630.00	5,087.83	807.59	1,080.00
3610-01-000	Interest Income - Unrestricted	13.92	10.00	3.92	39.20	211.44	70.00	141.44	202.06	120.00
3699-00-000	TOTAL OTHER INCOME	866.75	100.00	766.75	766.75	5,929.27	700.00	5,229.27	747.04	1,200.00
3999-00-000	TOTAL INCOME	71,238.25	67,988.00	3,250.25	4.78	479,941.73	475,916.00	4,025.73	0.85	815,856.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	5,314.71	3,431.37	-1,883.34	-54.89	37,234.04	29,166.63	-8,067.41	-27.66	49,754.84
4110-00-001	401K-401A Admin	153.30	137.25	-16.05	-11.69	1,110.72	1,166.64	55.92	4.79	1,990.15
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	387.24	274.51	-112.73	-41.07	2,768.74	2,333.32	-435.42	-18.66	3,980.37
4110-00-004	Workers Comp Admin	162.64	137.25	-25.39	-18.50	935.59	1,166.64	231.05	19.80	1,990.15
4110-00-006	Legal Shield - Administrative	73.80	35.00	-38.80	-110.86	184.50	245.00	60.50	24.69	420.00
4110-00-007	Payroll Prep Fees	50.44	34.31	-16.13	-47.01	340.07	291.65	-48.42	-16.60	497.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,781.58	0.00	1,781.58	N/A	0.00
4110-07-000	Health/Life Insurance	1,349.46	838.46	-511.00	-60.95	9,446.22	5,869.22	-3,577.00	-60.95	10,061.52
4110-99-000	Total Administrative Salaries	7,491.59	4,888.15	-2,603.44	-53.26	50,238.30	40,239.10	-9,999.20	-24.85	68,694.55
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	148.50	1,110.00	961.50	86.62	2,452.40	7,770.00	5,317.60	68.44	13,320.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	75.00	75.00	100.00	278.20	525.00	246.80	47.01	900.00
4130-04-000	General Legal Expense	0.00	20.00	20.00	100.00	1,235.00	140.00	-1,095.00	-782.14	240.00
4130-99-000	Total Legal Expense	148.50	1,205.00	1,056.50	87.68	3,965.60	8,435.00	4,469.40	52.99	14,460.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	150.00	150.00	100.00	1,680.27	1,050.00	-630.27	-60.03	1,800.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	4.02	0.00	-4.02	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	3,780.00	3,780.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	862.50	775.00	-87.50	-11.29	2,647.92	5,425.00	2,777.08	51.19	9,300.00
4173-00-000	Management Fee	4,906.62	4,706.66	-199.96	-4.25	31,860.68	32,946.62	1,085.94	3.30	56,479.92
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	2,800.00	-200.00	-7.14	4,800.00
4189-00-000	Total Other Admin Expenses	6,309.12	6,571.66	262.54	4.00	42,972.89	46,001.62	3,028.73	6.58	78,859.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	602.17	175.00	-427.17	-244.10	300.00
4190-02-000	Printing/Publications & Subscriptions	45.26	70.00	24.74	35.34	767.10	490.00	-277.10	-56.55	840.00
4190-03-000	Advertising Publications	825.00	200.00	-625.00	-312.50	1,925.00	1,400.00	-525.00	-37.50	2,400.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jul 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000 Stationery & Office Supplies	133.47	50.00	-83.47	-166.94	663.43	350.00	-313.43	-89.55	600.00
4190-06-000 Computer Equipment	410.07	300.00	-110.07	-36.69	410.07	2,100.00	1,689.93	80.47	3,600.00
4190-07-000 Telephone	101.04	300.00	198.96	66.32	969.54	2,100.00	1,130.46	53.83	3,600.00
4190-08-000 Postage	35.54	60.00	24.46	40.77	170.88	420.00	249.12	59.31	720.00
4190-09-000 Computer Software License Fees/Exp	650.00	650.00	0.00	0.00	4,550.00	4,550.00	0.00	0.00	7,800.00
4190-10-000 Copiers - Lease & Service	0.00	130.00	130.00	100.00	383.41	910.00	526.59	57.87	1,560.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000 Internet	249.43	260.00	10.57	4.07	1,736.92	1,820.00	83.08	4.56	3,120.00
4190-19-000 IT Contract Fees	1,450.84	750.00	-700.84	-93.45	4,921.36	5,250.00	328.64	6.26	9,000.00
4190-22-000 Other Misc Admin Expenses	316.87	200.00	-116.87	-58.44	2,179.83	1,400.00	-779.83	-55.70	2,400.00
4190-22-300 Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	348.80	2,800.00	2,451.20	87.54	4,800.00
4190-23-000 Compliance Fees	0.00	0.00	0.00	N/A	1,744.00	0.00	-1,744.00	N/A	0.00
4190-24-000 Govt Licenses-Fees-Permits	31.50	100.00	68.50	68.50	762.10	700.00	-62.10	-8.87	1,200.00
4191-00-000 Total Miscellaneous Admin Expenses	4,249.02	3,495.00	-754.02	-21.57	22,256.77	24,465.00	2,208.23	9.03	41,940.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	18,198.23	16,159.81	-2,038.42	-12.61	119,433.56	119,140.72	-292.84	-0.25	203,954.47
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	150.00	150.00	100.00	94.36	1,050.00	955.64	91.01	1,800.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	100.00	94.36	1,050.00	955.64	91.01	1,800.00
4300-00-000 UTILITIES									
4320-00-000 Electricity	494.02	600.00	105.98	17.66	3,225.87	4,200.00	974.13	23.19	7,200.00
4340-00-000 Garbage/Trash Removal	3,326.52	3,100.00	-226.52	-7.31	26,644.30	21,700.00	-4,944.30	-22.78	37,200.00
4390-01-100 Water/Sewer Combined	5,628.74	5,600.00	-28.74	-0.51	41,865.05	39,200.00	-2,665.05	-6.80	67,200.00
4399-00-000 TOTAL UTILITY EXPENSES	9,449.28	9,300.00	-149.28	-1.61	71,735.22	65,100.00	-6,635.22	-10.19	111,600.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	3,530.74	3,488.10	-42.64	-1.22	37,881.31	27,904.80	-9,976.51	-35.75	48,833.40
4410-01-020 Maint Grounds-Overtime	0.00	0.00	0.00	N/A	1,788.75	0.00	-1,788.75	N/A	0.00
4410-03-000 Maintenance - Compensated Absences:	0.00	0.00	0.00	N/A	-3,308.65	0.00	3,308.65	N/A	0.00
4410-06-000 401K-401A Maintenance	141.23	139.52	-1.71	-1.23	1,239.47	1,116.18	-123.29	-11.05	1,953.32
4410-07-000 Payroll Taxes Maintenance	267.17	279.05	11.88	4.26	2,292.74	2,232.39	-60.35	-25.10	3,906.68
4410-08-000 Health/Life Insurance Maint.	1,901.22	568.92	-1,332.30	-234.18	12,174.40	3,982.44	-8,191.96	-205.70	6,827.04
4410-09-000 Workers Comp Maintenance	108.53	139.52	30.99	22.21	907.31	1,116.18	208.87	18.71	1,953.32
4410-10-000 Payroll Prep Fees Maint.	33.74	34.88	1.14	3.27	339.87	279.04	-60.83	-21.80	488.32
4410-11-000 Legal Shield - Maint	99.70	40.00	-59.70	-149.25	256.25	280.00	23.75	8.48	480.00
4411-00-000 Maintenance Uniforms	159.25	70.00	-89.25	-127.50	614.25	650.00	35.75	5.50	1,160.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	302.22	400.00	97.78	24.44	3,348.71	2,600.00	-748.71	-28.80	4,400.00
4419-00-000 Total General Maint Expense	6,543.80	5,159.99	-1,383.81	-26.82	58,034.41	40,161.03	-17,873.38	-44.50	70,002.08
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	183.37	650.00	466.63	71.79	6,284.22	4,550.00	-1,734.22	-38.11	7,800.00
4420-02-000 Supplies-Appliance Parts	752.70	250.00	-502.70	-201.08	8,248.64	1,750.00	-6,498.64	-371.35	3,000.00
4420-03-000 Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	346.32	875.00	528.68	60.42	1,500.00
4420-03-100 Hardware Doors/Windows/Locks	859.32	100.00	-759.32	-759.32	2,455.67	700.00	-1,755.67	-250.81	1,200.00
4420-03-200 Window Treatments	613.87	130.00	-483.87	-372.21	1,220.19	910.00	-310.19	-34.09	1,560.00
4420-04-000 Electrical - Supplies/Fixtures	2,786.43	200.00	-2,586.43	-1,293.21	7,611.20	1,400.00	-6,211.20	-443.66	2,400.00
4420-05-000 Supplies-Exterminating	116.80	0.00	-116.80	N/A	231.68	0.00	-231.68	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	706.55	150.00	-556.55	-371.03	1,593.06	1,050.00	-543.06	-51.72	1,800.00
4420-06-001 Supplies-Janitorial (Emma Turner)	47.24	0.00	-47.24	N/A	47.24	0.00	-47.24	N/A	0.00
4420-07-000 Repairs - Materials & Supplies	86.07	100.00	13.93	13.93	375.90	700.00	324.10	46.30	1,200.00
4420-08-000 Supplies-Plumbing	1,114.63	270.00	-844.63	-312.83	3,754.42	1,890.00	-1,864.42	-98.65	3,240.00
4420-09-000 Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	323.11	1,050.00	726.89	69.23	1,800.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	376.36	2,100.00	1,723.64	82.08	3,600.00
4420-10-000 Maint - Miscellaneous Supplies	16.42	400.00	383.58	95.90	65.41	2,800.00	2,734.59	97.66	4,800.00
4420-11-000 Supplies- HVAC	489.94	300.00	-189.94	-63.31	4,054.31	2,100.00	-1,954.31	-93.06	3,600.00
4420-12-000 Supplies- Painting	217.01	200.00	-17.01	-8.51	2,769.07	1,400.00	-1,369.07	-97.79	2,400.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jul 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4429-00-000	Total Materials	7,990.35	3,325.00	-4,665.35	-140.31	39,756.80	23,275.00	-16,481.80	-70.81	39,900.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	0.00	1,120.00	1,120.00	100.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	555.09	500.00	-55.09	-11.02	4,239.70	3,500.00	-739.70	-21.13	6,000.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	870.00	870.00	100.00	18,420.00	6,090.00	-12,330.00	-202.46	10,440.00
4430-18-000	Contract-Alarm Monitoring	594.04	499.99	-94.05	-18.81	3,962.12	3,499.93	-462.19	-13.21	5,999.88
4430-24-000	Contract-Grounds-Landscaping	4,000.00	2,585.00	-1,415.00	-54.74	14,000.00	18,095.00	4,095.00	22.63	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	7,360.00	5,177.06	-2,182.94	-42.17	8,874.96
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	10,115.75	0.00	-10,115.75	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-27-000	Contract - Lease	0.00	380.00	380.00	100.00	2,265.51	2,660.00	394.49	14.83	4,560.00
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4439-00-000	Total Contract Costs	5,149.13	6,734.57	1,585.44	23.54	60,363.08	47,141.99	-13,221.09	-28.05	80,814.84
4499-00-000	TOTAL MAINTENANCE EXPENSES	19,683.28	15,219.56	-4,463.72	-29.33	158,154.29	110,578.02	-47,576.27	-43.03	190,716.92
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,377.71	7,361.42	-2,016.29	-27.39	50,613.55	51,529.94	916.39	1.78	88,337.04
4510-01-000	General Liability Insurance - Auto	658.75	2,605.32	1,946.57	74.72	5,340.88	18,237.24	12,896.36	70.71	31,263.84
4525-00-000	Real Estate Taxes	2,769.95	2,524.40	-245.55	-9.73	19,389.65	17,670.80	-1,718.85	-9.73	30,292.80
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	-2,851.00	1,750.00	4,601.00	262.91	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	12,806.41	12,741.14	-65.27	-0.51	72,493.08	89,187.98	16,694.90	18.72	152,893.68
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	669.59	669.59	100.00	1,339.18	4,687.13	3,347.95	71.43	8,035.08
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	7,183.33	7,183.33	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	152.16	152.16	0.00	0.00	1,065.12	1,065.12	0.00	0.00	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	19,726.00	19,726.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	3,996.35	4,665.94	669.59	14.35	29,313.63	32,661.58	3,347.95	10.25	55,991.28
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	274,240.33	274,240.33	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	8,115.94	8,115.94	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	282,356.27	184,216.27	-98,140.00	-53.27	315,799.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	0.00	6,300.00	6,300.00	100.00	10,800.00
5600-02-000	Stoves/Ranges	12.52	600.00	587.48	97.91	12.52	4,200.00	4,187.48	99.70	7,200.00
5600-03-000	Roofs	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
5600-05-000	Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5600-06-000	Cabinet/Counter Tops	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
5600-07-000	Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	10,500.00	10,500.00	100.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	7,677.62	4,000.00	-3,677.62	-91.94	7,677.62	28,000.00	20,322.38	72.58	48,000.00
5600-13-000	Community Room	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	17,500.00	17,500.00	100.00	30,000.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	840.00	840.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	7,459.40	2,500.00	-4,959.40	-198.38	15,748.84	17,500.00	1,751.16	10.01	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	15,149.54	14,020.00	-1,129.54	-8.06	23,438.98	98,140.00	74,701.02	76.12	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-98,140.00	-98,140.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	119,619.70	112,593.06	-7,026.64	-6.24	757,019.39	798,214.57	41,195.18	5.16	1,369,235.67
9000-00-000	NET INCOME	-48,381.45	-44,605.06	-3,776.39	-8.47	-277,077.66	-322,298.57	45,220.91	14.03	-553,379.67

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
NET INCOME BEFORE DEPRECIATION	-8,044.84				5,278.61				

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	-17,063.69	19,209.96	-36,273.65
1111-15-000	Cash-Payroll	91,095.10	91,699.39	-604.29
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	74,631.41	111,509.35	-36,877.94
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	28,175.00	28,425.00	-250.00
1112-03-000	Cash Restricted-Operating Reserve	445,535.71	445,535.71	0.00
1112-04-000	Cash Restricted-Reserve for Replac	231,976.02	228,938.12	3,037.90
1112-05-000	Cash-Tax & Insurance Escrow	63,240.69	49,009.43	14,231.26
1112-99-000	Total Restricted Cash	768,927.42	751,908.26	17,019.16
1119-00-000	TOTAL CASH	843,558.83	863,417.61	-19,858.78
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	36,346.72	37,095.22	-748.50
1122-01-000	Allowance for Doubtful Accounts-Tenar	-11,641.27	-11,641.27	0.00
1122-99-000	TOTAL: AR	24,705.45	25,453.95	-748.50
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61	101,151.61	0.00
1129-99-000	TOTAL: DUE FROM	101,151.61	101,151.61	0.00
1145-01-000	Accrued Interest Rec - WR	158,711.00	158,711.00	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	284,568.06	285,316.56	-748.50
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	1,791.73	1,990.82	-199.09
1211-01-000	Prepaid Insurance	98,374.09	107,580.01	-9,205.92
1211-02-000	Prepaid Software Licenses	5.94	655.94	-650.00
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	106,171.76	116,226.77	-10,055.01
1300-00-000	TOTAL CURRENT ASSETS	1,234,298.65	1,264,960.94	-30,662.29
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	300,000.00	300,000.00	0.00
1400-06-000	Buildings	856,353.89	856,353.89	0.00
1400-06-100	Building Acquisition	2,010,000.00	2,010,000.00	0.00
1400-06-200	Building Improvements	5,861,925.11	5,861,925.11	0.00
1400-07-000	Machinery & Equipment	67,970.48	67,970.48	0.00
1400-07-001	Automobiles/Vehicles	15,484.50	15,484.50	0.00
1400-08-000	Furniture & Fixtures	1,503,657.00	1,503,657.00	0.00
1400-10-000	Site Improvement-Infrastructure	1,496,187.97	1,496,187.97	0.00
1405-01-000	Accum Depreciation-Buildings	-5,764,678.44	-5,725,501.25	-39,177.19
1410-00-000	Intangible Assets			
1410-02-001	Amortization Tax Credit Fees	-187,811.18	-186,651.76	-1,159.42
1410-03-000	Monitoring Fees	208,695.00	208,695.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	6,367,784.33	6,408,120.94	-40,336.61
1450-01-000	Site Improvement	16,364.00	16,364.00	0.00
1470-01-000	Non-Dwelling Structures	28,019.32	28,019.32	0.00
1475-01-000	Non-Dwelling Equipment	60,262.45	60,262.45	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	6,472,430.10	6,512,766.71	-40,336.61

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1999-00-000	TOTAL ASSETS	7,706,728.75	7,777,727.65	-70,998.90
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	16,689.74	29,746.75	-13,057.01
2114-00-000	Tenant Security Deposits	27,075.00	27,325.00	-250.00
2114-02-000	Security Deposit Clearing Account	-2,851.00	-2,851.00	0.00
2114-03-000	Security Deposit-Pet	1,100.00	1,100.00	0.00
2119-92-000	Accrued Property Taxes	14,538.72	11,768.77	2,769.95
2131-00-000	Accrued Interest Payable	5,415.06	16,550.95	-11,135.89
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30	3,283.30	0.00
2138-00-000	Accrued Audit Fees	7,822.92	6,960.42	862.50
2144-00-000	Due to Bonnet Shores Partnership	0.00	2,239.00	-2,239.00
2149-29-000	Due to Polk County Developers, Inc.	362,901.17	362,901.17	0.00
2240-00-000	Tenant Prepaid Rents	2,976.27	2,544.27	432.00
2260-00-000	Accrued Compensated Absences-Curre	1,754.03	1,754.03	0.00
2296-00-000	First Mortgage - TCAP	1,231,424.00	1,231,424.00	0.00
2296-01-000	Tax Credit Exchange Program (TCEP)	1,692,262.40	1,692,262.40	0.00
2296-02-000	HOME Funds	115,899.60	115,899.60	0.00
2297-00-000	Mortgage Note Payable	450,845.00	450,845.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	3,931,136.21	3,953,753.66	-22,617.45
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,257.50	3,257.50	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,257.50	3,257.50	0.00
2499-00-000	TOTAL LIABILITIES	3,934,393.71	3,957,011.16	-22,617.45
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	1,205,286.00	1,205,286.00	0.00
2803-00-000	GP Equity	46.12	46.12	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12	1,205,332.12	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net As	2,567,002.92	2,615,384.37	-48,381.45
2809-99-000	TOTAL RETAINED EARNINGS:	2,567,002.92	2,615,384.37	-48,381.45
2899-00-000	TOTAL EQUITY	3,772,335.04	3,820,716.49	-48,381.45
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,706,728.75	7,777,727.65	-70,998.90

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	45,495.00	42,218.00	3,277.00	7.76	307,797.00	296,661.00	11,136.00	3.75	507,751.00
3112-02-000 Gain to Lease Sec8	26,112.00	21,126.00	4,986.00	23.60	165,349.00	149,494.00	15,855.00	10.61	255,124.00
3119-00-000 Total Rental Income	71,607.00	63,344.00	8,263.00	13.04	473,146.00	446,155.00	26,991.00	6.05	762,875.00
3120-00-000 Other Tenant Income									
3120-03-000 Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	455.00	-455.00	-100.00	780.00
3120-04-000 Late and Admin Charges	60.00	100.00	-40.00	-40.00	40.00	700.00	-660.00	-94.29	1,200.00
3120-05-000 Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-07-000 Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-09-000 Misc.Tenant Income	0.00	50.00	-50.00	-100.00	0.00	500.00	-500.00	-100.00	750.00
3120-10-000 Application Fees	0.00	50.00	-50.00	-100.00	260.00	350.00	-90.00	-25.71	600.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3129-00-000 Total Other Tenant Income	60.00	415.00	-355.00	-85.54	300.00	3,055.00	-2,755.00	-90.18	5,130.00
3199-00-000 TOTAL TENANT INCOME	71,667.00	63,759.00	7,908.00	12.40	473,446.00	449,210.00	24,236.00	5.40	768,005.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	946.73	10.00	936.73	9,367.30	6,192.26	160.00	6,032.26	3,770.16	210.00
3610-01-000 Interest Income - Unrestricted	19.32	10.00	9.32	93.20	237.96	185.00	52.96	28.63	235.00
3699-00-000 TOTAL OTHER INCOME	966.05	20.00	946.05	4,730.25	6,430.22	345.00	6,085.22	1,763.83	445.00
3999-00-000 TOTAL INCOME	72,633.05	63,779.00	8,854.05	13.88	479,876.22	449,555.00	30,321.22	6.74	768,450.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	5,405.41	5,471.18	65.77	1.20	38,466.32	43,769.44	5,303.12	12.12	76,596.52
4110-00-001 401K-401A Admin	156.94	218.85	61.91	28.29	1,139.29	1,750.79	611.50	34.93	3,063.88
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	392.02	437.69	45.67	10.43	2,900.78	3,501.53	600.75	17.16	6,127.68
4110-00-004 Workers Comp Admin	165.42	218.85	53.43	24.41	955.68	1,750.79	795.11	45.41	3,063.88
4110-00-006 Legal Shield - Administrative	113.70	45.85	-67.85	-147.98	362.05	320.95	-41.10	-12.81	550.20
4110-00-007 Payroll Prep Fees	51.30	54.71	3.41	6.23	347.20	437.69	90.49	20.67	765.96
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,049.92	0.00	1,049.92	N/A	0.00
4110-07-000 Health/Life Insurance	425.70	380.26	-45.44	-11.95	2,962.71	2,445.30	-517.41	-21.16	4,130.08
4110-99-000 Total Administrative Salaries	6,710.49	6,827.39	116.90	1.71	46,084.11	53,976.49	7,892.38	14.62	94,298.20
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	50.00	50.00	100.00	130.00	350.00	220.00	62.86	600.00
4130-02-000 Criminal Background / Credit Checks/t	53.85	50.00	-3.85	-7.70	215.40	350.00	134.60	38.46	600.00
4130-04-000 General Legal Expense	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4130-99-000 Total Legal Expense	53.85	150.00	96.15	64.10	345.40	1,050.00	704.60	67.10	1,800.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	0.00	150.00	150.00	100.00	278.50	1,050.00	771.50	73.48	1,800.00
4140-00-100 Travel/Mileage	0.00	25.00	25.00	100.00	4.02	175.00	170.98	97.70	300.00
4170-00-000 Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	3,937.50	3,937.50	0.00	0.00	6,750.00
4171-00-000 Auditing Fees	862.50	775.00	-87.50	-11.29	2,647.92	5,425.00	2,777.08	51.19	9,300.00
4173-00-000 Management Fee	5,116.16	4,434.08	-682.08	-15.38	32,845.33	31,230.85	-1,614.48	-5.17	53,401.25
4173-02-000 Asset Management Fee	10,354.91	0.00	-10,354.91	N/A	10,354.91	0.00	-10,354.91	N/A	0.00
4173-03-000 Asset Management Fee-FHFC	0.00	850.00	850.00	100.00	3,000.00	5,950.00	2,950.00	49.58	10,200.00
4189-00-000 Total Other Admin Expenses	16,896.07	6,796.58	-10,099.49	-148.60	53,068.18	47,768.35	-5,299.83	-11.09	81,751.25
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	259.07	350.00	90.93	25.98	600.00
4190-02-000 Printing/Publications & Subscriptions	45.26	50.00	4.74	9.48	553.03	350.00	-203.03	-58.01	600.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-03-000 Advertising Publications	825.00	225.00	-600.00	-266.67	1,925.00	1,575.00	-350.00	-22.22	2,700.00
4190-04-000 Stationery & Office Supplies	104.93	200.00	95.07	47.54	948.51	1,400.00	451.49	32.25	2,400.00
4190-06-000 Computer Equipment	410.07	125.00	-285.07	-228.06	410.07	875.00	464.93	53.13	1,500.00
4190-07-000 Telephone	67.36	155.00	87.64	56.54	714.06	1,085.00	370.94	34.19	1,860.00
4190-08-000 Postage	88.58	65.00	-23.58	-36.28	250.45	455.00	204.55	44.96	780.00
4190-09-000 Computer Software License Fees/Exp	700.00	750.00	50.00	6.67	5,067.93	5,250.00	182.07	3.47	9,000.00
4190-10-000 Copiers - Lease & Service	92.72	150.00	57.28	38.19	572.21	1,050.00	477.79	45.50	1,800.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000 Internet	209.33	200.00	-9.33	-4.66	1,444.09	1,400.00	-44.09	-3.15	2,400.00
4190-19-000 IT Contract Fees	1,450.84	800.00	-650.84	-81.36	4,494.40	5,600.00	1,105.60	19.74	9,600.00
4190-22-000 Other Misc Admin Expenses	396.95	220.00	-176.95	-80.43	2,137.73	1,540.00	-597.73	-38.81	2,640.00
4190-22-300 Misc Renting Expense & Compliance C	0.00	350.00	350.00	100.00	361.25	2,450.00	2,088.75	85.26	4,200.00
4190-23-000 Compliance Fees	0.00	0.00	0.00	N/A	1,806.24	0.00	-1,806.24	N/A	0.00
4190-24-000 Govt Licenses-Fees-Permits	31.50	100.00	68.50	68.50	777.10	700.00	-77.10	-11.01	1,200.00
4191-00-000 Total Miscellaneous Admin Expenses	4,422.54	3,440.00	-982.54	-28.56	21,843.30	24,080.00	2,236.70	9.29	41,280.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	28,082.95	17,213.97	-10,868.98	-63.14	121,340.99	126,874.84	5,533.85	4.36	219,129.45
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	21.01	25.00	3.99	15.96	105.29	175.00	69.71	39.83	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	21.01	25.00	3.99	15.96	105.29	175.00	69.71	39.83	300.00
4300-00-000 UTILITIES									
4320-00-000 Electricity	37.73	400.00	362.27	90.57	2,165.06	2,800.00	634.94	22.68	4,800.00
4340-00-000 Garbage/Trash Removal	3,593.94	3,000.00	-593.94	-19.80	22,965.67	21,000.00	-1,965.67	-9.36	36,000.00
4390-00-000 Sewer	2.51	0.00	-2.51	N/A	338.14	0.00	-338.14	N/A	0.00
4390-01-100 Water/Sewer Combined	4,579.26	4,600.00	20.74	0.45	32,446.16	32,200.00	-246.16	-0.76	55,200.00
4399-00-000 TOTAL UTILITY EXPENSES	8,213.44	8,000.00	-213.44	-2.67	57,915.03	56,000.00	-1,915.03	-3.42	96,000.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	3,417.53	3,453.82	36.29	1.05	29,560.13	27,630.56	-1,929.57	-6.98	48,353.48
4410-03-000 Maintenance - Compensated Absence:	0.00	0.00	0.00	N/A	-4,438.15	0.00	4,438.15	N/A	0.00
4410-06-000 401K-401A Maintenance	136.70	138.15	1.45	1.05	1,002.14	1,105.21	103.07	9.33	1,934.12
4410-07-000 Payroll Taxes Maintenance	259.00	276.31	17.31	6.26	2,005.19	2,210.47	205.28	9.29	3,868.32
4410-08-000 Health/Life Insurance Maint.	699.92	693.76	-6.16	-0.89	4,895.04	6,117.68	1,222.64	19.99	10,847.84
4410-09-000 Workers Comp Maintenance	105.05	138.15	33.10	23.96	679.67	1,105.21	425.54	38.50	1,934.12
4410-10-000 Payroll Prep Fees Maint.	32.67	34.54	1.87	5.41	251.06	276.32	25.26	9.14	483.56
4410-11-000 Legal Shield - Maint	113.70	45.85	-67.85	-147.98	277.25	320.95	43.70	13.62	550.20
4411-00-000 Maintenance Uniforms	113.75	50.00	-63.75	-127.50	438.75	420.00	-18.75	-4.46	740.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	164.89	200.00	35.11	17.56	1,283.10	1,400.00	116.90	8.35	2,400.00
4419-00-000 Total General Maint Expense	5,043.21	5,030.58	-12.63	-0.25	35,954.18	40,586.40	4,632.22	11.41	71,111.64
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	550.26	250.00	-300.26	-120.10	2,901.10	1,750.00	-1,151.10	-65.78	3,000.00
4420-02-000 Supplies-Appliance Parts	1,054.01	675.00	-379.01	-56.15	3,284.05	4,725.00	1,440.95	30.50	8,100.00
4420-03-000 Supplies-Painting/Decorating	0.00	1,160.00	1,160.00	100.00	412.13	8,120.00	7,707.87	94.92	13,920.00
4420-03-100 Hardware Doors/Windows/Locks	131.82	130.00	-1.82	-1.40	769.16	910.00	140.84	15.48	1,560.00
4420-03-200 Window Treatments	0.00	50.00	50.00	100.00	612.90	350.00	-262.90	-75.11	600.00
4420-04-000 Electrical - Supplies/Fixtures	1,689.05	700.00	-989.05	-141.29	5,288.03	4,900.00	-388.03	-7.92	8,400.00
4420-05-000 Supplies-Exterminating	0.00	0.00	0.00	N/A	258.96	0.00	-258.96	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	292.75	110.00	-182.75	-166.14	1,520.57	770.00	-750.57	-97.48	1,320.00
4420-07-000 Repairs - Materials & Supplies	104.90	25.00	-79.90	-319.60	692.31	175.00	-517.31	-295.61	300.00
4420-08-000 Supplies-Plumbing	1,177.31	350.00	-827.31	-236.37	2,410.51	2,450.00	39.49	1.61	4,200.00
4420-09-000 Supplies- Tools Equipmt	9.97	100.00	90.03	90.03	417.02	700.00	282.98	40.43	1,200.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	810.00	875.00	65.00	7.43	1,500.00
4420-10-100 Countertops/Cabinets	225.00	0.00	-225.00	N/A	225.00	0.00	-225.00	N/A	0.00
4420-11-000 Supplies- HVAC	723.27	700.00	-23.27	-3.32	2,807.87	4,900.00	2,092.13	42.70	8,400.00
4420-12-000 Supplies- Painting	1,525.62	250.00	-1,275.62	-510.25	3,068.30	1,750.00	-1,318.30	-75.33	3,000.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4429-00-000	Total Materials	7,483.96	4,625.00	-2,858.96	-61.82	25,477.91	32,375.00	6,897.09	21.30	55,500.00
4430-00-000	Contract Costs									
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	548.50	530.25	-18.25	-3.44	3,641.54	3,711.75	70.21	1.89	6,363.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	2,850.00	6,300.00	3,450.00	54.76	10,800.00
4430-18-000	Contract-Alarm Monitoring	570.87	525.00	-45.87	-8.74	3,760.29	3,675.00	-85.29	-2.32	6,300.00
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-24-000	Contract-Grounds-Landscaping	4,166.66	2,700.00	-1,466.66	-54.32	14,583.31	18,900.00	4,316.69	22.84	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	2,900.00	3,500.00	600.00	17.14	6,000.00
4430-24-400	Unit Turn Services	2,450.00	0.00	-2,450.00	N/A	3,150.00	0.00	-3,150.00	N/A	0.00
4430-27-000	Contract - Lease	0.00	368.36	368.36	100.00	2,221.23	2,578.52	357.29	13.86	4,420.32
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	2,940.00	2,940.00	100.00	5,040.00
4439-00-000	Total Contract Costs	7,736.03	7,243.61	-492.42	-6.80	33,106.37	50,705.27	17,598.90	34.71	86,923.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	20,263.20	16,899.19	-3,364.01	-19.91	94,538.46	123,666.67	29,128.21	23.55	213,534.96
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	9,582.04	6,962.61	-2,619.43	-37.62	56,617.19	48,738.27	-7,878.92	-16.17	83,551.32
4510-01-000	General Liability Insurance - Auto	658.75	434.15	-224.60	-51.73	4,485.03	3,039.05	-1,445.98	-47.58	5,209.80
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4525-00-000	Real Estate Taxes	3,523.52	3,260.62	-262.90	-8.06	24,664.64	22,824.34	-1,840.30	-8.06	39,127.44
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	13,764.31	10,732.38	-3,031.93	-28.25	85,766.86	75,126.66	-10,640.20	-14.16	128,788.56
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	645.98	645.98	100.00	3,875.86	4,521.86	646.00	14.29	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	22,278.97	22,278.97	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	171.98	171.98	0.00	0.00	1,203.86	1,203.86	0.00	0.00	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	44,182.11	44,182.11	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	9,666.42	10,312.40	645.98	6.26	71,540.80	72,186.80	646.00	0.89	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	39,609.87	0.00	0.00	277,269.09	277,269.09	0.00	0.00	475,318.44
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	10,797.64	10,797.64	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	288,066.73	201,546.73	-86,520.00	-42.93	345,508.68
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	577.00	6,300.00	5,723.00	90.84	10,800.00
5600-02-000	Stoves/Ranges	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	390.00	390.00	100.00	0.00	2,730.00	2,730.00	100.00	4,680.00
5600-06-000	Cabinet/Counter Tops	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	17,144.47	5,000.00	-12,144.47	-242.89	29,694.47	35,000.00	5,305.53	15.16	60,000.00
5600-11-000	Furnace Replacement	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
5600-13-000	Community Room	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	17,500.00	17,500.00	100.00	30,000.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	840.00	840.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	35,504.80	2,000.00	-33,504.80	-1,675.24	36,538.42	14,000.00	-22,538.42	-160.99	24,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	52,649.27	12,360.00	-40,289.27	-325.96	66,809.89	86,520.00	19,710.11	22.78	148,320.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-12,360.00	-12,360.00	-100.00	0.00	-86,520.00	-86,520.00	-100.00	-148,320.00
8000-00-000	TOTAL EXPENSES	173,812.99	116,695.33	-57,117.66	-48.95	786,084.05	828,616.70	42,532.65	5.13	1,423,650.45
9000-00-000	NET INCOME	-101,179.94	-52,916.33	-48,263.61	-91.21	-306,207.83	-379,061.70	72,853.87	19.22	-655,200.45
	NET INCOME BEFORE DEPRECIATION	-60,027.55				-18,141.10				

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jul 2024
Book = Accrual

PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Once the property receives its reimbursement from the Replacement Reserve the NOI will be a positive:					48,668.79			

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	13,495.92	25,248.06	-11,752.14
1111-15-000	Cash-Payroll	128,850.38	127,403.79	1,446.59
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	142,946.30	153,251.85	-10,305.55
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	30,975.00	31,225.00	-250.00
1112-03-000	Cash Restricted-Operating Reserve	465,095.76	465,095.76	0.00
1112-04-000	Cash Restricted-Reserve for Replac	274,159.25	270,884.92	3,274.33
1112-05-000	Cash-Tax & Insurance Escrow	78,265.88	63,570.46	14,695.42
1112-99-000	Total Restricted Cash	848,495.89	830,776.14	17,719.75
1119-00-000	TOTAL CASH	991,442.19	984,027.99	7,414.20
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	16,128.00	9,971.00	6,157.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,945.00	-5,945.00	0.00
1122-99-000	TOTAL: AR	10,183.00	4,026.00	6,157.00
1129-56-000	Due from Colton Meadow	0.00	2,239.00	-2,239.00
1129-99-000	TOTAL: DUE FROM	0.00	2,239.00	-2,239.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	10,183.00	6,265.00	3,918.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	1,930.50	2,145.00	-214.50
1211-01-000	Prepaid Insurance	83,382.41	92,792.66	-9,410.25
1211-02-000	Prepaid Software Licenses	0.00	700.00	-700.00
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	90,812.91	101,137.66	-10,324.75
1300-00-000	TOTAL CURRENT ASSETS	1,092,438.10	1,091,430.65	1,007.45
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	300,000.00	300,000.00	0.00
1400-06-000	Buildings	11,478,455.60	11,478,455.60	0.00
1400-06-200	Building Improvements	20,181.47	20,181.47	0.00
1400-07-000	Machinery & Equipment	498.98	498.98	0.00
1400-07-001	Automobiles/Vehicles	24,842.11	24,842.11	0.00
1400-08-000	Furniture & Fixtures	437,374.39	437,374.39	0.00
1400-10-000	Site Improvement-Infrastructure	688,655.00	688,655.00	0.00
1405-01-000	Accum Depreciation-Buildings	-5,711,107.82	-5,675,560.84	-35,546.98
1405-02-000	Accum Depreciation- Misc FF&E	-460,715.76	-460,478.73	-237.03
1405-03-000	Accum Depreciation-Infrastructure	-618,302.66	-614,476.80	-3,825.86
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	41,419.00	41,419.00	0.00
1410-01-001	Amortization Loan Cost	28,150.78	27,978.20	172.58
1410-02-000	Compliance Fees	246,589.00	246,589.00	0.00
1410-02-001	Amortization Tax Credit Fees	-223,301.58	-221,931.64	-1,369.94
1420-00-000	TOTAL FIXED ASSETS (NET)	6,196,436.95	6,237,589.34	-41,152.39
1499-00-000	TOTAL NONCURRENT ASSETS	6,196,436.95	6,237,589.34	-41,152.39
1999-00-000	TOTAL ASSETS	7,288,875.05	7,329,019.99	-40,144.94

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	90,267.04	5,512.93	84,754.11
2114-00-000	Tenant Security Deposits	28,175.00	28,175.00	0.00
2114-03-000	Security Deposit-Pet	2,800.00	2,800.00	0.00
2119-92-000	Accrued Property Taxes	26,248.51	22,724.99	3,523.52
2119-96-000	Accrued Management Fee Payable	10,750.00	10,750.00	0.00
2131-00-000	Accrued Interest Payable	20,735.48	55,573.34	-34,837.86
2132-00-000	Accrued Interest - 2nd Mortgage	877,896.43	871,584.70	6,311.73
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94	4,132.94	0.00
2138-00-000	Accrued Audit Fees	7,822.92	6,960.42	862.50
2240-00-000	Tenant Prepaid Rents	3,995.00	3,574.00	421.00
2260-00-000	Accrued Compensated Absences-Curre	2,077.35	2,077.35	0.00
2296-00-000	First Mortgage - TCAP	3,819,255.00	3,819,255.00	0.00
2296-02-000	HOME Funds	131,028.00	131,028.00	0.00
2297-00-000	Mortgage Note Payable	1,009,877.00	1,009,877.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	6,024,310.67	5,963,275.67	61,035.00
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,857.94	3,857.94	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	14,607.94	14,607.94	0.00
2499-00-000	TOTAL LIABILITIES	6,038,918.61	5,977,883.61	61,035.00
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-00-000	Contributed Capital	-57,442.26	-57,442.26	0.00
2802-01-000	Capital - LP	6,807,962.00	6,807,962.00	0.00
2803-00-000	GP Equity	-162.00	-162.00	0.00
2804-00-000	Syndication Costs	-40,000.00	-40,000.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74	6,710,357.74	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net As	-5,460,401.30	-5,359,221.36	-101,179.94
2809-99-000	TOTAL RETAINED EARNINGS:	-5,460,401.30	-5,359,221.36	-101,179.94
2899-00-000	TOTAL EQUITY	1,249,956.44	1,351,136.38	-101,179.94
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,288,875.05	7,329,019.99	-40,144.94

The Manor at West Bartow (62)
Budget Comparison

Period = Jul 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	23,103.00	21,956.00	1,147.00	5.22	155,578.00	153,692.00	1,886.00	1.23	504,988.00
3112-02-000	Gain to Lease Sec8	65,697.00	67,968.00	-2,271.00	-3.34	465,215.00	475,776.00	-10,561.00	-2.22	1,563,264.00
3119-00-000	Total Rental Income	88,800.00	89,924.00	-1,124.00	-1.25	620,793.00	629,468.00	-8,675.00	-1.38	2,068,252.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	0.00	175.00	-175.00	-100.00	1,020.35	1,225.00	-204.65	-16.71	4,025.00
3120-03-000	Damages & Cleaning	0.00	30.00	-30.00	-100.00	445.00	210.00	235.00	111.90	690.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	30.00	70.00	-40.00	-57.14	230.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	70.00	-70.00	-100.00	230.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-7,000.00	-7,000.00	0.00	0.00	-23,000.00
3120-09-000	Misc.Tenant Income	0.00	25.00	-25.00	-100.00	25.00	175.00	-150.00	-85.71	575.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	2,300.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	1,150.00
3129-00-000	Total Other Tenant Income	-1,000.00	-600.00	-400.00	-66.67	-5,479.65	-4,200.00	-1,279.65	-30.47	-13,800.00
3199-00-000	TOTAL TENANT INCOME	87,800.00	89,324.00	-1,524.00	-1.71	615,313.35	625,268.00	-9,954.65	-1.59	2,054,452.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	218.56	235.00	-16.44	-7.00	1,506.58	1,645.00	-138.42	-8.41	5,405.00
3610-01-000	Interest Income - Unrestricted	88.48	10.00	78.48	784.80	807.61	70.00	737.61	1,053.73	230.00
3699-00-000	TOTAL OTHER INCOME	307.04	245.00	62.04	25.32	2,314.19	1,715.00	599.19	34.94	5,635.00
3999-00-000	TOTAL INCOME	88,107.04	89,569.00	-1,461.96	-1.63	617,627.54	626,983.00	-9,355.46	-1.49	2,060,087.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	8,433.43	11,987.66	3,554.23	29.65	64,686.86	68,773.62	4,086.76	5.94	218,941.18
4110-00-001	401K-401A Admin	337.33	479.51	142.18	29.65	2,469.98	2,599.57	129.59	4.99	8,152.09
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	639.01	959.01	320.00	33.37	5,076.36	5,501.87	425.51	7.73	17,515.26
4110-00-004	Workers Comp Admin	258.60	479.51	220.91	46.07	1,728.01	2,750.97	1,022.96	37.19	8,757.69
4110-00-006	Legal Shield - Administrative	175.60	0.00	-175.60	N/A	439.00	0.00	-439.00	N/A	0.00
4110-00-007	Payroll Prep Fees	80.29	119.88	39.59	33.02	646.16	687.76	41.60	6.05	2,189.45
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,031.56	0.00	1,031.56	N/A	0.00
4110-07-000	Health/Life Insurance	1,721.40	1,438.90	-282.50	-19.63	12,023.01	10,072.30	-1,950.71	-19.37	33,094.70
4110-99-000	Total Administrative Salaries	11,645.66	15,464.47	3,818.81	24.69	86,037.82	90,386.09	4,348.27	4.81	288,650.37
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	200.00	200.00	100.00	986.30	1,400.00	413.70	29.55	4,600.00
4130-02-000	Criminal Background / Credit Checks/Dri	0.00	35.00	35.00	100.00	0.00	245.00	245.00	100.00	805.00
4130-03-000	Tenant Screening	49.90	15.00	-34.90	-232.67	533.95	105.00	-428.95	-408.52	345.00
4130-04-000	General Legal Expense	379.00	300.00	-79.00	-26.33	618.00	2,100.00	1,482.00	70.57	6,900.00
4130-99-000	Total Legal Expense	428.90	550.00	121.10	22.02	2,138.25	3,850.00	1,711.75	44.46	12,650.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	200.00	200.00	100.00	155.25	1,400.00	1,244.75	88.91	4,600.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	22.78	175.00	152.22	86.98	575.00
4171-00-000	Auditing Fees	862.50	775.00	-87.50	-11.29	2,647.92	5,425.00	2,777.08	51.19	17,825.00
4173-00-000	Management Fee	5,435.34	5,395.44	-39.90	-0.74	36,687.33	37,768.08	1,080.75	2.86	124,095.12
4182-00-000	Consultants	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	1,150.00
4189-00-000	Total Other Admin Expenses	6,297.84	6,445.44	147.60	2.29	39,513.28	45,118.08	5,604.80	12.42	148,245.12

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	10.00	10.00	100.00	920.12	70.00	-850.12	-1,214.46	230.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	237.61	175.00	-62.61	-35.78	575.00
4190-03-000	Advertising Publications	275.00	185.00	-90.00	-48.65	1,925.00	1,295.00	-630.00	-48.65	4,255.00
4190-04-000	Stationery & Office Supplies	186.87	200.00	13.13	6.56	759.00	1,400.00	641.00	45.79	4,600.00
4190-06-000	Computer Equipment	410.07	0.00	-410.07	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	Telephone	989.63	975.00	-14.63	-1.50	7,344.21	6,825.00	-519.21	-7.61	22,425.00
4190-08-000	Postage	115.45	65.00	-50.45	-77.62	514.65	455.00	-59.65	-13.11	1,495.00
4190-09-000	Computer Software License Fees/Exp	1,034.17	875.00	-159.17	-18.19	6,620.03	6,125.00	-495.03	-8.08	20,125.00
4190-10-000	Copiers - Lease & Service	221.59	162.82	-58.77	-36.10	1,131.70	1,139.74	8.04	0.71	3,744.86
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	191.96	0.00	-191.96	N/A	0.00
4190-13-000	Internet	126.46	134.00	7.54	5.63	905.22	938.00	32.78	3.49	3,082.00
4190-19-000	IT Contract Fees	667.88	790.00	122.12	15.46	5,004.92	5,530.00	525.08	9.50	18,170.00
4190-20-000	Bank Fees - Restricted	27.00	25.00	-2.00	-8.00	189.00	175.00	-14.00	-8.00	575.00
4190-20-100	Bank Fees - Unrestricted	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	575.00
4190-22-000	Other Misc Admin Expenses	162.97	185.00	22.03	11.91	2,088.21	1,295.00	-793.21	-61.25	4,255.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	817.50	175.00	-642.50	-367.14	575.00
4190-30-000	Equipment Service Contracts	2,598.89	600.00	-1,998.89	-333.15	6,194.58	4,200.00	-1,994.58	-47.49	13,800.00
4191-00-000	Total Miscellaneous Admin Expenses	6,815.98	4,281.82	-2,534.16	-59.18	35,253.78	29,972.74	-5,281.04	-17.62	98,481.86
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	25,188.38	26,741.73	1,553.35	5.81	162,943.13	169,326.91	6,383.78	3.77	548,027.35
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	84.52	90.00	5.48	6.09	589.80	630.00	40.20	6.38	2,070.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	84.52	90.00	5.48	6.09	589.80	630.00	40.20	6.38	2,070.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,679.64	1,700.00	20.36	1.20	11,612.47	11,900.00	287.53	2.42	39,100.00
4320-00-000	Electricity	2,602.97	2,600.00	-2.97	-0.11	14,808.43	18,200.00	3,391.57	18.64	59,800.00
4320-01-000	Electricity-Vacant Units	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	575.00
4330-00-000	Gas	700.55	800.00	99.45	12.43	5,939.27	5,600.00	-339.27	-6.06	18,400.00
4340-00-000	Garbage/Trash Removal	1,029.06	1,300.00	270.94	20.84	7,428.71	9,100.00	1,671.29	18.37	29,900.00
4390-00-000	Sewer	2,909.89	2,800.00	-109.89	-3.92	19,816.19	19,600.00	-216.19	-1.10	64,400.00
4399-00-000	TOTAL UTILITY EXPENSES	8,922.11	9,225.00	302.89	3.28	59,605.07	64,575.00	4,969.93	7.70	212,175.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	7,985.03	11,668.00	3,682.97	31.56	59,715.45	64,393.68	4,678.23	7.26	203,387.05
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-580.04	0.00	580.04	N/A	0.00
4410-06-000	401K-401A Maintenance	224.38	466.72	242.34	51.92	1,746.25	2,575.76	829.51	32.20	8,135.50
4410-07-000	Payroll Taxes Maintenance	601.53	933.44	331.91	35.56	4,587.17	5,151.48	564.31	10.95	16,270.94
4410-08-000	Health/Life Insurance Maint.	1,659.96	1,632.14	-27.82	-1.70	11,578.29	11,424.98	-153.31	-1.34	37,539.22
4410-09-000	Workers Comp Maintenance	242.77	466.72	223.95	47.98	1,589.20	2,575.76	986.56	38.30	8,135.50
4410-10-000	Payroll Prep Fees Maint.	74.99	116.68	41.69	35.73	582.04	643.95	61.91	9.61	2,033.89
4410-11-000	Legal Shield - Maint	73.80	0.00	-73.80	N/A	191.50	0.00	-191.50	N/A	0.00
4411-00-000	Maintenance Uniforms	278.46	137.00	-141.46	-103.26	1,245.51	959.00	-286.51	-29.88	3,151.00
4412-00-000	Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	575.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	683.34	226.00	-457.34	-202.36	1,794.63	1,582.00	-212.63	-13.44	5,198.00
4419-00-000	Total General Maint Expense	11,824.26	15,646.70	3,822.44	24.43	82,450.00	89,306.61	6,856.61	7.68	283,851.10
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	40.00	40.00	100.00	252.00	280.00	28.00	10.00	920.00
4420-02-000	Supplies-Appliance Parts	0.00	180.00	180.00	100.00	1,467.76	1,260.00	-207.76	-16.49	4,140.00
4420-03-000	Supplies-Painting/Decorating	0.00	175.00	175.00	100.00	0.00	1,225.00	1,225.00	100.00	4,025.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	175.00	175.00	100.00	1,849.89	1,225.00	-624.89	-51.01	4,025.00
4420-03-200	Window Treatments	0.00	85.00	85.00	100.00	972.23	595.00	-377.23	-63.40	1,955.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	600.00	600.00	100.00	4,341.74	4,200.00	-141.74	-3.37	13,800.00
4420-06-000	Supplies-Janitorial/Cleaning	53.44	400.00	346.56	86.64	3,104.62	2,800.00	-304.62	-10.88	9,200.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	17.10	175.00	157.90	90.23	575.00

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4420-08-000	Supplies-Plumbing	0.00	360.00	360.00	100.00	950.71	2,520.00	1,569.29	62.27	8,280.00
4420-09-000	Supplies- Tools Equipmt	0.00	280.00	280.00	100.00	42.78	1,960.00	1,917.22	97.82	6,440.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	985.00	985.00	100.00	0.00	6,895.00	6,895.00	100.00	22,655.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	14.70	0.00	-14.70	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	655.11	1,750.00	1,094.89	62.57	5,750.00
4420-12-000	Supplies- Painting	0.00	115.00	115.00	100.00	1,465.90	805.00	-660.90	-82.10	2,645.00
4429-00-000	Total Materials	53.44	3,695.00	3,641.56	98.55	15,134.54	25,865.00	10,730.46	41.49	84,985.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	1,725.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	575.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	1,150.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	1,150.00
4430-04-000	Contract-Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	1,150.00
4430-05-200	Painting Contract - Cycle Paint	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	425.00	450.00	25.00	5.56	2,975.00	3,150.00	175.00	5.56	10,350.00
4430-11-000	Contract-Plumbing	225.00	50.00	-175.00	-350.00	225.00	350.00	125.00	35.71	1,150.00
4430-13-000	Contract-HVAC - Repairs & Maint	550.00	1,125.00	575.00	51.11	3,800.00	7,875.00	4,075.00	51.75	25,875.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	4,600.00
4430-17-000	Contract-Elevator Monitoring	570.02	545.00	-25.02	-4.59	3,932.43	3,815.00	-117.43	-3.08	12,535.00
4430-18-000	Contract-Alarm Monitoring	1,788.17	700.00	-1,088.17	-155.45	10,721.37	4,900.00	-5,821.37	-118.80	16,100.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	1,135.00	2,500.00	1,365.00	54.60	7,535.00	17,500.00	9,965.00	56.94	57,500.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	2,916.69	2,916.69	100.00	9,583.41
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	23,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	11,500.00
4430-26-000	Contract-Security Camera System	940.53	50.00	-890.53	-1,781.06	940.53	350.00	-590.53	-168.72	1,150.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	4,083.31	4,083.31	100.00	13,416.59
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	1,150.00
4439-00-000	Total Contract Costs	5,633.72	8,470.00	2,836.28	33.49	30,429.33	59,290.00	28,860.67	48.68	194,810.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	17,511.42	27,811.70	10,300.28	37.04	128,013.87	174,461.61	46,447.74	26.62	563,646.10
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	12,293.36	11,190.00	-1,103.36	-9.86	82,449.65	78,330.00	-4,119.65	-5.26	257,370.00
4510-01-000	General Liability Insurance - Auto	658.75	434.15	-224.60	-51.73	4,485.03	3,039.05	-1,445.98	-47.58	9,985.45
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	230.00
4525-00-000	Real Estate Taxes	119.62	811.50	691.88	85.26	837.34	5,680.50	4,843.16	85.26	18,664.50
4570-00-000	Reduction in Rental Income	0.00	332.00	332.00	100.00	0.00	2,324.00	2,324.00	100.00	7,636.00
4599-00-000	TOTAL GENERAL EXPENSES	13,071.73	12,777.65	-294.08	-2.30	87,772.02	89,443.55	1,671.53	1.87	293,885.95
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	750.00	225.00	-525.00	-233.33	1,646.43	1,575.00	-71.43	-4.54	5,175.00
4855-00-000	Interest Expense-Mortgage	14,995.92	15,519.86	523.94	3.38	105,839.17	108,639.02	2,799.85	2.58	356,956.78
4855-01-000	Interest - Third Mortgage	0.00	484.17	484.17	100.00	2,905.02	3,389.19	484.17	14.29	11,135.91
4899-00-000	TOTAL FINANCING EXPENSES	15,745.92	16,229.03	483.11	2.98	110,390.62	113,603.21	3,212.59	2.83	373,267.69
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	217,026.18	217,026.18	0.00	0.00	713,086.02
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	18,659.90	18,659.90	0.00	0.00	61,311.10
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	213,787.34	157,461.08	-56,326.26	-35.77	517,372.12
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	800.00	800.00	100.00	0.00	5,600.00	5,600.00	100.00	18,400.00
5600-02-000	Stoves/Ranges	0.00	300.00	300.00	100.00	1,345.20	2,100.00	754.80	35.94	6,900.00
5600-03-000	Roofs	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	23,000.00
5600-05-000	Parking Lots/Paving	0.00	1,250.00	1,250.00	100.00	0.00	8,750.00	8,750.00	100.00	28,750.00
5600-06-000	Cabinet/Counter Tops	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	1,725.00
5600-07-000	Grounds Improvements	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	11,500.00

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5600-08-000	HVAC(Buildings, units, etc...)	2,306.44	5,000.00	2,693.56	53.87	1,362.11	35,000.00	33,637.89	96.11	115,000.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	2,328.30	3,500.00	1,171.70	33.48	11,500.00
5600-13-000	Community Room	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	6,900.00
5600-14-000	Doors, Windows, Exterior	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	2,875.00
5600-16-000	Interior Replacements	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	2,875.00
5600-17-000	Ceiling Fans	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	4,600.00
5600-18-000	Other Capital Replacement	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	23,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPENSE	2,306.44	11,175.00	8,868.56	79.36	5,035.61	78,225.00	73,189.39	93.56	257,025.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-11,175.00	-11,175.00	-100.00	-21,898.74	-78,225.00	-56,326.26	-72.01	-257,025.00
8000-00-000	TOTAL EXPENSES	116,499.96	137,719.55	21,219.59	15.41	790,036.20	925,951.36	135,915.16	14.68	3,024,494.21
9000-00-000	NET INCOME	-28,392.92	-48,150.55	19,757.63	41.03	-172,408.66	-298,968.36	126,559.70	42.33	-964,407.21
	NET INCOME BEFORE DEPRECIATION	5,276.52				41,378.68				

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	54,025.35	52,736.57	1,288.78
1111-15-000	Cash-Payroll	-21.48	2,612.97	-2,634.45
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	54,603.87	55,949.54	-1,345.67
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	10,800.00	10,800.00	0.00
1112-03-000	Cash Restricted-Operating Reserve	19.62	19.62	0.00
1112-04-000	Cash Restricted-Reserve for Replace	147,782.83	144,727.71	3,055.12
1112-05-000	Cash-Tax & Insurance Escrow	79,313.24	65,881.42	13,431.82
1112-12-000	Restricted Investment	157,703.46	157,650.35	53.11
1112-99-000	Total Restricted Cash	395,619.15	379,079.10	16,540.05
1119-00-000	TOTAL CASH	450,223.02	435,028.64	15,194.38
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	2,776.35	3,194.35	-418.00
1122-01-000	Allowance for Doubtful Accounts-Tenan	-134.00	-134.00	0.00
1122-99-000	TOTAL: AR	2,642.35	3,060.35	-418.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,642.35	3,060.35	-418.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	5,130.17	5,700.19	-570.02
1211-01-000	Prepaid Insurance	110,943.33	123,064.90	-12,121.57
1211-02-000	Prepaid Software Licenses	0.00	875.00	-875.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	116,573.50	130,140.09	-13,566.59
1300-00-000	TOTAL CURRENT ASSETS	569,438.87	568,229.08	1,209.79
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	432,717.00	432,717.00	0.00
1400-06-000	Buildings	12,796,743.00	12,796,743.00	0.00
1400-06-200	Building Improvements	53,499.32	53,499.32	0.00
1400-08-100	Furn, Fixt, & Equip	1,212,730.94	1,212,730.94	0.00
1405-01-000	Accum Depreciation-Buildings	-4,861,525.58	-4,834,399.44	-27,126.14
1405-02-000	Accum Depreciation- Misc FF&E	-1,219,118.42	-1,218,205.81	-912.61
1405-03-000	Accum Depreciation-Infrastructure	-536,664.09	-533,699.10	-2,964.99
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	335,121.42	335,121.42	0.00
1410-01-001	Amortization Loan Cost	280,804.59	279,253.10	1,551.49
1410-02-000	Compliance Fees	200,558.00	200,558.00	0.00
1410-02-001	Amortization Tax Credit Fees	-201,664.11	-200,549.90	-1,114.21
1420-00-000	TOTAL FIXED ASSETS (NET)	7,931,592.89	7,965,262.33	-33,669.44
1450-01-000	Site Improvement	711,597.00	711,597.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,643,189.89	8,676,859.33	-33,669.44
1999-00-000	TOTAL ASSETS	9,212,628.76	9,245,088.41	-32,459.65
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2111-00-000	A/P Vendors and Contractors	32,775.24	30,446.83	2,328.41
2114-00-000	Tenant Security Deposits	9,700.00	9,800.00	-100.00
2114-02-000	Security Deposit Clearing Account	-75.00	25.00	-100.00
2114-03-000	Security Deposit-Pet	1,200.00	1,200.00	0.00
2119-92-000	Accrued Property Taxes	-358.79	-478.41	119.62
2131-01-000	Accrued Interest NLP Loan	1,328.83	1,328.83	0.00
2131-02-000	Accrued Interest - Pacific Life Loan	16,077.00	16,077.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31	5,309.31	0.00
2138-00-000	Accrued Audit Fees	7,822.92	6,960.42	862.50
2149-29-000	Due to Polk County Developers, Inc.	61,150.00	61,150.00	0.00
2240-00-000	Tenant Prepaid Rents	465.00	418.00	47.00
2260-00-000	Accrued Compensated Absences-Currer	245.95	245.95	0.00
2297-00-000	Mortgage Note Payable	2,583,400.27	2,590,624.53	-7,224.26
2297-02-000	Second Mortgage Payable	850,000.00	850,000.00	0.00
2297-03-000	Third Mortgage Payable	260,521.56	260,521.56	0.00
2297-04-000	Fourth Mortgage Payable	400,000.00	400,000.00	0.00
2298-00-000	Note Payable-City of Bartow Impact Fee	564,621.00	564,621.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	4,794,183.29	4,798,250.02	-4,066.73
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	456.77	456.77	0.00
2310-01-000	Due to Affiliates	-1,032.00	-1,032.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	-575.23	-575.23	0.00
2499-00-000	TOTAL LIABILITIES	4,793,608.06	4,797,674.79	-4,066.73
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-02-001	Capital Private Investors	5,437,398.00	5,437,398.00	0.00
2803-00-000	GP Equity	-89.00	-89.00	0.00
2803-01-000	Special LP Equity	1,530,905.56	1,530,905.56	0.00
2804-00-000	Syndication Costs	-30,000.00	-30,000.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56	6,938,214.56	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,519,193.86	-2,490,800.94	-28,392.92
2809-99-000	TOTAL RETAINED EARNINGS:	-2,519,193.86	-2,490,800.94	-28,392.92
2899-00-000	TOTAL EQUITY	4,419,020.70	4,447,413.62	-28,392.92
2999-00-000	TOTAL LIABILITIES AND EQUITY	9,212,628.76	9,245,088.41	-32,459.65

Youthbuild (.ybuild)
Budget Comparison

Period = Jul 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3400-00-000 GRANT INCOME									
3415-00-000 Other Government Grants	0.00	41,667.00	-41,667.00	-100.00	208,823.37	291,669.00	-82,845.63	-28.40	500,004.00
3499-00-000 TOTAL GRANT INCOME	0.00	41,667.00	-41,667.00	-100.00	208,823.37	291,669.00	-82,845.63	-28.40	500,004.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	0.00	0.00	0.00	N/A	66.51	0.00	66.51	N/A	0.00
3690-00-000 Other Income	5,000.00	0.00	5,000.00	N/A	5,000.00	0.00	5,000.00	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	5,000.00	0.00	5,000.00	N/A	5,066.51	0.00	5,066.51	N/A	0.00
3999-00-000 TOTAL INCOME	5,000.00	41,667.00	-36,667.00	-88.00	213,889.88	291,669.00	-77,779.12	-26.67	500,004.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	26,854.51	14,162.00	-12,692.51	-89.62	188,922.23	99,134.00	-89,788.23	-90.57	169,944.00
4110-00-001 401K-401A Admin	779.56	566.00	-213.56	-37.73	6,691.71	3,962.00	-2,729.71	-68.90	6,792.00
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	1,984.02	1,133.00	-851.02	-75.11	14,252.72	7,931.00	-6,321.72	-79.71	13,596.00
4110-00-004 Workers Comp Admin	796.54	566.00	-230.54	-40.73	4,977.59	3,962.00	-1,015.59	-25.63	6,792.00
4110-00-006 Legal Shield - Administrative	158.60	35.00	-123.60	-353.14	565.55	245.00	-320.55	-130.84	420.00
4110-00-007 Payroll Prep Fees	242.14	142.00	-100.14	-70.52	1,812.95	994.00	-818.95	-82.39	1,704.00
4110-07-000 Health/Life Insurance	5,538.72	1,400.00	-4,138.72	-295.62	40,040.56	9,800.00	-30,240.56	-308.58	16,800.00
4110-99-000 Total Administrative Salaries	36,354.09	18,004.00	-18,350.09	-101.92	257,263.31	126,028.00	-131,235.31	-104.13	216,048.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	11,592.05	5,922.00	-5,670.05	-95.75	58,606.58	41,454.00	-17,152.58	-41.38	71,064.00
4140-00-100 Travel/Mileage	0.00	141.00	141.00	100.00	79.37	987.00	907.63	91.96	1,692.00
4170-00-000 Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	966.00	966.00	100.00	1,656.00
4189-00-000 Total Other Admin Expenses	11,592.05	6,201.00	-5,391.05	-86.94	58,685.95	43,407.00	-15,278.95	-35.20	74,412.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	259.07	0.00	-259.07	N/A	0.00
4190-02-000 Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	237.61	0.00	-237.61	N/A	0.00
4190-04-000 Stationery & Office Supplies	0.00	2,288.00	2,288.00	100.00	1,332.60	16,016.00	14,683.40	91.68	27,456.00
4190-06-000 Computer Equipment	410.07	0.00	-410.07	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000 Telephone	232.74	250.00	17.26	6.90	1,959.24	1,750.00	-209.24	-11.96	3,000.00
4190-08-000 Postage	5.06	30.00	24.94	83.13	163.19	210.00	46.81	22.29	360.00
4190-09-000 Computer Software License Fees/Exp	143.17	0.00	-143.17	N/A	423.03	0.00	-423.03	N/A	0.00
4190-10-000 Copiers - Lease & Service	319.22	289.00	-30.22	-10.46	2,375.59	2,023.00	-352.59	-17.43	3,468.00
4190-11-000 Admin Service Contracts	0.00	1,514.00	1,514.00	100.00	4,954.02	10,598.00	5,643.98	53.26	18,168.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	436.28	0.00	-436.28	N/A	0.00
4190-19-000 IT Contract Fees	169.81	150.00	-19.81	-13.21	1,402.48	1,050.00	-352.48	-33.57	1,800.00
4190-22-000 Other Misc Admin Expenses	1,414.08	0.00	-1,414.08	N/A	5,328.95	0.00	-5,328.95	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	2,694.15	4,521.00	1,826.85	40.41	19,282.13	31,647.00	12,364.87	39.07	54,252.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	50,640.29	28,726.00	-21,914.29	-76.29	335,231.39	201,082.00	-134,149.39	-66.71	344,712.00
4200-00-000 TENANT SERVICES									
4210-00-000 Tenant Services Salaries	11,904.00	6,605.00	-5,299.00	-80.23	129,881.17	46,235.00	-83,646.17	-180.92	79,260.00
4210-00-002 Payroll Taxes - Tenant Svc	1,013.17	528.00	-485.17	-91.89	11,146.51	3,696.00	-7,450.51	-201.58	6,336.00
4210-00-004 Workers Comp - Tenant Svc	337.29	264.00	-73.29	-27.76	3,460.51	1,848.00	-1,612.51	-87.26	3,168.00
4210-00-007 Payroll Prep Fees Ten Svc	99.39	66.00	-33.39	-50.59	1,290.46	462.00	-828.46	-179.32	792.00
4220-01-000 Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	22,729.00	22,729.00	100.00	38,964.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	13,353.85	10,710.00	-2,643.85	-24.69	145,778.65	74,970.00	-70,808.65	-94.45	128,520.00

Youthbuild (.ybuild)
Budget Comparison

Period = Jul 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4300-00-000	UTILITIES								
4320-00-000	0.00	275.00	275.00	100.00	0.00	1,925.00	1,925.00	100.00	3,300.00
4399-00-000	0.00	275.00	275.00	100.00	0.00	1,925.00	1,925.00	100.00	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS								
4400-99-000	General Maint Expense								
4413-00-000	165.55	300.00	134.45	44.82	3,846.75	2,100.00	-1,746.75	-83.18	3,600.00
4419-00-000	165.55	300.00	134.45	44.82	3,846.75	2,100.00	-1,746.75	-83.18	3,600.00
4499-00-000	165.55	300.00	134.45	44.82	3,846.75	2,100.00	-1,746.75	-83.18	3,600.00
4500-00-000	GENERAL EXPENSES								
4510-00-000	755.88	1,255.00	499.12	39.77	7,859.80	8,785.00	925.20	10.53	15,060.00
4510-01-000	0.00	400.00	400.00	100.00	2,923.80	2,800.00	-123.80	-4.42	4,800.00
4599-00-000	755.88	1,655.00	899.12	54.33	10,783.60	11,585.00	801.40	6.92	19,860.00
8000-00-000	64,915.57	41,666.00	-23,249.57	-55.80	495,640.39	291,662.00	-203,978.39	-69.94	499,992.00
9000-00-000	-59,915.57	1.00	-59,916.57	-5,991,657.00	-281,750.51	7.00	-281,757.51	-4,025,107.29	12.00

Youthbuild (.ybuild)

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	-13,730.07	-14,561.08	831.01
1111-15-000	Cash-Payroll	-163,337.40	-141,832.49	-21,504.91
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	-176,067.47	-155,393.57	-20,673.90
1119-00-000	TOTAL CASH	-176,067.47	-155,393.57	-20,673.90
1129-27-000	Due from West Lake Realty	-280.07	-280.07	0.00
1129-99-000	TOTAL: DUE FROM	-280.07	-280.07	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07	-280.07	0.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	-2,221.57	-2,221.57	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	-2,221.57	-2,221.57	0.00
1300-00-000	TOTAL CURRENT ASSETS	-178,569.11	-157,895.21	-20,673.90
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	5,780.25	5,780.25	0.00
1400-07-001	Automobiles/Vehicles	21,299.00	21,299.00	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00	-21,299.00	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	5,780.25	5,780.25	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	5,780.25	5,780.25	0.00
1999-00-000	TOTAL ASSETS	-172,788.86	-152,114.96	-20,673.90
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	4,389.77	1,148.10	3,241.67
2149-33-000	Due to Magnolia Pointe Sales	150,600.00	114,600.00	36,000.00
2149-96-000	Due to Central Office Cost Center	32,922.34	32,922.34	0.00
2255-00-004	State of FL Unclaimed Funds	-100.00	-100.00	0.00
2298-03-000	Deferred Revenue	3,972.45	3,972.45	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	191,784.56	152,542.89	39,241.67
2499-00-000	TOTAL LIABILITIES	191,784.56	152,542.89	39,241.67
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-377,845.42	-317,929.85	-59,915.57
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00	13,272.00	0.00
2809-99-000	TOTAL RETAINED EARNINGS:	-364,573.42	-304,657.85	-59,915.57
2899-00-000	TOTAL EQUITY	-364,573.42	-304,657.85	-59,915.57
2999-00-000	TOTAL LIABILITIES AND EQUITY	-172,788.86	-152,114.96	-20,673.90

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

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	11,746.00	12,384.00	-638.00	-5.15	89,555.00	86,688.00	2,867.00	3.31	148,608.00
3119-00-000 Total Rental Income	11,746.00	12,384.00	-638.00	-5.15	89,555.00	86,688.00	2,867.00	3.31	148,608.00
3120-00-000 Other Tenant Income									
3120-01-100 Laundry Room Income	0.00	450.00	-450.00	-100.00	0.00	3,150.00	-3,150.00	-100.00	5,400.00
3120-03-000 Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3120-04-000 Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3129-00-000 Total Other Tenant Income	0.00	525.00	-525.00	-100.00	0.00	3,675.00	-3,675.00	-100.00	6,300.00
3199-00-000 TOTAL TENANT INCOME	11,746.00	12,909.00	-1,163.00	-9.01	89,555.00	90,363.00	-808.00	-0.89	154,908.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	13,149.22	11,660.00	1,489.22	12.77	92,044.55	81,620.00	10,424.55	12.77	139,920.00
3499-00-000 TOTAL GRANT INCOME	13,149.22	11,660.00	1,489.22	12.77	92,044.55	81,620.00	10,424.55	12.77	139,920.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	123.34	10.00	113.34	1,133.40	630.12	70.00	560.12	800.17	120.00
3699-00-000 TOTAL OTHER INCOME	123.34	10.00	113.34	1,133.40	630.12	70.00	560.12	800.17	120.00
3999-00-000 TOTAL INCOME	25,018.56	24,579.00	439.56	1.79	182,229.67	172,053.00	10,176.67	5.91	294,948.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	2,267.43	2,455.34	187.91	7.65	18,085.23	19,642.70	1,557.47	7.93	34,374.72
4110-00-001 401K-401A Admin	90.70	98.21	7.51	7.65	655.45	785.69	130.24	16.58	1,374.96
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	172.80	196.43	23.63	12.03	1,249.04	1,571.43	322.39	20.52	2,750.00
4110-00-004 Workers Comp Admin	69.51	98.21	28.70	29.22	457.97	785.69	327.72	41.71	1,374.96
4110-00-007 Payroll Prep Fees	21.57	24.55	2.98	12.14	167.61	196.41	28.80	14.66	343.72
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-820.81	0.00	820.81	N/A	0.00
4110-07-000 Health/Life Insurance	0.00	120.06	120.06	100.00	0.00	840.42	840.42	100.00	1,440.72
4110-99-000 Total Administrative Salaries	2,622.01	2,992.80	370.79	12.39	19,794.49	23,822.34	4,027.85	16.91	41,659.08
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	10.00	10.00	100.00	632.50	70.00	-562.50	-803.57	120.00
4130-02-000 Criminal Background / Credit Checks/I	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4130-04-000 General Legal Expense	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4130-99-000 Total Legal Expense	0.00	170.00	170.00	100.00	632.50	1,190.00	557.50	46.85	2,040.00
4139-00-000 Other Admin Expenses									
4170-00-000 Accounting/Bookkeeping Fees	360.00	360.00	0.00	0.00	2,520.00	2,520.00	0.00	0.00	4,320.00
4171-00-000 Auditing Fees	3,073.20	1,877.36	-1,195.84	-63.70	17,886.70	13,141.52	-4,745.18	-36.11	22,528.32
4173-00-000 Management Fee	3,567.84	3,567.84	0.00	0.00	24,974.88	24,974.88	0.00	0.00	42,814.08
4173-02-000 Asset Management Fee	480.00	480.00	0.00	0.00	3,360.00	3,360.00	0.00	0.00	5,760.00
4174-00-001 Marketing Exp - Brochures & Other Ac	900.00	0.00	-900.00	N/A	900.00	0.00	-900.00	N/A	0.00
4182-00-000 Consultants	0.00	0.00	0.00	N/A	1,704.27	0.00	-1,704.27	N/A	0.00
4189-00-000 Total Other Admin Expenses	8,381.04	6,285.20	-2,095.84	-33.35	51,345.85	43,996.40	-7,349.45	-16.70	75,422.40
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	259.07	0.00	-259.07	N/A	0.00
4190-02-000 Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4190-04-000 Stationery & Office Supplies	0.00	25.00	25.00	100.00	136.96	175.00	38.04	21.74	300.00
4190-06-000 Computer Equipment	410.07	0.00	-410.07	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000 Telephone	1,470.01	1,300.00	-170.01	-13.08	10,264.15	9,100.00	-1,164.15	-12.79	15,600.00
4190-08-000 Postage	5.06	25.00	19.94	79.76	125.16	175.00	49.84	28.48	300.00

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

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000 Computer Software License Fees/Exp	516.67	520.00	3.33	0.64	3,616.69	3,640.00	23.31	0.64	6,240.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	52.35	0.00	-52.35	N/A	0.00
4190-13-000 Internet	0.00	1,332.62	1,332.62	100.00	0.00	9,328.34	9,328.34	100.00	15,991.44
4190-18-000 Small Office Equipment	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4190-22-000 Other Misc Admin Expenses	226.18	25.00	-201.18	-804.72	1,711.40	175.00	-1,536.40	-877.94	300.00
4190-22-100 Other Misc Expenses	0.00	0.00	0.00	N/A	15.43	0.00	-15.43	N/A	0.00
4190-22-300 Misc Renting Expense & Compliance C	0.00	192.00	192.00	100.00	0.00	1,344.00	1,344.00	100.00	2,304.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	508.75	350.00	-158.75	-45.36	600.00
4191-00-000 Total Miscellaneous Admin Expenses	2,627.99	3,519.62	891.63	25.33	17,100.03	24,637.34	7,537.31	30.59	42,235.44
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	13,631.04	12,967.62	-663.42	-5.12	88,872.87	93,646.08	4,773.21	5.10	161,356.92
UTILITIES									
4300-00-000 UTILITIES									
4310-00-000 Water	2,271.56	1,000.00	-1,271.56	-127.16	9,322.63	7,000.00	-2,322.63	-33.18	12,000.00
4320-00-000 Electricity	203.85	300.00	96.15	32.05	1,537.92	2,100.00	562.08	26.77	3,600.00
4340-00-000 Garbage/Trash Removal	545.68	545.68	0.00	0.00	3,819.76	3,819.76	0.00	0.00	6,548.16
4390-00-000 Sewer	614.18	620.00	5.82	0.94	3,962.63	4,340.00	377.37	8.70	7,440.00
4399-00-000 TOTAL UTILITY EXPENSES	3,635.27	2,465.68	-1,169.59	-47.43	18,642.94	17,259.76	-1,383.18	-8.01	29,588.16
MAINTENANCE AND OPERATIONS									
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	2,690.09	2,376.28	-313.81	-13.21	18,165.61	19,310.24	1,144.63	5.93	33,867.92
4410-03-000 Maintenance - Compensated Absence:	0.00	0.00	0.00	N/A	-1,524.36	0.00	1,524.36	N/A	0.00
4410-06-000 401K-401A Maintenance	107.61	95.05	-12.56	-13.21	739.64	772.41	32.77	4.24	1,354.72
4410-07-000 Payroll Taxes Maintenance	202.99	190.10	-12.89	-6.78	1,367.97	1,544.80	176.83	11.45	2,709.40
4410-08-000 Health/Life Insurance Maint.	622.70	374.04	-248.66	-66.48	4,356.48	2,618.28	-1,738.20	-66.39	4,488.48
4410-09-000 Workers Comp Maintenance	82.64	95.05	12.41	13.06	508.62	772.41	263.79	34.15	1,354.72
4410-10-000 Payroll Prep Fees Maint.	25.70	23.76	-1.94	-8.16	184.35	193.08	8.73	4.52	338.64
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas:	233.14	50.00	-183.14	-366.28	1,344.42	350.00	-994.42	-284.12	600.00
4419-00-000 Total General Maint Expense	3,964.87	3,204.28	-760.59	-23.74	25,142.73	25,561.22	418.49	1.64	44,713.88
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	86.80	100.00	13.20	13.20	86.80	700.00	613.20	87.60	1,200.00
4420-02-000 Supplies-Appliance Parts	121.85	50.00	-71.85	-143.70	376.18	350.00	-26.18	-7.48	600.00
4420-03-000 Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	73.68	350.00	276.32	78.95	600.00
4420-03-200 Window Treatments	159.15	0.00	-159.15	N/A	228.68	0.00	-228.68	N/A	0.00
4420-04-000 Electrical - Supplies/Fixtures	165.93	50.00	-115.93	-231.86	165.93	350.00	184.07	52.59	600.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-07-000 Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-08-000 Supplies-Plumbing	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-09-000 Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	24.90	0.00	-24.90	N/A	0.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-11-000 Supplies- HVAC	66.05	50.00	-16.05	-32.10	145.55	350.00	204.45	58.41	600.00
4420-12-000 Supplies- Painting	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4429-00-000 Total Materials	599.78	525.00	-74.78	-14.24	1,101.72	3,675.00	2,573.28	70.02	6,300.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4430-07-000 Contract-Exterminating/Pest Control	145.00	165.00	20.00	12.12	870.00	1,155.00	285.00	24.68	1,980.00
4430-13-000 Contract-HVAC - Repairs & Maint	450.00	125.00	-325.00	-260.00	450.00	875.00	425.00	48.57	1,500.00
4430-18-000 Contract-Alarm Monitoring	1,129.86	185.00	-944.86	-510.74	2,265.84	1,295.00	-970.84	-74.97	2,220.00
4430-23-000 Contract-Consultants	475.00	0.00	-475.00	N/A	475.00	0.00	-475.00	N/A	0.00
4430-24-000 Contract-Grounds-Landscaping	2,000.00	1,100.00	-900.00	-81.82	8,000.00	7,700.00	-300.00	-3.90	13,200.00
4430-24-300 Contract-Pressure Wash	0.00	400.00	400.00	100.00	5,700.00	2,800.00	-2,900.00	-103.57	4,800.00
4430-24-400 Unit Turn Services	0.00	0.00	0.00	N/A	500.00	0.00	-500.00	N/A	0.00
4430-28-000 Unit Inspections	0.00	280.00	280.00	100.00	0.00	1,960.00	1,960.00	100.00	3,360.00
4439-00-000 Total Contract Costs	4,199.86	2,280.00	-1,919.86	-84.20	18,260.84	15,960.00	-2,300.84	-14.42	27,360.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	8,764.51	6,009.28	-2,755.23	-45.85	44,505.29	45,196.22	690.93	1.53	78,373.88

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

Period = Jul 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,611.10	1,855.13	-2,755.97	-148.56	21,965.90	14,200.82	-7,765.08	-54.68	23,476.47
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	4,611.10	1,905.13	-2,705.97	-142.04	21,965.90	14,550.82	-7,415.08	-50.96	24,076.47
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	23.00	0.00	-23.00	N/A	233.00	0.00	-233.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	23.00	0.00	-23.00	N/A	233.00	0.00	-233.00	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,814.69	7,956.86	142.17	1.79	54,702.83	55,698.02	995.19	1.79	95,482.32
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	1,056.86	-6,757.83	-639.43	54,702.83	7,398.02	-47,304.81	-639.43	12,682.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
5600-02-000	Stoves/Ranges	893.50	300.00	-593.50	-197.83	893.50	2,100.00	1,206.50	57.45	3,600.00
5600-06-000	Cabinet/Counter Tops	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
5600-07-000	Grounds Improvements	0.00	1,250.00	1,250.00	100.00	0.00	8,750.00	8,750.00	100.00	15,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
5600-14-000	Doors, Windows, Exterior	0.00	750.00	750.00	100.00	0.00	5,250.00	5,250.00	100.00	9,000.00
5600-16-000	Interior Replacements	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
5600-17-000	Ceiling Fans	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
5600-18-000	Other Capital Replacement	0.00	2,500.00	2,500.00	100.00	0.00	17,500.00	17,500.00	100.00	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	893.50	6,900.00	6,006.50	87.05	893.50	48,300.00	47,406.50	98.15	82,800.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-6,900.00	-6,900.00	-100.00	0.00	-48,300.00	-48,300.00	-100.00	-82,800.00
8000-00-000	TOTAL EXPENSES	39,373.11	38,204.57	-1,168.54	-3.06	229,816.33	274,650.90	44,834.57	16.32	471,677.75
9000-00-000	NET INCOME	-14,354.55	-13,625.57	-728.98	-5.35	-47,586.66	-102,597.90	55,011.24	53.62	-176,729.75
	NET INCOME BEFORE DEPRECIATION	-6,539.86				7,116.17				

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	55,726.52	59,932.14	-4,205.62
1111-15-000	Cash-Payroll	78,325.37	77,878.94	446.43
1111-99-000	Total Unrestricted Cash	134,051.89	137,811.08	-3,759.19
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	14,700.00	14,700.00	0.00
1112-04-000	Cash Restricted-Reserve for Replac	62,324.59	62,231.67	92.92
1112-99-000	Total Restricted Cash	77,024.59	76,931.67	92.92
1118-00-000	Clearing	999.84	0.00	999.84
1119-00-000	TOTAL CASH	212,076.32	214,742.75	-2,666.43
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	4,639.00	5,879.00	-1,240.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,143.00	-5,143.00	0.00
1122-99-000	TOTAL: AR	-504.00	736.00	-1,240.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-504.00	736.00	-1,240.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	0.11	0.11	0.00
1211-02-000	Prepaid Software Licenses	32.88	549.55	-516.67
1299-00-000	TOTAL OTHER CURRENT ASSETS	32.99	549.66	-516.67
1300-00-000	TOTAL CURRENT ASSETS	211,605.31	216,028.41	-4,423.10
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	3,751,341.13	3,751,341.13	0.00
1400-08-000	Furniture & Fixtures	8,494.29	8,494.29	0.00
1405-01-000	Accum Depreciation-Buildings	-525,290.27	-517,475.58	-7,814.69
1405-02-000	Accum Depreciation- Misc FF&E	-7,078.59	-7,078.59	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	3,227,466.56	3,235,281.25	-7,814.69
1499-00-000	TOTAL NONCURRENT ASSETS	3,227,466.56	3,235,281.25	-7,814.69
1999-00-000	TOTAL ASSETS	3,439,071.87	3,451,309.66	-12,237.79
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	2,372.99	8,024.53	-5,651.54
2114-00-000	Tenant Security Deposits	14,400.00	14,400.00	0.00
2114-03-000	Security Deposit-Pet	300.00	300.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82	2,203.82	0.00
2138-00-000	Accrued Audit Fees	19,920.18	17,949.34	1,970.84
2138-00-001	Accrued audit fees - LHA	28,112.95	27,010.59	1,102.36
2145-00-000	Due to Federal Master	17,718.00	13,106.90	4,611.10
2240-00-000	Tenant Prepaid Rents	1,006.00	922.00	84.00
2260-00-000	Accrued Compensated Absences-Curre	1,647.08	1,647.08	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	87,681.02	85,564.26	2,116.76
2300-00-000	NONCURRENT LIABILITIES			

Micro Cottages at Williamstown (99)

Balance Sheet (With Period Change)

Period = Jul 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2305-00-000	Accrued Compensated Absences-LT	3,058.85	3,058.85	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,058.85	3,058.85	0.00
2499-00-000	TOTAL LIABILITIES	90,739.87	88,623.11	2,116.76
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,348,332.00	3,362,686.55	-14,354.55
2809-99-000	TOTAL RETAINED EARNINGS:	3,348,332.00	3,362,686.55	-14,354.55
2899-00-000	TOTAL EQUITY	3,348,332.00	3,362,686.55	-14,354.55
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,439,071.87	3,451,309.66	-12,237.79

West Lake I, LTD (30004200)

Income Statement

Period = Jun 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
40000-100	OPERATING REVENUE				
41028-000	Gross Mkt Rent Potential	68,580.00	353.17	411,480.00	180.14
41099-999	Total Gross Mkt Rent Potential	68,580.00	353.17	411,480.00	180.14
41100-000	Vacancy Losses				
41104-000	Gain/Loss To Lease	34,042.00	175.31	201,812.00	88.35
41106-000	Vacancy Loss	0.09	0.00	-276.53	-0.12
41199-999	Total Vacancy Losses	34,042.09	175.31	201,535.47	88.23
41999-999	Total Rent Revenue	102,622.09	528.48	613,015.47	268.37
42000-000	Tenant Recovery Revenue				
42700-000	Direct Billable Revenue				
42702-056	Direct Bill Rev-Other Reimb Costs	0.00	0.00	2,475.00	1.08
42704-022	Direct Bill Rev-Water & Sewer	2,984.55	15.37	18,987.64	8.31
42799-999	Total Direct Billable Revenue	2,984.55	15.37	21,462.64	9.40
42999-999	Total Tenant Recovery Revenue	2,984.55	15.37	21,462.64	9.40
43000-000	Other Operating Revenue				
43014-000	Government Subsidy	0.00	0.00	41,961.30	18.37
43024-000	Locks & Keys	10.00	0.05	50.00	0.02
43032-000	Late Fee	0.00	0.00	225.00	0.10
43036-000	NSF Fee	50.00	0.26	300.00	0.13
43038-000	Application Fee	0.00	0.00	330.00	0.14
43042-000	Forfeited Security Deposit	0.00	0.00	200.00	0.09
43052-000	Damages/Cleaning	0.00	0.00	125.00	0.05
43082-000	Cable Service	0.00	0.00	839.90	0.37
43086-000	Washer / Dryer Tenant Income	5,640.00	29.04	33,400.10	14.62
43999-999	Total Other Operating Revenue	5,700.00	29.35	77,431.30	33.90
49999-999	TOTAL OPERATING REVENUE	111,306.64	573.20	711,909.41	311.67
50000-000	OPERATING EXPENSES				
51000-000	Admin & General Expense				
51106-000	Equipment Lease	178.70	0.92	1,622.16	0.71
51206-000	Office Supplies	103.19	0.53	437.65	0.19
51208-000	Safety Supplies	535.77	2.76	1,307.22	0.57
51212-000	Postal/Express Mail	215.10	1.11	1,196.44	0.52
51220-000	Background/Credit Check	99.00	0.51	279.50	0.12
51224-000	Uniforms	0.00	0.00	180.00	0.08
51230-000	Meetings & Seminars	0.00	0.00	1,500.00	0.66
51232-000	Dues And Subscriptions	59.01	0.30	295.05	0.13
51234-000	Trainings	258.00	1.33	1,548.00	0.68
51308-000	Meals	20.85	0.11	216.61	0.09
51310-000	Entertainment	0.00	0.00	101.01	0.04
51314-000	Other Travel Exp	236.36	1.22	3,284.46	1.44
51402-000	Bad Debt Expense - Government	0.00	0.00	-2,876.10	-1.26
51712-000	Compliance Administration Fee	927.00	4.77	5,562.00	2.44
51820-000	Onsite-Hardware	1,242.09	6.40	1,242.09	0.54
51822-000	Onsite-Software	1,537.04	7.92	9,110.55	3.99
51902-000	Licenses	0.00	0.00	1,531.25	0.67
51999-999	Total Admin & General Expense	5,412.11	27.87	26,537.89	11.62
52102-000	Prop Mgmt Salaries/Wages				
52102-002	Prop Mgmt Salaries/Wages	13,705.81	70.58	52,645.22	23.05
52104-002	Prop Mgmt Benefits & Other	1,931.50	9.95	12,072.83	5.29

West Lake I, LTD (30004200)

Income Statement

Period = Jun 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
52104-014	Prop Mgmt Workers Comp	587.03	3.02	1,647.01	0.72
52104-016	Prop Mgmt Bonus	0.00	0.00	1,278.47	0.56
52104-018	Prop Mgmt Taxes	1,035.43	5.33	4,085.39	1.79
52106-002	Prop Mgmt Payroll Processing Fees	68.91	0.35	481.15	0.21
52199-999	Total Prop Mgmt Payroll	17,328.68	89.24	72,210.07	31.61
54000-000	Sales & Marketing Expense				
54021-100	Online Advertising	0.00	0.00	82.98	0.04
54024-000	Resident Functions/Parties	32.03	0.16	567.29	0.25
54029-000	Prospect Functions/Supplies	0.00	0.00	60.39	0.03
54099-999	Total Sales & Marketing Expense	32.03	0.16	710.66	0.31
55000-000	Repairs, Unit Turns & Contract Services				
55005-000	Repairs & Supplies				
55114-000	Doors & Windows	335.25	1.73	538.64	0.24
55120-000	Painting	0.00	0.00	376.48	0.16
55124-000	Plumbing	178.47	0.92	1,078.02	0.47
55128-000	Lighting	141.11	0.73	385.18	0.17
55142-000	Locks & Keys	5.34	0.03	110.20	0.05
55148-000	Tools & Supplies	25.40	0.13	393.91	0.17
55202-000	Fire Alarm & Sprinklers	0.00	0.00	567.10	0.25
55204-000	Elec Supplies/Installation	0.00	0.00	367.06	0.16
55208-000	HVAC	5,469.45	28.17	6,268.60	2.74
55216-000	Appliance	0.00	0.00	593.13	0.26
55519-000	Pest Control (Non-Contract)	0.00	0.00	350.00	0.15
55522-000	Cleaning Supplies	130.13	0.67	564.82	0.25
55599-999	Total Repairs & Supplies	6,285.15	32.37	11,593.14	5.08
55800-000	Property Contract Services				
55802-000	Elevator & Escalator Contract	503.21	2.59	2,990.76	1.31
55810-000	Fire Alarm & Sprinklers Contract	0.00	0.00	2,659.49	1.16
55816-000	Landscape Contract	1,450.00	7.47	8,700.00	3.81
55820-000	Pest Control Contract	142.50	0.73	855.00	0.37
55822-000	Termite Bond	130.91	0.67	785.06	0.34
55899-999	Total Property Contract Services	2,226.62	11.47	15,990.31	7.00
55999-999	Total Repairs, Unit Turns & Contract Services	8,511.77	43.83	27,583.45	12.08
56000-000	Utilities Expense				
56010-000	Utilities				
56012-000	Utilities-Electric	1,377.86	7.10	5,951.99	2.61
56018-000	Utilities-Trash	1,579.00	8.13	9,565.73	4.19
56020-000	Utilities-Telephone	347.72	1.79	2,086.80	0.91
56042-000	Utilities-Other Utility Costs	494.55	2.55	2,760.45	1.21
56099-999	Total Utilities	3,799.13	19.56	20,364.97	8.92
56100-000	Vacant Expense				
56102-000	Vacant-Electric	0.00	0.00	68.95	0.03
56199-999	Total Vacant Expense	0.00	0.00	68.95	0.03
56200-000	Direct Billable Utility Expense				
56212-000	Direct Bill-Water & Sewer	3,566.62	18.37	20,884.28	9.14
56299-999	Total Direct Billable Utility Expense	3,566.62	18.37	20,884.28	9.14
56999-999	Total Utilities Expense	7,365.75	37.93	41,318.20	18.09
57000-000	Capitalized Expenditure				
57011-000	In Unit Capital Expenditure				
57042-000	CAP-Microwaves	0.00	0.00	425.86	0.19
57399-999	Total In Unit Capital Expenditure	0.00	0.00	425.86	0.19
57999-999	Total Non-Cap Expenditure	0.00	0.00	425.86	0.19

West Lake I, LTD (30004200)

Income Statement

Period = Jun 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
59100-000	Management Fees				
59102-000	Property Management Fees	3,339.20	17.20	21,357.30	9.35
59104-000	Other Management Fees	3,339.20	17.20	21,357.30	9.35
59199-999	Total Management Fee Expenses	6,678.40	34.39	42,714.60	18.70
59999-999	Total Operating Controllable Expenses	45,328.74	233.43	211,500.73	92.59
61000-000	Property Tax Ins & Other Expenses				
61300-000	Property Insurance Expense				
61302-002	Property Insurance	12,837.91	66.11	75,476.17	33.04
61302-999	Total Property Insurance	12,837.91	66.11	75,476.17	33.04
61399-999	Total Capitalized RE Tax & Ins Contra	12,837.91	66.11	75,476.17	33.04
61999-999	Total Property Tax Ins & Other Exp	12,837.91	66.11	75,476.17	33.04
79999-998	TOTAL OPERATING EXPENSES	58,166.65	299.54	286,976.90	125.64
79999-999	NET OPERATING INCOME (LOSS)	53,139.99	273.66	424,932.51	186.03
80000-000	NON-OPERATING INCOME (LOSS)				
80000-100	NON-OPERATING REVENUE				
80100-000	Interest Income & Other				
80200-000	Interest Income-Checking & MM				
80202-000	Int Inc-Checking & MM	1,948.12	10.03	8,858.34	3.88
80299-999	Total Interest Inc-Checking&MM	1,948.12	10.03	8,858.34	3.88
80999-999	Total Interest Income & Other	1,948.12	10.03	8,858.34	3.88
82999-999	TOTAL NON-OPERATING REVENUE	1,948.12	10.03	8,858.34	3.88
83000-000	NON-OPERATING EXPENSES				
83100-000	Interest Expense & Finan Fees				
83200-000	Interest Expense-N/P & LOC				
83202-000	Int Exp-N/P-Promissory	21,463.52	110.53	129,043.11	56.49
83299-999	Total Interest Exp-N/P & LOC	21,463.52	110.53	129,043.11	56.49
83500-000	Financing Fee Expense				
83502-000	Loan Servicing Fee	496.00	2.55	3,033.00	1.33
83506-000	SAIL Loan Svc and Compliance Fee	916.50	4.72	5,499.00	2.41
83520-000	ELI Loan Svc and Compliance Fee	287.50	1.48	1,725.00	0.76
83522-000	Trustee Ordinary Fees	354.16	1.82	2,125.00	0.93
83524-000	Issuer Administration Fee	833.33	4.29	5,000.00	2.19
83599-999	Total Financing Fee Expense	2,887.49	14.87	17,382.00	7.61
83799-999	Total Interest Exp & Fin Fees	24,351.01	125.40	146,425.11	64.10
83800-000	Audit & Tax Filing Fees				
83802-000	Audit Fee	515.00	2.65	3,090.00	1.35
83806-000	Tax Preparation Fee	240.00	1.24	1,440.00	0.63
83899-999	Total Audit & Tax Filing Fees	755.00	3.89	4,530.00	1.98
84000-000	Depreciation & Amortization				
84100-000	Dep/Amort-Fixed Assets				
84102-000	Depr-FA-Leasehold Improvements	46,860.32	241.32	281,161.92	123.09
84199-999	Total Dep/Amort-Fixed Assets	46,860.32	241.32	281,161.92	123.09
84400-000	Amort-Intangible Assets				

West Lake I, LTD (30004200)

Income Statement

Period = Jun 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
84402-000	Amort-Intangible Assets	2,079.88	10.71	12,479.28	5.46
84499-999	Total Amort-Intangible Assets	2,079.88	10.71	12,479.28	5.46
84999-999	Total Deprec & Amort	48,940.20	252.03	293,641.20	128.55
86100-000	Partnership Fee				
86102-000	Asset Management Fee	460.42	2.37	2,762.52	1.21
86112-000	Incentive Management Fee	0.00	0.00	209,623.26	91.77
86134-000	Prior Year Adj (income)/Expense	0.00	0.00	5,227.50	2.29
86999-999	Total Prtnrsh Fees & Other Adjustments	460.42	2.37	217,613.28	95.27
89999-999	TOTAL NON-OPERATING EXPENSES	74,506.63	383.69	662,209.59	289.91
99997-999	TOTAL NON-OP INCOME (LOSS)	-72,558.51	-373.66	-653,351.25	-286.03
99998-999	NET INCOME (LOSS)	-19,418.52	-100.00	-228,418.74	-100.00

West Lake I, LTD (30004200)

Balance Sheet

Period = Jun 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
10000-000	ASSETS	
10003-000	Cash	
10010-000	Operating Cash-Owner	
10018-000	Operating Cash - Chase/Truist	149,937.76
10019-000	Security Deposit - Chase/Truist	31,941.00
10049-999	Total Operating Cash-Owner	<u>181,878.76</u>
10099-999	Total Cash	181,878.76
10400-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10506-000	Operating Deficit Reserve	358,721.60
10515-000	ACC Reserve	26,160.00
10529-999	Total Operating Impound Resrve	<u>384,881.60</u>
10530-000	Bond Reserve Accounts	
10531-000	Bond Fund - Interest Fund	0.19
10532-000	Bond Fund - Principal	646.04
10536-000	Bond Fund - Escrow Account	71,800.95
10537-000	Bond Fund - Replacement Reserve	136,228.54
10541-000	Bond Fund - Revenue	6.78
10542-000	Bond Fund - Debt Service	0.01
10545-000	Bond Fund - Subordinate Loan	0.41
10551-000	Bond Fund - Admin Fund	7,770.66
10569-999	Total Bond Reserve Accounts	<u>216,453.58</u>
10600-000	Investing Impound Reserve	
10650-000	Other Escrow	21,889.33
10699-999	Total Investing Impound Resrve	<u>21,889.33</u>
10999-999	Total Restricted Cash	623,224.51
11010-000	A/R-Accounts Receivable	
11011-000	A/R-Resident	175.00
11039-999	Total A/R-Accounts Receivable	<u>175.00</u>
11099-999	Total Accounts Receivable	175.00
11800-000	Intercompany-Net	
11810-000	Due from/to Intercompany	-8,845.70
11899-999	Total Intercompany-Net	<u>-8,845.70</u>
11999-999	Total Accounts Receivable-Net	-8,670.70
12100-000	Prepaid Expenses	
12200-000	Prepaid Operating Expense	
12210-000	Prepaid Cost of RE Operations	
12213-000	Prepaid Property Insurance	114,960.01

West Lake I, LTD (30004200)

Balance Sheet

Period = Jun 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
12217-000	Prepaid Admin & General	6,460.06
12239-999	Total Prepaid Cost of RE Ops	121,420.07
12299-999	Total Prepaid Operating Expense	121,420.07
12999-999	Total Prepaid Expenses	121,420.07
16000-000	Operating Property-Net	
16001-000	Operating Property	
16010-000	OP-Land	
16010-100	OP-Land-Acquisition	184,375.00
16019-999	Total OP-Land	184,375.00
16020-000	OP-Site Improvements	
16020-100	OP-SI-Acquisition	1,504,669.88
16029-999	Total OP-Site Improvements	1,504,669.88
16030-000	OP-Building	
16030-100	OP-Bldg-Acquisition	12,354,187.00
16039-999	Total OP-Building	12,354,187.00
16099-999	Total Operating Property	14,043,231.88
16200-000	Accumulated Depreciation	
16210-000	A/D-OP-Site Improvements	
16210-700	A/D-OP-SI-Amort	-514,373.64
16219-999	Total A/D-OP-Site Improvements	-514,373.64
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-1,583,738.38
16229-999	Total A/D-OP-Building	-1,583,738.38
16299-999	Total Accumulated Depreciation	-2,098,112.02
16399-999	Total Operating Property-Net	11,945,119.86
17000-000	Fixed Assets-Net	
17001-000	Fixed Assets	
17020-000	FA-Furniture	
17020-200	FA-Furniture-Addition	765,789.40
17029-999	Total FA-Furniture	765,789.40
17099-999	Total Fixed Assets	765,789.40
17100-000	Accumulated Deprec & Amort	
17120-000	A/D-FA-Furniture	
17120-700	A/D-FA-Furniture-Amort	-785,359.70
17129-999	Total A/D-FA-Furniture	-785,359.70
17199-999	Total Accum Deprec & Amort	-785,359.70
17299-999	Total Fixed Assets-Net	-19,570.30

West Lake I, LTD (30004200)

Balance Sheet

Period = Jun 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
18500-000	Other Assets & Deposits	
18501-000	Assets Deposits	
18513-200	Utility Deposits	5,592.00
18519-900	Total Assets Deposits	5,592.00
18599-999	Total Other Assets & Deposits	5,592.00
19000-000	Goodwill & Intangibles-Net	
19200-000	Intangible Assets	
19250-000	Tax Credit Fee	
19250-200	Tax Credit Fee-addition	87,874.00
19259-999	Total Tax Credit Fee	87,874.00
19299-999	Total Intangible Assets	87,874.00
19300-000	Accumulated Amortization	
19350-000	A/A-Tax credit Fees	
19350-700	A/A-Tax Credit Fees-Amort	-30,039.98
19359-999	Total A/A-Franchise Licenses	-30,039.98
19399-999	Total Accumulated Amortization	-30,039.98
19499-999	Total Goodwill&Intngibles-Net	57,834.02
19900-000	Suspense	
19901-000	Suspense Clearing	
19915-050	A/R Clearing-Subsidy Suspense	-1,825.00
19919-999	Total Suspense Clearing	-1,825.00
19999-900	Total Suspense	-1,825.00
19999-999	TOTAL ASSETS	12,905,003.22
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	
20111-000	A/P-Trade	9,797.47
20119-999	Total Accounts Payable-Trade	9,797.47
20399-999	Total Accounts Payable-Net	9,797.47
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	

West Lake I, LTD (30004200)

Balance Sheet

Period = Jun 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
20510-680	Accrued Audit Fee	3,090.00
20510-700	Accrued Tax Consulting Fee	2,240.00
20510-720	Accrued Assets Management Fees	-2,762.48
20519-999	Total Accrued Operating Cost	2,567.52
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	17,328.68
20539-999	Total Accrued Prop Mgmt Salaries/Wages	17,328.68
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	1,416.64
20641-725	Accrued Issuer Fees	3,333.32
20641-735	Accrued Service Fee	1,984.00
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	7,224.00
20649-999	Total Accrued Financing Cost	13,957.96
20900-000	Other Liabilities	
20999-999	Total Accrued Exp & Other Liab	33,854.16
21500-000	Interest Payable-Net	
21501-000	Int Payable-N/P-Promissory	
21510-000	I/P-N/P-Promissory	
21510-200	I/P-N/P-Promissory-Int Payment	-50,000.00
21510-700	I/P-N/P-Promissory-Accrual	125,000.02
21519-999	Total I/P-N/P-Promissory	75,000.02
21600-000	Int Payable-N/P-Affiliate	
21700-000	Int Payable-LOC-Secured	
21800-000	Int Payable-LOC-Unsecured	
21900-000	Int Payable-LOC-Affiliate	
21999-999	Total Interest Payable-Net	75,000.02
23000-000	Notes Payable-Net	
23001-000	Note Payable-Promissory	
23010-000	N/P-Promissory	
23010-100	N/P-Promissory-Initial Advance	10,244,160.07
23010-200	N/P-Promissory-Payment	-110,338.52
23019-999	Total N/P-Promissory	10,133,821.55
23050-000	Loan Fee-N/P-Promissory	
23050-200	Loan Fee-N/P-Promissory-Addn	-573,006.22
23059-999	Total Loan Fee-N/P-Promissory	-573,006.22
23060-000	A/A-Loan Fee-N/P-Promissory	
23060-700	A/A-Loan Fee-N/P-Prom-Amort	87,871.98
23069-999	Total A/A-Loan Fee-N/P-Prom	87,871.98
23099-999	Total Note Payable-Promissory	9,648,687.31

West Lake I, LTD (30004200)

Balance Sheet

Period = Jun 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
23199-999	Total Notes Payable-Net	9,648,687.31
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	663.09
27099-999	Total Unearned Tenant Rent	663.09
27399-999	Total Unearned Revenue	663.09
28500-000	Liability Deposits	
28501-000	Other Liability Deposits	
28520-000	Tenant Security Deposits	
28520-200	Tenant Security Deposit-Refunded	252.23
28520-300	Tenant Security Deposit	31,941.00
28529-999	Total Tenant Security Deposits	32,193.23
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	1,690.53
28569-999	Total Deposits & Other Liabilities	1,690.53
28599-900	Total Other Liability Deposits	33,883.76
28599-999	Total Liability Deposits	33,883.76
29999-999	TOTAL LIABILITIES	9,801,885.81
30000-000	EQUITY	
30100-000	Controlling Ptnr Equity-Net	
30101-000	Controlling Partner Equity	
30110-300	Contributions-Gross Capital Call	6,053,521.00
30120-210	Distributions-Return on Capital	-101,655.19
30199-900	Total Control Partner Equity	5,951,865.81
30199-999	Total Control Ptnr Equity-Net	5,951,865.81
39000-000	Retained Earnings	
39001-000	Retained Earnings	
39010-700	Retained Earnings	-2,848,748.40
39099-900	Total Retained Earnings	-2,848,748.40
39099-999	Total Retained Earnings	-2,848,748.40
39999-990	TOTAL EQUITY	3,103,117.41
39999-998	TOTAL LIABILITIES & EQUITY	12,905,003.22

LAKELAND HOUSING AUTHORITY
Grant Report
 Updated as of August 14, 2024

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2011	07-15-11	08-03-13	08-02-15	\$ 562,980.00	\$ 506,682.00	\$ 562,980.00	\$ 562,980.00	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 608,069.00	\$ 608,069.00	\$ -
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ 954,294.29	\$ 291,354.00	\$ 679,828.00
CFP - 2020	03-26-20	03-25-24	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ 1,115,701.00	\$ 334,710.00	\$ 780,991.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,088,977.00	\$ 980,079.30	\$ 984,260.60	\$ 614,154.42	\$ 474,822.58
CFP - 2022	05-12-22	05-11-24	05-11-26	\$ 892,964.00	\$ 803,667.60	\$ 875,588.37	\$ 312,537.40	\$ 580,426.60
CFP - 2023	02-17-23	02-16-25	02-16-27	\$ 932,646.00	\$ 839,381.40	\$ -	\$ -	\$ 932,646.00
CFP - 2024	05-06-24	05-05-26	05-05-28	\$ 967,926.00	\$ 871,133.40	\$ -	\$ -	\$ 967,926.00
			CFP Total:	\$ 9,699,096.00	\$ 8,729,186.40	\$ 7,659,544.26	\$ 5,282,455.82	\$ 4,416,640.18
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	10-29-18	10-29-18	\$ 70,661.00	\$ 63,594.90	\$ 70,661.00	\$ 70,661.00	\$ -
RHF - 2013(a)	09-09-13	10-29-18	04-12-19	\$ 208,904.00	\$ 188,013.60	\$ 208,904.00	\$ 208,904.00	\$ -
RHF - 2013(b)	09-09-13	10-29-18	10-29-18	\$ 62,529.00	\$ 56,276.10	\$ 62,529.00	\$ 62,529.00	\$ -
RHF - 2014	05-13-14	10-29-18	04-12-19	\$ 185,710.00	\$ 167,139.00	\$ 185,710.00	\$ 185,710.00	\$ -
RHF - 2015	04-13-15	10-29-18	04-12-19	\$ 187,612.00	\$ 168,850.80	\$ 187,612.00	\$ 187,612.00	\$ -
RHF - 2016	04-13-16	10-29-18	04-12-20	\$ 193,574.00	\$ 174,216.60	\$ 193,574.00	\$ 193,574.00	\$ -
			RHF Total:	\$ 2,162,608.00	\$ 1,946,347.20	\$ 2,162,608.00	\$ 2,162,608.00	\$ -
HOPE VI (HUD)								
	04-05-00		12-31-17	\$ 21,842,801.00	\$ 19,658,520.90	\$ 21,842,801.00	\$ 21,842,801.00	\$ -
Safety & Security Grant (HUD)								
	03-20-13	03-19-14	03-19-15	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
		Safety & Security Total:		\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Family Self Sufficiency 2020	01-01-21	12-31-21	12-31-21	\$ 72,000.00	\$ 64,800.00	\$ 72,000.00	\$ 72,000.00	\$ -
ROSS-Service Coordinator 2020	06-01-21	05-31-24	05-31-24	\$ 198,900.00	\$ 179,010.00	\$ 194,406.85	\$ 194,406.85	\$ 4,493.15
ROSS-Family Self Sufficiency 2021	01-01-2022	12-31-2022	12-31-22	\$ 127,574.00	\$ 114,816.60	\$ 127,574.00	\$ 127,574.00	\$ -
ROSS-Family Self Sufficiency 2022	01-01-2023	12-31-2023	12/31/2023	\$ 140,331.00	\$ 126,297.90	\$ 140,331.00	\$ 140,331.00	\$ -
			ROSS Total:	\$ 538,805.00	\$ 484,924.50	\$ 534,311.85	\$ 534,311.85	\$ 4,493.15
YouthBuild 2018 Grant (DOL)	01-01-19	08-31-22	08-31-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
YouthBuild 2021 Grant	05-01-22	09-01-25	09-01-25	\$ 1,500,000.00	\$ 1,350,000.00	\$ 1,076,616.18	\$ 1,076,616.18	\$ 423,383.82
			YouthBuild Total:	\$ 2,575,472.00	\$ 2,317,924.80	\$ 2,152,088.18	\$ 2,152,088.18	\$ 423,383.82
Operating Fund (Shortfall)								
FL011-2011SF22D	01-01-22	N/A	09-30-2030	\$ 171,162.00	\$ 154,045.80	\$ 171,162.00	\$ 171,162.00	\$ -
FL011-2021SF22D	01-01-22	N/A	09-30-2030	\$ 171,161.00	\$ 154,044.90	\$ -	\$ -	\$ 171,161.00
			CARES Act Total:	\$ 342,323.00	\$ 308,090.70	\$ 171,162.00	\$ 171,162.00	\$ 171,161.00
Emergency Rental Assistance Program (ERAP-Polk County)								
	06-01-21	10-31-22	12-31-21	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -
			ERAP Total:	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -

LAKELAND HOUSING AUTHORITY (FL011)

All Contracts
8/14/2024

Item #	Contract #	Contractor	M/WBE	Section 3	Small Business Concern	Contract Date	End of Term As Extended	Existing Contract Amount
1	LHA-07-21-C003	NaturZone-Pest Control	No	No	No	7/7/2021	7/7/2024	\$ 39,096.00
2	LHA-07-21-C004	NaturZone-Bed Bugs	No	No	No	7/7/2021	7/7/2024	\$ 23,136.00
3	LHA-02-23-C002	Saxon Gilmore & Carraway, P.A.	Yes	No	Yes	2/1/2023	1/31/2025	\$ 113,975.37
4	LHA-02-23-C003	Elaine Johnson James, P.A.	Yes	No	Yes	2/1/2023	1/31/2025	\$ 9,367.71
5	LHA-04-23-C001	Paw Materials, Inc. dba Paw Demolition	No	No	No	4/5/2023	N/A	\$ 204,346.38
6	LHA-04-23-C004	All County Pavement Management Solutions	No	No	No	4/11/2023	12/31/2023	\$ 126,050.27
7	LPHC-06-21-C01	Carras Community Investment, Inc.						\$ 30,000.00
8	LHA-11-23-C005	1919 Architects				12/1/2023	11/4/2028	
9	LHA-11-23-C006	Bessolo Design Group, Inc.	No	No	Yes	12/1/2023	11/4/2028	
10	LHA-11-23-C007	CMHM Architects, Inc.				12/1/2023	11/4/2028	
11	LHA-11-23-C008	Jerel McCants Architecture, Inc.	Yes			12/1/2023	11/4/2028	
12	LHA-11-23-C009	The Lunz Group	No	No	No	12/1/2023	11/4/2028	
13	LHA-11-23-C010	Robert Reid Wedding Architects & Planners, AIA, Inc.				12/1/2023	11/4/2023	
14	LHA-11-23-C011	Torti Gallas + Partners				12/1/2023	11/4/2023	
15	LHA-02-24-C001	F.H. Paschen, S.N. Nielsen & Associates LLC West Lake Phase III Asbestos and Lead Abatement	No	No	No	2/28/2024	N/A	\$ 277,566.00
16	LHA-02-24-C002	F.H. Paschen, S.N. Nielsen & Associates LLC Cecil Gober Fire Units Renovation	No	No	No	2/28/2024	N/A	\$ 508,903.00
17	RWR PO #47241	Nichols Contracting, Inc. RWR Senior Building Elevator Repair	No	No	No	4/30/2024	N/A	\$ 8,166.72
18	RWR-05-24-C001	Nichols Contracting, Inc. RWR Senior Building Elevator Modernization	No	No	No	5/7/2024	N/A	\$ 424,446.03
19	RWR-05-24-C002	Advanced Roofing	No	No	No	5/8/2024	N/A	\$ 1,546,862.94
TOTAL								\$ 3,311,916.42

M/WBE	\$ 123,343.08	4%
Section 3	\$ -	0%
Small Business Concern	\$ 113,975.37	3%

RESOLUTIONS

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

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

Re: Resolution # 24-1549

The Board of Commissioners is requested to approve the above-referenced resolution to authorize revisions to 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 in the Public Housing and HCV programs effective October 1, 2024.

C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

The U.S. 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 involved with 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 of more than 10%.

The utility allowance survey method is the preferred method of obtaining current utility rates and charges for the Public Housing and Section 8 Housing Choice Voucher programs. The outcome of this study enables 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 of 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 engaged the *Resident Life Utility Allowances* firm to conduct the utility allowance study for the Public Housing program and Section 8 participants.

OBJECTIVE

The objective of the study was to update the utility allowances with current utility supplier 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 implementing the updated allowances within ***90 days of approval***.

PRESENT SITUATION

The Lakeland 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* survey. The summary of the complete survey, including a comparison of current allowance with the proposed allowances, is attached to this resolution.

ANTICIPATED OUTCOME

By approving this Resolution, the Lakeland Housing Authority will be able to implement the updated utility allowances for its programs and become compliant with the U.S. Department of Housing and Urban Development mandated utility allowance regulation 24 CFR 965.507 (b).

WHO BENEFITS

The Public Housing residents and the Section 8 participants being serviced by the Lakeland Housing Authority will directly benefit from the updated utility allowance schedule.

RESOLUTION NO. 24-1549

APPROVAL OF THE 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 conducted to review the Housing Authority of the City of Lakeland’s utility allowance schedules, and

WHEREAS, it was determined that it is necessary to make adjustments to the Housing Authority of the City of Lakeland utility allowance schedules.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the updated Public Housing utility allowance schedules and Housing Choice Voucher (Section 8) utility allowance schedules to become effective on October 1, 2024, and/or implementing effective ninety (90) days from the approval date 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. 24-1549, dated August 19, 2024.

Attested by:

Benjamin Stevenson, Secretary

Shelly Asbury, Chairman

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Lakeland Housing Authority, FL		Unit Type: Multi-Family (High-Rise/Apartment/ Row House/Townhouse/Semi-Detached/Duplex)				Date (mm/dd/yyyy) 10/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$12.00	\$15.00	\$15.00	\$15.00	\$16.00	\$16.00
	Bottle Gas	\$42.00	\$52.00	\$52.00	\$52.00	\$57.00	\$57.00
	Electric <i>(avg)</i>	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00	\$10.00
	Electric Heat Pump <i>(avg)</i>	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
	Bottle Gas	\$14.00	\$14.00	\$24.00	\$33.00	\$42.00	\$47.00
	Electric <i>(avg)</i>	\$5.00	\$6.00	\$9.00	\$12.00	\$15.00	\$18.00
Other Electric	<i>(avg)</i>	\$20.00	\$24.00	\$33.00	\$43.00	\$52.00	\$61.00
Air Conditioning	<i>(avg)</i>	\$18.00	\$21.00	\$29.00	\$36.00	\$44.00	\$52.00
Water Heating	Natural Gas	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$28.00
	Bottle Gas	\$33.00	\$38.00	\$52.00	\$66.00	\$80.00	\$99.00
	Electric <i>(avg)</i>	\$12.00	\$14.00	\$18.00	\$21.00	\$25.00	\$29.00
	Fuel Oil						
Water	<i>(avg)</i>	\$20.00	\$20.00	\$24.00	\$29.00	\$34.00	\$39.00
Sewer	<i>(avg)</i>	\$40.00	\$41.00	\$48.00	\$54.00	\$60.00	\$66.00
Trash Collection	<i>(avg)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Other specify: Electric Charge \$13.34 (avg)		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other specify: Natural Gas Charge \$20.97		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Lakeland Housing Authority, FL		Unit Type Single-Family (Detached House/Mobile Home)				Date (mm/dd/yyyy) 10/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$18.00	\$21.00	\$21.00	\$22.00	\$22.00	\$24.00
	Bottle Gas	\$61.00	\$71.00	\$71.00	\$75.00	\$75.00	\$80.00
	Electric <i>(avg)</i>	\$10.00	\$12.00	\$13.00	\$14.00	\$14.00	\$15.00
	Electric Heat Pump <i>(avg)</i>	\$8.00	\$9.00	\$11.00	\$12.00	\$13.00	\$14.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
	Bottle Gas	\$14.00	\$14.00	\$24.00	\$33.00	\$42.00	\$47.00
	Electric <i>(avg)</i>	\$5.00	\$6.00	\$9.00	\$12.00	\$15.00	\$18.00
Other Electric	<i>(avg)</i>	\$30.00	\$35.00	\$49.00	\$63.00	\$76.00	\$90.00
Air Conditioning	<i>(avg)</i>	\$14.00	\$16.00	\$36.00	\$56.00	\$76.00	\$95.00
Water Heating	Natural Gas	\$10.00	\$12.00	\$18.00	\$24.00	\$28.00	\$34.00
	Bottle Gas	\$38.00	\$42.00	\$61.00	\$80.00	\$99.00	\$118.00
	Electric <i>(avg)</i>	\$15.00	\$17.00	\$22.00	\$27.00	\$31.00	\$36.00
	Fuel Oil						
Water	<i>(avg)</i>	\$20.00	\$20.00	\$24.00	\$29.00	\$34.00	\$39.00
Sewer	<i>(avg)</i>	\$40.00	\$41.00	\$48.00	\$54.00	\$60.00	\$66.00
Trash Collection	<i>(avg)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Other specify: Electric Charge \$13.34 (avg)		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other specify: Natural Gas Charge \$20.97		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Utility Allowances

June 2024

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
Tel: 817-922-9000 / Fax: 817-922-9100

Satellite Office: Washington D.C. Metro Area and Houston, Texas

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3301 West Freeway
Fort Worth, TX 76107



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

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

July 28, 2024

Sendia Garcia, HCV Manager
Lakeland Housing Authority
430 Hartsell Avenue
Lakeland, FL 33815

Re: Section 8 HCV Program Utility Allowances Update Report – 2024

Dear Ms. Garcia:

ResidentLife Utility Allowances® is pleased to enclose a copy of the Section 8 Housing Choice Voucher Program Utility Allowances Update Report – 2024. 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 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 140 or amy@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Amy Machala

Amy Machala
ResidentLife Utility Allowances Specialist
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

Re: Section 8 HCV Program Utility Allowances Update Report – 2024

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

I, or a member of our agency staff, have reviewed this 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 residentlife@nelrod.com**

Job# 1769-RU-022

Z:\2024\2024 Utility Allowances\2024 Agency Studies\Lakeland, FL\S8 Update 2024\0001b-Lakeland, FL-S8 UA UPDATE Study Letter-June 2024.docx

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program

ANNUAL UPDATE 2024

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 (**May 2023**) utilized in the previous study and the current utility rates and charges (**June 2024**). This comparison indicated that Lakeland Electric's electric rates decreased 18%, the monthly charge increased 13%, and taxes increased 4%. The City of Bartow's electric rates, charges, and taxes remained the same. Duke Energy's electric rates decreased 22%, the monthly charge increased 4%, and taxes remained the same. People Gas System's natural gas rates increased 4%, the monthly charge increased 27%, and taxes remained the same. The average propane fuel rate decreased 9% and taxes remained the same. Of the 7 water providers' total rates and charges, 4 increased less than 10%, and 3 remained the same. Of the 7 sewer providers' total rates and charges, 3 increased less than 10%, and 4 remained the same. Of the 6 trash collection monthly charges, 1 increased 66%, 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 proposed monthly Section 8 HCV Utility Allowance Schedules were gathered from the previously study. These utility allowances were adopted by 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** and **Electric** utility provider has a **monthly customer charge** that is not based on consumption. This charge is shown in the "Other-Specify:" row of the form HUD-52667. This charge should be added for tenants utilizing this utility but add it only one time. (See Explanation...Monthly Fixed Charges following these HUD forms). The **Electric** utility providers have an **average monthly customer charge** that is not based on consumption. This charge is 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 2024

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 2023 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.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Lakeland Housing Authority, FL		Unit Type: Multi-Family (High-Rise/Apartment/ Row House/Townhouse/Semi-Detached/Duplex)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$12.00	\$15.00	\$15.00	\$15.00	\$16.00	\$16.00
	Bottle Gas	\$42.00	\$52.00	\$52.00	\$52.00	\$57.00	\$57.00
	Electric <i>(avg)</i>	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00	\$10.00
	Electric Heat Pump <i>(avg)</i>	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
	Bottle Gas	\$14.00	\$14.00	\$24.00	\$33.00	\$42.00	\$47.00
	Electric <i>(avg)</i>	\$5.00	\$6.00	\$9.00	\$12.00	\$15.00	\$18.00
Other Electric	<i>(avg)</i>	\$20.00	\$24.00	\$33.00	\$43.00	\$52.00	\$61.00
Air Conditioning	<i>(avg)</i>	\$18.00	\$21.00	\$29.00	\$36.00	\$44.00	\$52.00
Water Heating	Natural Gas	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$28.00
	Bottle Gas	\$33.00	\$38.00	\$52.00	\$66.00	\$80.00	\$99.00
	Electric <i>(avg)</i>	\$12.00	\$14.00	\$18.00	\$21.00	\$25.00	\$29.00
	Fuel Oil						
Water	<i>(avg)</i>	\$20.00	\$20.00	\$24.00	\$29.00	\$34.00	\$39.00
Sewer	<i>(avg)</i>	\$40.00	\$41.00	\$48.00	\$54.00	\$60.00	\$66.00
Trash Collection	<i>(avg)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Other specify: Electric Charge \$13.34 (avg)		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other specify: Natural Gas Charge \$20.97		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Lakeland Housing Authority, FL		Unit Type Single-Family (Detached House/Mobile Home)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$18.00	\$21.00	\$21.00	\$22.00	\$22.00	\$24.00
	Bottle Gas	\$61.00	\$71.00	\$71.00	\$75.00	\$75.00	\$80.00
	Electric <i>(avg)</i>	\$10.00	\$12.00	\$13.00	\$14.00	\$14.00	\$15.00
	Electric Heat Pump <i>(avg)</i>	\$8.00	\$9.00	\$11.00	\$12.00	\$13.00	\$14.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
	Bottle Gas	\$14.00	\$14.00	\$24.00	\$33.00	\$42.00	\$47.00
	Electric <i>(avg)</i>	\$5.00	\$6.00	\$9.00	\$12.00	\$15.00	\$18.00
Other Electric	<i>(avg)</i>	\$30.00	\$35.00	\$49.00	\$63.00	\$76.00	\$90.00
Air Conditioning	<i>(avg)</i>	\$14.00	\$16.00	\$36.00	\$56.00	\$76.00	\$95.00
Water Heating	Natural Gas	\$10.00	\$12.00	\$18.00	\$24.00	\$28.00	\$34.00
	Bottle Gas	\$38.00	\$42.00	\$61.00	\$80.00	\$99.00	\$118.00
	Electric <i>(avg)</i>	\$15.00	\$17.00	\$22.00	\$27.00	\$31.00	\$36.00
	Fuel Oil						
Water	<i>(avg)</i>	\$20.00	\$20.00	\$24.00	\$29.00	\$34.00	\$39.00
Sewer	<i>(avg)</i>	\$40.00	\$41.00	\$48.00	\$54.00	\$60.00	\$66.00
Trash Collection	<i>(avg)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Other specify: Electric Charge \$13.34 (avg)		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other specify: Natural Gas Charge \$20.97		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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	0.1159063	\$26.00
Nebulizer	2	75	5	0.1159063	\$1.00
Electric Hospital Bed	0.2	200	1	0.1159063	\$1.00
Alternating Pressure Pad	24	70	52	0.1159063	\$6.00
Low Air-Loss Mattress	24	120	89	0.1159063	\$10.00
Power Wheelchair/Scooter	3	360	33	0.1159063	\$4.00
Feeding Tube Pump	24	120	89	0.1159063	\$10.00
CPAP Machine	10	30	9	0.1159063	\$1.00
Leg Compression Pump	24	30	22	0.1159063	\$3.00
Dialysis Machine/Equipment	2	710	44	0.1159063	\$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.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

0.090001
0.11176

0.145958

0.115906

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 (04/2023)

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

July 28, 2024

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

July 28, 2024

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 2024

HEATING	OBR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$5.14	\$6.08	\$6.71	\$7.23	\$7.86	\$8.49
City of Bartow	\$6.17	\$7.29	\$8.04	\$8.67	\$9.43	\$10.18
Duke Energy	\$7.59	\$8.99	\$9.92	\$10.70	\$11.62	\$12.56
Average Electric Cost	\$6.30	\$7.45	\$8.22	\$8.87	\$9.64	\$10.41

HEAT PUMP	OBR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$4.30	\$5.03	\$5.98	\$6.71	\$7.44	\$8.18
City of Bartow	\$5.15	\$6.03	\$7.17	\$8.04	\$8.92	\$9.81
Duke Energy	\$6.36	\$7.44	\$8.83	\$9.92	\$11.00	\$12.09
Average Electric Cost	\$5.27	\$6.17	\$7.33	\$8.22	\$9.12	\$10.03

AIR CONDITIONING	OBR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$13.84	\$16.25	\$22.54	\$28.83	\$35.12	\$41.42
City of Bartow	\$16.59	\$19.49	\$27.03	\$34.57	\$42.12	\$49.67
Duke Energy	\$22.08	\$25.93	\$35.97	\$46.00	\$56.04	\$66.07
Average Electric Cost	\$17.50	\$20.56	\$28.51	\$36.47	\$44.43	\$52.39

COOKING	OBR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$4.30	\$5.03	\$7.34	\$9.54	\$11.85	\$14.05
City of Bartow	\$5.15	\$6.03	\$8.80	\$11.44	\$14.21	\$16.85
Duke Energy	\$6.73	\$7.89	\$11.50	\$14.94	\$18.55	\$22.01
Average Electric Cost	\$5.39	\$6.32	\$9.21	\$11.97	\$14.87	\$17.64

OTHER ELECTRIC	OBR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$16.15	\$19.08	\$26.53	\$33.97	\$41.42	\$48.86
City of Bartow	\$19.36	\$22.88	\$31.82	\$40.74	\$49.67	\$58.59
Duke Energy	\$25.29	\$29.88	\$41.55	\$53.20	\$64.86	\$76.52
Average Electric Cost	\$20.27	\$23.95	\$33.30	\$42.64	\$51.98	\$61.32

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Apartment

WATER HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$9.33	\$10.90	\$13.95	\$16.99	\$20.03	\$22.96
City of Bartow	\$11.19	\$13.07	\$16.72	\$20.37	\$24.02	\$27.54
Duke Energy	\$14.61	\$17.08	\$21.84	\$26.61	\$31.37	\$35.96
Average Electric Cost	\$11.71	\$13.68	\$17.50	\$21.32	\$25.14	\$28.82

MONTHLY CHARGE	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$15.73	\$15.73	\$15.73	\$15.73	\$15.73	\$15.73
City of Bartow	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79
Duke Energy	\$14.50	\$14.50	\$14.50	\$14.50	\$14.50	\$14.50
Average Electric Cost	\$13.34	\$13.34	\$13.34	\$13.34	\$13.34	\$13.34

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

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Detached House

UPDATE 2024

HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$8.28	\$9.75	\$10.49	\$11.11	\$11.74	\$12.48
City of Bartow	\$9.93	\$11.69	\$12.58	\$13.33	\$14.09	\$14.96
Duke Energy	\$12.25	\$14.41	\$15.50	\$16.44	\$17.36	\$18.45
Average Electric Cost	\$10.15	\$11.95	\$12.86	\$13.63	\$14.40	\$15.30

HEAT PUMP	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$6.19	\$7.23	\$8.60	\$9.65	\$10.69	\$11.74
City of Bartow	\$7.41	\$8.67	\$10.31	\$11.57	\$12.83	\$14.09
Duke Energy	\$9.15	\$10.70	\$12.71	\$14.27	\$15.81	\$17.36
Average Electric Cost	\$7.58	\$8.87	\$10.54	\$11.83	\$13.11	\$14.40

AIR CONDITIONING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$10.69	\$12.58	\$28.31	\$44.04	\$59.76	\$75.49
City of Bartow	\$12.83	\$15.09	\$33.95	\$52.81	\$71.66	\$90.53
Duke Energy	\$17.07	\$20.07	\$45.16	\$70.26	\$95.34	\$120.43
Average Electric Cost	\$13.53	\$15.91	\$35.81	\$55.70	\$75.59	\$95.48

COOKING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$4.30	\$5.03	\$7.34	\$9.54	\$11.85	\$14.05
City of Bartow	\$5.15	\$6.03	\$8.80	\$11.44	\$14.21	\$16.85
Duke Energy	\$6.73	\$7.89	\$11.50	\$14.94	\$18.55	\$22.01
Average Electric Cost	\$5.39	\$6.32	\$9.21	\$11.97	\$14.87	\$17.64

OTHER ELECTRIC	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$23.80	\$27.99	\$38.90	\$49.91	\$60.81	\$71.82
City of Bartow	\$28.54	\$33.57	\$46.64	\$59.85	\$72.92	\$86.13
Duke Energy	\$37.27	\$43.84	\$60.92	\$78.17	\$95.24	\$112.48
Average Electric Cost	\$29.87	\$35.13	\$48.82	\$62.64	\$76.32	\$90.14

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Detached House

WATER HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$11.64	\$13.63	\$17.41	\$21.18	\$24.95	\$28.73
City of Bartow	\$13.96	\$16.35	\$20.87	\$25.40	\$29.93	\$34.45
Duke Energy	\$18.23	\$21.34	\$27.26	\$33.17	\$39.08	\$44.99
Average Electric Cost	\$14.61	\$17.11	\$21.85	\$26.58	\$31.32	\$36.06

MONTHLY CHARGE	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$15.73	\$15.73	\$15.73	\$15.73	\$15.73	\$15.73
City of Bartow	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79
Duke Energy	\$14.50	\$14.50	\$14.50	\$14.50	\$14.50	\$14.50
Average Electric Cost	\$13.34	\$13.34	\$13.34	\$13.34	\$13.34	\$13.34

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Lakeland Electric

UPDATE 2024

Building Type: Apartment

A Monthly Charge of \$13.50 plus taxes of \$2.23 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$15.73)

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 0.090001	\$4.41	\$5.22	\$5.76	\$6.21	\$6.75	\$7.29
Total Taxes % of total 16.5%	\$0.73	\$0.86	\$0.95	\$1.02	\$1.11	\$1.20
Total Monthly Average Cost	\$5.14	\$6.08	\$6.71	\$7.23	\$7.86	\$8.49

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 0.090001	\$3.69	\$4.32	\$5.13	\$5.76	\$6.39	\$7.02
Total Taxes % of total 16.5%	\$0.61	\$0.71	\$0.85	\$0.95	\$1.05	\$1.16
Total Monthly Average Cost	\$4.30	\$5.03	\$5.98	\$6.71	\$7.44	\$8.18

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 0.090001	\$11.88	\$13.95	\$19.35	\$24.75	\$30.15	\$35.55
Total Taxes % of total 16.5%	\$1.96	\$2.30	\$3.19	\$4.08	\$4.97	\$5.87
Total Monthly Average Cost	\$13.84	\$16.25	\$22.54	\$28.83	\$35.12	\$41.42

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 0.090001	\$3.69	\$4.32	\$6.30	\$8.19	\$10.17	\$12.06
Total Taxes % of total 16.5%	\$0.61	\$0.71	\$1.04	\$1.35	\$1.68	\$1.99
Total Monthly Average Cost	\$4.30	\$5.03	\$7.34	\$9.54	\$11.85	\$14.05

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 0.090001	\$13.86	\$16.38	\$22.77	\$29.16	\$35.55	\$41.94
Total Taxes % of total 16.5%	\$2.29	\$2.70	\$3.76	\$4.81	\$5.87	\$6.92
Total Monthly Average Cost	\$16.15	\$19.08	\$26.53	\$33.97	\$41.42	\$48.86

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 0.090001	\$8.01	\$9.36	\$11.97	\$14.58	\$17.19	\$19.71
Total Taxes % of total 16.5%	\$1.32	\$1.54	\$1.98	\$2.41	\$2.84	\$3.25
Total Monthly Average Cost	\$9.33	\$10.90	\$13.95	\$16.99	\$20.03	\$22.96

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Lakeland Electric

UPDATE 2024

Building Type: Detached House

A Monthly Charge of \$13.50 plus taxes of \$2.23 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$15.73)

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 0.090001	\$7.11	\$8.37	\$9.00	\$9.54	\$10.08	\$10.71
Total Taxes % of total 16.5%	\$1.17	\$1.38	\$1.49	\$1.57	\$1.66	\$1.77
Total Monthly Average Cost	\$8.28	\$9.75	\$10.49	\$11.11	\$11.74	\$12.48

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 0.090001	\$5.31	\$6.21	\$7.38	\$8.28	\$9.18	\$10.08
Total Taxes % of total 16.5%	\$0.88	\$1.02	\$1.22	\$1.37	\$1.51	\$1.66
Total Monthly Average Cost	\$6.19	\$7.23	\$8.60	\$9.65	\$10.69	\$11.74

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 0.090001	\$9.18	\$10.80	\$24.30	\$37.80	\$51.30	\$64.80
Total Taxes % of total 16.5%	\$1.51	\$1.78	\$4.01	\$6.24	\$8.46	\$10.69
Total Monthly Average Cost	\$10.69	\$12.58	\$28.31	\$44.04	\$59.76	\$75.49

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 0.090001	\$3.69	\$4.32	\$6.30	\$8.19	\$10.17	\$12.06
Total Taxes % of total 16.5%	\$0.61	\$0.71	\$1.04	\$1.35	\$1.68	\$1.99
Total Monthly Average Cost	\$4.30	\$5.03	\$7.34	\$9.54	\$11.85	\$14.05

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 0.090001	\$20.43	\$24.03	\$33.39	\$42.84	\$52.20	\$61.65
Total Taxes % of total 16.5%	\$3.37	\$3.96	\$5.51	\$7.07	\$8.61	\$10.17
Total Monthly Average Cost	\$23.80	\$27.99	\$38.90	\$49.91	\$60.81	\$71.82

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 0.090001	\$9.99	\$11.70	\$14.94	\$18.18	\$21.42	\$24.66
Total Taxes % of total 16.5%	\$1.65	\$1.93	\$2.47	\$3.00	\$3.53	\$4.07
Total Monthly Average Cost	\$11.64	\$13.63	\$17.41	\$21.18	\$24.95	\$28.73

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - City of Bartow

UPDATE 2024

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 0.11176	\$5.48	\$6.48	\$7.15	\$7.71	\$8.38	\$9.05
Total Taxes % of total 12.5%	\$0.69	\$0.81	\$0.89	\$0.96	\$1.05	\$1.13
Total Monthly Average Cost	\$6.17	\$7.29	\$8.04	\$8.67	\$9.43	\$10.18

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 0.11176	\$4.58	\$5.36	\$6.37	\$7.15	\$7.93	\$8.72
Total Taxes % of total 12.5%	\$0.57	\$0.67	\$0.80	\$0.89	\$0.99	\$1.09
Total Monthly Average Cost	\$5.15	\$6.03	\$7.17	\$8.04	\$8.92	\$9.81

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 0.11176	\$14.75	\$17.32	\$24.03	\$30.73	\$37.44	\$44.15
Total Taxes % of total 12.5%	\$1.84	\$2.17	\$3.00	\$3.84	\$4.68	\$5.52
Total Monthly Average Cost	\$16.59	\$19.49	\$27.03	\$34.57	\$42.12	\$49.67

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 0.11176	\$4.58	\$5.36	\$7.82	\$10.17	\$12.63	\$14.98
Total Taxes % of total 12.5%	\$0.57	\$0.67	\$0.98	\$1.27	\$1.58	\$1.87
Total Monthly Average Cost	\$5.15	\$6.03	\$8.80	\$11.44	\$14.21	\$16.85

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 0.11176	\$17.21	\$20.34	\$28.28	\$36.21	\$44.15	\$52.08
Total Taxes % of total 12.5%	\$2.15	\$2.54	\$3.54	\$4.53	\$5.52	\$6.51
Total Monthly Average Cost	\$19.36	\$22.88	\$31.82	\$40.74	\$49.67	\$58.59

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 0.11176	\$9.95	\$11.62	\$14.86	\$18.11	\$21.35	\$24.48
Total Taxes % of total 12.5%	\$1.24	\$1.45	\$1.86	\$2.26	\$2.67	\$3.06
Total Monthly Average Cost	\$11.19	\$13.07	\$16.72	\$20.37	\$24.02	\$27.54

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - City of Bartow

UPDATE 2024

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 0.11176	\$8.83	\$10.39	\$11.18	\$11.85	\$12.52	\$13.30
Total Taxes % of total 12.5%	\$1.10	\$1.30	\$1.40	\$1.48	\$1.57	\$1.66
Total Monthly Average Cost	\$9.93	\$11.69	\$12.58	\$13.33	\$14.09	\$14.96

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 0.11176	\$6.59	\$7.71	\$9.16	\$10.28	\$11.40	\$12.52
Total Taxes % of total 12.5%	\$0.82	\$0.96	\$1.15	\$1.29	\$1.43	\$1.57
Total Monthly Average Cost	\$7.41	\$8.67	\$10.31	\$11.57	\$12.83	\$14.09

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 0.11176	\$11.40	\$13.41	\$30.18	\$46.94	\$63.70	\$80.47
Total Taxes % of total 12.5%	\$1.43	\$1.68	\$3.77	\$5.87	\$7.96	\$10.06
Total Monthly Average Cost	\$12.83	\$15.09	\$33.95	\$52.81	\$71.66	\$90.53

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 0.11176	\$4.58	\$5.36	\$7.82	\$10.17	\$12.63	\$14.98
Total Taxes % of total 12.5%	\$0.57	\$0.67	\$0.98	\$1.27	\$1.58	\$1.87
Total Monthly Average Cost	\$5.15	\$6.03	\$8.80	\$11.44	\$14.21	\$16.85

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 0.11176	\$25.37	\$29.84	\$41.46	\$53.20	\$64.82	\$76.56
Total Taxes % of total 12.5%	\$3.17	\$3.73	\$5.18	\$6.65	\$8.10	\$9.57
Total Monthly Average Cost	\$28.54	\$33.57	\$46.64	\$59.85	\$72.92	\$86.13

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 0.11176	\$12.41	\$14.53	\$18.55	\$22.58	\$26.60	\$30.62
Total Taxes % of total 12.5%	\$1.55	\$1.82	\$2.32	\$2.82	\$3.33	\$3.83
Total Monthly Average Cost	\$13.96	\$16.35	\$20.87	\$25.40	\$29.93	\$34.45

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Duke Energy

UPDATE 2024

Building Type: Apartment

A Monthly Charge of \$12.89 plus taxes of \$1.61 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$14.50)

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 0.13779	\$6.75	\$7.99	\$8.82	\$9.51	\$10.33	\$11.16
Total Taxes % of total 12.5%	\$0.84	\$1.00	\$1.10	\$1.19	\$1.29	\$1.40
Total Monthly Average Cost	\$7.59	\$8.99	\$9.92	\$10.70	\$11.62	\$12.56

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 0.13779	\$5.65	\$6.61	\$7.85	\$8.82	\$9.78	\$10.75
Total Taxes % of total 12.5%	\$0.71	\$0.83	\$0.98	\$1.10	\$1.22	\$1.34
Total Monthly Average Cost	\$6.36	\$7.44	\$8.83	\$9.92	\$11.00	\$12.09

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 0.14868	\$19.63	\$23.05	\$31.97	\$40.89	\$49.81	\$58.73
Total Taxes % of total 12.5%	\$2.45	\$2.88	\$4.00	\$5.11	\$6.23	\$7.34
Total Monthly Average Cost	\$22.08	\$25.93	\$35.97	\$46.00	\$56.04	\$66.07

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 0.145958	\$5.98	\$7.01	\$10.22	\$13.28	\$16.49	\$19.56
Total Taxes % of total 12.5%	\$0.75	\$0.88	\$1.28	\$1.66	\$2.06	\$2.45
Total Monthly Average Cost	\$6.73	\$7.89	\$11.50	\$14.94	\$18.55	\$22.01

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 0.145958	\$22.48	\$26.56	\$36.93	\$47.29	\$57.65	\$68.02
Total Taxes % of total 12.5%	\$2.81	\$3.32	\$4.62	\$5.91	\$7.21	\$8.50
Total Monthly Average Cost	\$25.29	\$29.88	\$41.55	\$53.20	\$64.86	\$76.52

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 0.145958	\$12.99	\$15.18	\$19.41	\$23.65	\$27.88	\$31.96
Total Taxes % of total 12.5%	\$1.62	\$1.90	\$2.43	\$2.96	\$3.49	\$4.00
Total Monthly Average Cost	\$14.61	\$17.08	\$21.84	\$26.61	\$31.37	\$35.96

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Duke Energy

UPDATE 2024

Building Type: Detached House

A Monthly Charge of \$12.89 plus taxes of \$1.61 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$14.50)

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 0.13779	\$10.89	\$12.81	\$13.78	\$14.61	\$15.43	\$16.40
Total Taxes % of total 12.5%	\$1.36	\$1.60	\$1.72	\$1.83	\$1.93	\$2.05
Total Monthly Average Cost	\$12.25	\$14.41	\$15.50	\$16.44	\$17.36	\$18.45

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 0.13779	\$8.13	\$9.51	\$11.30	\$12.68	\$14.05	\$15.43
Total Taxes % of total 12.5%	\$1.02	\$1.19	\$1.41	\$1.59	\$1.76	\$1.93
Total Monthly Average Cost	\$9.15	\$10.70	\$12.71	\$14.27	\$15.81	\$17.36

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 0.14868	\$15.17	\$17.84	\$40.14	\$62.45	\$84.75	\$107.05
Total Taxes % of total 12.5%	\$1.90	\$2.23	\$5.02	\$7.81	\$10.59	\$13.38
Total Monthly Average Cost	\$17.07	\$20.07	\$45.16	\$70.26	\$95.34	\$120.43

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 0.145958	\$5.98	\$7.01	\$10.22	\$13.28	\$16.49	\$19.56
Total Taxes % of total 12.5%	\$0.75	\$0.88	\$1.28	\$1.66	\$2.06	\$2.45
Total Monthly Average Cost	\$6.73	\$7.89	\$11.50	\$14.94	\$18.55	\$22.01

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 0.145958	\$33.13	\$38.97	\$54.15	\$69.48	\$84.66	\$99.98
Total Taxes % of total 12.5%	\$4.14	\$4.87	\$6.77	\$8.69	\$10.58	\$12.50
Total Monthly Average Cost	\$37.27	\$43.84	\$60.92	\$78.17	\$95.24	\$112.48

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 0.145958	\$16.20	\$18.97	\$24.23	\$29.48	\$34.74	\$39.99
Total Taxes % of total 12.5%	\$2.03	\$2.37	\$3.03	\$3.69	\$4.34	\$5.00
Total Monthly Average Cost	\$18.23	\$21.34	\$27.26	\$33.17	\$39.08	\$44.99

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 2024

Building Type: Apartment

A Monthly Charge of \$19.06 plus taxes of \$1.91 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$20.97)

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 1.33997	\$10.72	\$13.40	\$13.40	\$13.40	\$14.74	\$14.74
Municipal Public Service Tax % of Total 10%	\$1.07	\$1.34	\$1.34	\$1.34	\$1.47	\$1.47
Total Monthly Average Cost	\$11.79	\$14.74	\$14.74	\$14.74	\$16.21	\$16.21

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 1.33997	\$4.02	\$4.02	\$6.70	\$8.04	\$10.72	\$12.06
Municipal Public Service Tax % of Total 10%	\$0.40	\$0.40	\$0.67	\$0.80	\$1.07	\$1.21
Total Monthly Average Cost	\$4.42	\$4.42	\$7.37	\$8.84	\$11.79	\$13.27

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 1.33997	\$8.04	\$9.38	\$13.40	\$17.42	\$21.44	\$25.46
Municipal Public Service Tax % of Total 10%	\$0.80	\$0.94	\$1.34	\$1.74	\$2.14	\$2.55
Total Monthly Average Cost	\$8.84	\$10.32	\$14.74	\$19.16	\$23.58	\$28.01

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 2024

Building Type: Detached House

A Monthly Charge of \$19.06 plus taxes of \$1.91 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$20.97)

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 1.33997	\$16.08	\$18.76	\$18.76	\$20.10	\$20.10	\$21.44
Municipal Public Service Tax % of Total 10%	\$1.61	\$1.88	\$1.88	\$2.01	\$2.01	\$2.14
Total Monthly Average Cost	\$17.69	\$20.64	\$20.64	\$22.11	\$22.11	\$23.58

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 1.33997	\$4.02	\$4.02	\$6.70	\$8.04	\$10.72	\$12.06
Municipal Public Service Tax % of Total 10%	\$0.40	\$0.40	\$0.67	\$0.80	\$1.07	\$1.21
Total Monthly Average Cost	\$4.42	\$4.42	\$7.37	\$8.84	\$11.79	\$13.27

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 1.33997	\$9.38	\$10.72	\$16.08	\$21.44	\$25.46	\$30.82
Municipal Public Service Tax % of Total 10%	\$0.94	\$1.07	\$1.61	\$2.14	\$2.55	\$3.08
Total Monthly Average Cost	\$10.32	\$11.79	\$17.69	\$23.58	\$28.01	\$33.90

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 2024

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 \$4.28	\$38.52	\$47.08	\$47.08	\$47.08	\$51.36	\$51.36
Sales Tax % of total 10%	\$3.85	\$4.71	\$4.71	\$4.71	\$5.14	\$5.14
Total Monthly Average Cost	\$42.37	\$51.79	\$51.79	\$51.79	\$56.50	\$56.50

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 \$4.28	\$12.84	\$12.84	\$21.40	\$29.96	\$38.52	\$42.80
Sales Tax % of total 10%	\$1.28	\$1.28	\$2.14	\$3.00	\$3.85	\$4.28
Total Monthly Average Cost	\$14.12	\$14.12	\$23.54	\$32.96	\$42.37	\$47.08

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 \$4.28	\$29.96	\$34.24	\$47.08	\$59.92	\$72.76	\$89.88
Sales Tax % of total 10%	\$3.00	\$3.42	\$4.71	\$5.99	\$7.28	\$8.99
Total Monthly Average Cost	\$32.96	\$37.66	\$51.79	\$65.91	\$80.04	\$98.87

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 2024

Building Type: Detached House

HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types - Winter	13	15	15	16	16	17
Average Fuel Rate per gallon \$4.28	\$55.64	\$64.20	\$64.20	\$68.48	\$68.48	\$72.76
Sales Tax % of total 10%	\$5.56	\$6.42	\$6.42	\$6.85	\$6.85	\$7.28
Total Monthly Average Cost	\$61.20	\$70.62	\$70.62	\$75.33	\$75.33	\$80.04

COOKING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3	3	5	7	9	10
Average Fuel Rate per gallon \$4.28	\$12.84	\$12.84	\$21.40	\$29.96	\$38.52	\$42.80
Sales Tax % of total 10%	\$1.28	\$1.28	\$2.14	\$3.00	\$3.85	\$4.28
Total Monthly Average Cost	\$14.12	\$14.12	\$23.54	\$32.96	\$42.37	\$47.08

WATER HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	8	9	13	17	21	25
Average Fuel Rate per gallon \$4.28	\$34.24	\$38.52	\$55.64	\$72.76	\$89.88	\$107.00
Sales Tax % of total 10%	\$3.42	\$3.85	\$5.56	\$7.28	\$8.99	\$10.70
Total Monthly Average Cost	\$37.66	\$42.37	\$61.20	\$80.04	\$98.87	\$117.70

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

WATER, SEWER, & TRASH COLLECTION AVERAGE COSTS
Standard Schedule

All Building Types

UPDATE 2024

WATER	0BR	1BR	2BR	3BR	4BR	5BR
City of Auburndale	\$13.90	\$14.08	\$17.46	\$21.13	\$24.82	\$28.49
City of Bartow	\$21.26	\$21.67	\$25.70	\$30.46	\$36.28	\$43.71
City of Haines City	\$24.94	\$25.25	\$28.27	\$31.30	\$34.32	\$37.35
City of Lake Wales	\$22.11	\$22.65	\$28.38	\$35.71	\$43.03	\$50.36
City of Lakeland	\$21.21	\$21.59	\$25.37	\$29.15	\$34.02	\$39.13
Polk County Utilities	\$19.78	\$20.21	\$24.55	\$28.89	\$33.23	\$37.57
City of Winter Haven	\$16.37	\$16.74	\$20.88	\$27.12	\$33.35	\$39.59
Average Water Cost	\$19.94	\$20.31	\$24.37	\$29.11	\$34.15	\$39.46

SEWER	0BR	1BR	2BR	3BR	4BR	5BR
City of Auburndale	\$42.30	\$42.30	\$42.30	\$42.30	\$42.30	\$42.30
City of Bartow	\$27.73	\$28.00	\$30.67	\$33.34	\$36.01	\$38.68
City of Haines City	\$49.54	\$50.59	\$61.01	\$71.44	\$81.87	\$92.29
City of Lake Wales	\$43.36	\$43.94	\$50.46	\$60.63	\$70.80	\$80.97
City of Lakeland (MF)	\$34.51	\$35.21	\$42.17	\$49.13	\$56.09	\$63.05
City of Lakeland (SF)	\$37.41	\$38.11	\$45.07	\$52.03	\$58.99	\$65.95
Polk County Utilities	\$59.47	\$60.44	\$70.16	\$79.88	\$81.50	\$81.50
City of Winter Haven	\$29.45	\$30.28	\$38.56	\$46.84	\$55.12	\$63.40
Average Sewer Cost	\$40.47	\$41.11	\$47.55	\$54.45	\$60.34	\$66.02

TRASH COLLECTION	0BR	1BR	2BR	3BR	4BR	5BR
City of Auburndale	\$21.72	\$21.72	\$21.72	\$21.72	\$21.72	\$21.72
City of Bartow	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75
City of Haines City	\$35.97	\$35.97	\$35.97	\$35.97	\$35.97	\$35.97
City of Lake Wales	\$23.81	\$23.81	\$23.81	\$23.81	\$23.81	\$23.81
City of Lakeland	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95
City of Winter Haven	\$27.12	\$27.12	\$27.12	\$27.12	\$27.12	\$27.12
Average Trash Cost	\$24.22	\$24.22	\$24.22	\$24.22	\$24.22	\$24.22

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 2024

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 Base Rate per month \$8.64	\$8.64	\$8.64	\$8.64	\$8.64	\$8.64	\$8.64
Water Usage (0-4000) per 1000 gallons \$1.11	\$4.00	\$4.16	\$4.44	\$4.44	\$4.44	\$4.44
Water Usage (4001-10000) per 1000 gallons \$2.23			\$2.79	\$6.13	\$9.48	\$12.82
<i>Subtotal</i>	<i>\$12.64</i>	<i>\$12.80</i>	<i>\$15.87</i>	<i>\$19.21</i>	<i>\$22.56</i>	<i>\$25.90</i>
Municipal Public Service Tax % of total 10%	\$1.26	\$1.28	\$1.59	\$1.92	\$2.26	\$2.59
Total Monthly Average Cost	\$13.90	\$14.08	\$17.46	\$21.13	\$24.82	\$28.49

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 \$42.30	\$42.30	\$42.30	\$42.30	\$42.30	\$42.30	\$42.30
Total Monthly Average Cost	\$42.30	\$42.30	\$42.30	\$42.30	\$42.30	\$42.30

TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Garbage Fee per month \$21.72	\$21.72	\$21.72	\$21.72	\$21.72	\$21.72	\$21.72
Total Monthly Charges	\$21.72	\$21.72	\$21.72	\$21.72	\$21.72	\$21.72

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 2024

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 Gallonage Usage 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
Solid Waste 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 2024

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 \$17.36	\$17.36	\$17.36	\$17.36	\$17.36	\$17.36	\$17.36
Consumption Charge (0-3000) per 1000 gallons \$1.402	\$4.21	\$4.21	\$4.21	\$4.21	\$4.21	\$4.21
Consumption Charge (3001-10000) per 1000 gallons \$1.834	\$1.10	\$1.38	\$4.13	\$6.88	\$9.63	\$12.38
<i>Subtotal</i>	\$22.67	\$22.95	\$25.70	\$28.45	\$31.20	\$33.95
Municipal Public Service Tax % of total 10%	\$2.27	\$2.30	\$2.57	\$2.85	\$3.12	\$3.40
Total Monthly Average Cost	\$24.94	\$25.25	\$28.27	\$31.30	\$34.32	\$37.35

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 \$24.52	\$24.52	\$24.52	\$24.52	\$24.52	\$24.52	\$24.52
Consumption Charge (0-10000 max) per 1000 gallons \$6.951	\$25.02	\$26.07	\$36.49	\$46.92	\$57.35	\$67.77
Total Monthly Average Cost	\$49.54	\$50.59	\$61.01	\$71.44	\$81.87	\$92.29

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 \$35.97	\$35.97	\$35.97	\$35.97	\$35.97	\$35.97	\$35.97
Total Monthly Charges	\$35.97	\$35.97	\$35.97	\$35.97	\$35.97	\$35.97

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 2024

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 \$8.29	\$8.29	\$8.29	\$8.29	\$8.29	\$8.29	\$8.29
Volume Charge (0-5000) per 1000 gallons \$3.28	\$11.81	\$12.30	\$16.40	\$16.40	\$16.40	\$16.40
Volume Charge (5001-10000) per 1000 gallons \$4.44			\$1.11	\$7.77	\$14.43	\$21.09
<i>Subtotal</i>	<i>\$20.10</i>	<i>\$20.59</i>	<i>\$25.80</i>	<i>\$32.46</i>	<i>\$39.12</i>	<i>\$45.78</i>
Municipal Public Service Tax % of total 10%	\$2.01	\$2.06	\$2.58	\$3.25	\$3.91	\$4.58
Total Monthly Average Cost	\$22.11	\$22.65	\$28.38	\$35.71	\$43.03	\$50.36

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 \$29.46	\$29.46	\$29.46	\$29.46	\$29.46	\$29.46	\$29.46
Volume Charge (0-5000) per 1000 gallons \$3.86	\$13.90	\$14.48	\$19.30	\$19.30	\$19.30	\$19.30
Volume Charge (over 5000) per 1000 gallons \$6.78			\$1.70	\$11.87	\$22.04	\$32.21
Total Monthly Average Cost	\$43.36	\$43.94	\$50.46	\$60.63	\$70.80	\$80.97

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 \$23.81	\$23.81	\$23.81	\$23.81	\$23.81	\$23.81	\$23.81
Total Monthly Charges	\$23.81	\$23.81	\$23.81	\$23.81	\$23.81	\$23.81

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 2024

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 \$11.04	\$11.04	\$11.04	\$11.04	\$11.04	\$11.04	\$11.04
Water Consumption (0-7000) per 1000 gallons \$2.29	\$8.24	\$8.59	\$12.02	\$15.46	\$16.03	\$16.03
Water Consumption (7001-12000) per 1000 gallons \$3.09					\$3.86	\$8.50
<i>Subtotal</i>	\$19.28	\$19.63	\$23.06	\$26.50	\$30.93	\$35.57
Municipal Public Service Tax % of total 10%	\$1.93	\$1.96	\$2.31	\$2.65	\$3.09	\$3.56
Total Monthly Average Cost	\$21.21	\$21.59	\$25.37	\$29.15	\$34.02	\$39.13

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 \$17.81	\$17.81	\$17.81	\$17.81	\$17.81	\$17.81	\$17.81
Sewer Volume Charge (0-12000 max) per 1000 gallons \$4.64	\$16.70	\$17.40	\$24.36	\$31.32	\$38.28	\$45.24
Total Monthly Average Cost	\$34.51	\$35.21	\$42.17	\$49.13	\$56.09	\$63.05

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 \$20.71	\$20.71	\$20.71	\$20.71	\$20.71	\$20.71	\$20.71
Sewer Volume Charge (0-12000 max) per 1000 gallons \$4.64	\$16.70	\$17.40	\$24.36	\$31.32	\$38.28	\$45.24
Total Monthly Average Cost	\$37.41	\$38.11	\$45.07	\$52.03	\$58.99	\$65.95

TRASH COLLECTION

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption gallons for all bedroom types	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 2024

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 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
<i>Subtotal</i>	<i>\$17.98</i>	<i>\$18.37</i>	<i>\$22.32</i>	<i>\$26.26</i>	<i>\$30.21</i>	<i>\$34.15</i>
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 Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	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 2024

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 Base Charge per month \$6.78	\$6.78	\$6.78	\$6.78	\$6.78	\$6.78	\$6.78
Water Usage (0-5000) per 1000 gallons \$2.25	\$8.10	\$8.44	\$11.25	\$11.25	\$11.25	\$11.25
Water Usage (5001-10000) per 1000 gallons \$3.78			\$0.95	\$6.62	\$12.29	\$17.96
<i>Subtotal</i>	<i>\$14.88</i>	<i>\$15.22</i>	<i>\$18.98</i>	<i>\$24.65</i>	<i>\$30.32</i>	<i>\$35.99</i>
Municipal Public Service Tax % of total 10%	\$1.49	\$1.52	\$1.90	\$2.47	\$3.03	\$3.60
Total Monthly Average Cost	\$16.37	\$16.74	\$20.88	\$27.12	\$33.35	\$39.59

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Sewer Base Charge per month \$9.58	\$9.58	\$9.58	\$9.58	\$9.58	\$9.58	\$9.58
Sewer Usage per 1000 gallons \$5.52	\$19.87	\$20.70	\$28.98	\$37.26	\$45.54	\$53.82
Total Monthly Average Cost	\$29.45	\$30.28	\$38.56	\$46.84	\$55.12	\$63.40

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 \$27.12	\$27.12	\$27.12	\$27.12	\$27.12	\$27.12	\$27.12
Total Monthly Charges	\$27.12	\$27.12	\$27.12	\$27.12	\$27.12	\$27.12

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

LAKELAND HOUSING AUTHORITY, FL
SECTION 8 HCV PROGRAM

Utility Providers Residential Rates and Charges
As of June 2024

ELECTRICITY

UPDATE 2024

Source: Lakeland Electric

863-834-9535

www.lakelandelectric.com*

Year Round			RS
Customer Charge	Per Month	\$13.50	
Tiers*		0 - 1000	
Energy Charge	Per KWH	0.05227	
Fuel Charge	Per KWH	0.036	
Environmental Compliance Charge	Per KWH	0.0015907	
Smart Grid Project Implementation	Per KWH	0.00014	
Total Energy Charges	Per KWH	0.090001	
Florida Gross Receipts Tax	% of Total	2.5%	
Municipal Public Service Tax	% of Total	10%	
Franchise Fee*	% of Total	4%	
Total Taxes	% of Total	16.5%	

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	0.06106	
Total Energy Charges	Per KWH	0.11176	
Florida Gross Receipts Tax	% of Total	2.5%	
Municipal Public Service Tax	% of Total	10%	
Total Taxes	% of Total	12.5%	

Continue...

LAKELAND HOUSING AUTHORITY, FL

SECTION 8 HCV PROGRAM

Source: Duke Energy

800-700-8744

www.duke-energy.com*

Summer (March - November) (9)			RS-1
Winter (December - February) (3)			
Customer Charge	Per Month	\$12.89	
Total Monthly Charges	Per Month	\$12.89	
Tiers*		0 - 1000	
Energy Charge* (<i>Summer</i>)	Per KWH	0.07919	
Energy Charge* (<i>Winter</i>)	Per KWH	0.0683	
Fuel Charge	Per KWH	0.04372	
Asset Securitization Charge	Per KWH	0.00236	
Energy Conservation Charge (ECCR)	Per KWH	0.0033	
Environmental Charge (ECRC)	Per KWH	0.00046	
Purchased Power Capacity Charge (CCR)	Per KWH	0.00946	
Storm Protection Plan Cost (SPPCRC)	Per KWH	0.0051	
Storm Cost Recovery Surcharge	Per KWH	0.00509	
Total Energy Charges* (<i>Summer</i>)	Per KWH	0.14868	
Total Energy Charges* (<i>Winter</i>)	Per KWH	0.13779	
Florida Gross Receipts Tax	% of Total	2.5%	
Municipal Public Service Tax	% of Total	10%	
Total Taxes	% of Total	12.5%	
Year Round Weighted Average			RS-1
Tiers*		0 - 1000	
Total Energy Charges* (<i>wtd avg</i>)	Per KWH	0.145958	

Year Round Rates have changed to Sesonal Rates

NATURAL GAS

Source: Peoples Gas System (TECO)

877-832-6747

www.peoplesgas.com*

Year Round			RS-1
Customer Charge	Per Month	\$19.06	
Tiers*		All	
Distribution Charge	Per Therm	0.35096	
Purchased Gas Adjustment	Per Therm	0.77	
Energy Conservation Cost Recovery	Per Therm	0.21579	
Cast Iron/Bare Steel Replacement	Per Therm	0.00322	
Total Energy Charges	Per Therm	1.33997	
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	\$4.56
Sales Tax	% of Total	10%

LAKELAND HOUSING AUTHORITY, FL

SECTION 8 HCV PROGRAM

Source: Suburban Propane

813-626-4157

Call

Year Round		
Fuel Rate	Per Gallon	\$3.99
Sales Tax	% of Total	10%

Average Bottled Gas/ Propane Providers

Year Round		
Average Fuel Rate	Per Gallon	\$4.28
Sales Tax	% of Total	10%

WATER, SEWER & TRASH COLLECTION

Source: City of Auburndale

863-965-5500

www.auburndalefl.com*

Water			
Water Base Rate*	Per Month	\$8.64	
	Tiers*	0 - 4000	4001 - 10000
Water Usage*	Per 1000 Gallons	\$1.11	\$2.23
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Flat Rate*	Per Month	\$41.55	
Stormwater Fee*	Per Month	\$0.75	
Total Monthly Charges	Per Month	\$42.30	
Trash Collection			
Garbage Fee*	Per Month	\$21.72	

Source: City of Bartow

863-534-0188

www.cityofbartow.net

& Call

Water				
Water Minimum Charge	Per Month	\$10.55		
	Tiers*	0 - 6000	6001 - 8000	over 8000
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		
Water Gallonage Usage	Per 1000 Gallons	\$1.78		
Trash Collection				
Solid Waste Charge	Per Month	\$18.75		

LAKELAND HOUSING AUTHORITY, FL

SECTION 8 HCV PROGRAM

Source: City of Haines City

863-421-3777

www.hainescity.com

& Call

Water			
Base Service Charge	Per Month	\$17.36	
	Tiers*	0-3000	3001-10000
Consumption Charge	Per 1000 Gallons	\$1.402	\$1.834
Municipal Public Service Tax	% of Total	10%	
Sewer			
Base Service Charge	Per Month	\$24.52	
	Tiers*	0 - 10000 max	
Consumption Charge	Per 1000 Gallons	\$6.951	
Trash Collection			
Trash Collection Charge	Per Month	\$35.97	

Source: City of Lake Wales

863-678-4182

www.cityoflakewales.com

& Call

Water			
Water Service Availability Charge	Per Month	\$8.29	
	Tiers*	0 - 5000	5001 - 10000
Volume Charge	Per 1000 Gallons	\$3.28	\$4.44
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Service Availability Charge	Per Month	\$29.46	
	Tiers*	0 - 5000	over 5000
Volume Charge	Per 1000 Gallons	\$3.86	\$6.78
Trash Collection			
Solid Waste Curbside Collection Charge*	Per Month	\$22.49	
Recycling Curbside Charge	Per Month	\$1.32	
Total Monthly Charges	Per Month	\$23.81	

Source: City of Lakeland

863-834-9535/863-834-8276

www.lakelandgov.net*

Water			
Water Fixed Meter Charge	Per Month	\$11.04	
	Tiers*	0 - 7000	7001 - 12000
Water Consumption*	Per 1000 Gallons	\$2.29	\$3.09
Municipal Public Service Tax	% of Total	10%	

Continue...

LAKELAND HOUSING AUTHORITY, FL
SECTION 8 HCV PROGRAM

City of Lakeland continued...

Sewer			
Sewer Fixed Charge	Per Month	\$17.81	<i>Multi-Family</i>
Sewer Fixed Charge	Per Month	\$20.71	<i>Single Family</i>
Tiers*		0-12000 max	
Sewer Volume Charge*	Per 1000 Gallons	\$4.64	
Trash Collection			
Trash Collection Charge (65 gal)	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

& Call

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

Source: City of Winter Haven

863-291-5600

www.mywinterhaven.com*

Water			
Water Base Charge	Per Month	\$6.78	
Tiers*		0 - 5000	5001 - 10000
Water Usage*	Per 1000 Gallons	\$2.25	\$3.78
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Base Charge	Per Month	\$9.58	
Sewer Usage	Per 1000 Gallons	\$5.52	
Trash Collection			
Garbage Charge	Per Month	\$24.29	
Recycling Charge (65 gal)	Per Month	\$2.83	
Total Monthly Charges	Per Month	\$27.12	

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.

ARCHER	ALACHUA	ELECTRIC		10.00%	8/11/2003
ARCHER	ALACHUA	FUEL OIL\KEROSENE		10.00%	10/21/1991
ARCHER	ALACHUA	FUEL OIL\KEROSENE		10.00%	8/11/2003
ARCHER	ALACHUA	GAS: LIQUEFIED PETROLEUM		10.00%	10/21/1991
ARCHER	ALACHUA	GAS: LIQUEFIED PETROLEUM		10.00%	8/11/2003
ARCHER	ALACHUA	GAS: MANUFACTURED		10.00%	8/11/2003
ARCHER	ALACHUA	GAS: NATURAL		10.00%	8/11/2003
ARCHER	ALACHUA	WATER		10.00%	8/11/2003
ASTATULA	LAKE	ELECTRIC		10.00%	
ASTATULA	LAKE	FUEL OIL\KEROSENE		0.00%	
ASTATULA	LAKE	GAS: LIQUEFIED PETROLEUM		0.00%	
ASTATULA	LAKE	GAS: MANUFACTURED		0.00%	
ASTATULA	LAKE	GAS: NATURAL		0.00%	
ASTATULA	LAKE	WATER		0.00%	
ATLANTIC BEACH	DUVAL	ELECTRIC		0.05	
ATLANTIC BEACH	DUVAL	FUEL OIL\KEROSENE	.02/gal		
ATLANTIC BEACH	DUVAL	GAS: LIQUEFIED PETROLEUM		5.00%	
ATLANTIC BEACH	DUVAL	GAS: MANUFACTURED		0.00%	
ATLANTIC BEACH	DUVAL	GAS: NATURAL		5.00%	
ATLANTIC BEACH	DUVAL	WATER		0.00%	
ATLANTIS	PALM BEACH	ELECTRIC		0.00%	
ATLANTIS	PALM BEACH	FUEL OIL\KEROSENE		0.00%	
ATLANTIS	PALM BEACH	GAS: LIQUEFIED PETROLEUM		0.00%	
ATLANTIS	PALM BEACH	GAS: MANUFACTURED		0.00%	
ATLANTIS	PALM BEACH	GAS: NATURAL		0.00%	
ATLANTIS	PALM BEACH	WATER		0.00%	
AUBURNDALE	POLK	ELECTRIC		10.00%	6/4/1997
AUBURNDALE	POLK	FUEL OIL\KEROSENE		10.00%	6/4/1997
AUBURNDALE	POLK	GAS: LIQUEFIED PETROLEUM		10.00%	6/4/1997
AUBURNDALE	POLK	GAS: MANUFACTURED		10.00%	6/4/1997

AUBURNDALE	POLK	GAS: NATURAL	10.00%	6/4/1997
AUBURNDALE	POLK	WATER	10.00%	6/4/1997
AVENTURA	MIAMI-DADE	ELECTRIC	10.00%	11/7/1995
AVENTURA	MIAMI-DADE	FUEL OIL\KEROSENE	10.00%	11/7/1995
AVENTURA	MIAMI-DADE	GAS: LIQUEFIED PETROLEUM	10.00%	11/7/1995
AVENTURA	MIAMI-DADE	GAS: MANUFACTURED	10.00%	11/7/1995
AVENTURA	MIAMI-DADE	GAS: NATURAL	10.00%	11/7/1995
AVENTURA	MIAMI-DADE	WATER	10.00%	11/7/1995
AVON PARK	HIGHLANDS	ELECTRIC	10.00%	9/10/1979
AVON PARK	HIGHLANDS	FUEL OIL\KEROSENE	10.00%	9/10/1979
AVON PARK	HIGHLANDS	GAS: LIQUEFIED PETROLEUM	10.00%	9/10/1979
AVON PARK	HIGHLANDS	GAS: MANUFACTURED	10.00%	9/10/1979
AVON PARK	HIGHLANDS	GAS: NATURAL	10.00%	9/10/1979
AVON PARK	HIGHLANDS	WATER	10.00%	9/10/1979
BAL HARBOUR VILLAGE	MIAMI-DADE	ELECTRIC	10.00%	4/1/1998
BAL HARBOUR VILLAGE	MIAMI-DADE	FUEL OIL\KEROSENE	10.00%	4/1/1998
BAL HARBOUR VILLAGE	MIAMI-DADE	GAS: LIQUEFIED PETROLEUM	10.00%	4/1/1998
BAL HARBOUR VILLAGE	MIAMI-DADE	GAS: MANUFACTURED	10.00%	4/1/1998
BAL HARBOUR VILLAGE	MIAMI-DADE	GAS: NATURAL	10.00%	4/1/1998
BAL HARBOUR VILLAGE	MIAMI-DADE	WATER	0.00%	
BALDWIN	DUVAL	ELECTRIC	10.00%	5/27/1986
BALDWIN	DUVAL	FUEL OIL\KEROSENE	10.00%	5/27/1986
BALDWIN	DUVAL	GAS: LIQUEFIED PETROLEUM	10.00%	5/27/1986
BALDWIN	DUVAL	GAS: MANUFACTURED	0.1	5/27/1986
BALDWIN	DUVAL	GAS: NATURAL		
BALDWIN	DUVAL	WATER	10.00%	5/27/1986
BARTOW	POLK	ELECTRIC	10.00%	10/1/1997
BARTOW	POLK	FUEL OIL\KEROSENE	0.00%	
BARTOW	POLK	GAS: LIQUEFIED PETROLEUM	10.00%	2/2/1948
BARTOW	POLK	GAS: MANUFACTURED	10.00%	2/2/1948

BARTOW	POLK	GAS: NATURAL	10.00%	2/2/1948
BARTOW	POLK	WATER	10.00%	2/2/1948
BASCOM	JACKSON	ELECTRIC	3.00%	10/1/1982
BASCOM	JACKSON	FUEL OIL\KEROSENE	0.00%	
BASCOM	JACKSON	GAS: LIQUEFIED PETROLEUM	3.00%	10/1/1982
BASCOM	JACKSON	GAS: MANUFACTURED	0.00%	
BASCOM	JACKSON	GAS: NATURAL	0.00%	
BASCOM	JACKSON	WATER	0.00%	
BAY HARBOR ISLAND	MIAMI-DADE	ELECTRIC	10.00%	1/1/1999
BAY HARBOR ISLAND	MIAMI-DADE	FUEL OIL\KEROSENE	0.00%	
BAY HARBOR ISLAND	MIAMI-DADE	GAS: LIQUEFIED PETROLEUM	10.00%	1/1/1999
BAY HARBOR ISLAND	MIAMI-DADE	GAS: MANUFACTURED	10.00%	1/1/1999
BAY HARBOR ISLAND	MIAMI-DADE	GAS: NATURAL	10.00%	1/1/1999
BAY HARBOR ISLAND	MIAMI-DADE	WATER	0.00%	
BAY LAKE	ORANGE	ELECTRIC	0	
BAY LAKE	ORANGE	FUEL OIL\KEROSENE		
BAY LAKE	ORANGE	GAS: LIQUEFIED PETROLEUM	0.00%	
BAY LAKE	ORANGE	GAS: MANUFACTURED	0.00%	
BAY LAKE	ORANGE	GAS: NATURAL	0.00%	
BAY LAKE	ORANGE	WATER	0.00%	
BELL	GILCHRIST	ELECTRIC	10.00%	7/1/1993
BELL	GILCHRIST	FUEL OIL\KEROSENE	10.00%	
BELL	GILCHRIST	GAS: LIQUEFIED PETROLEUM	0.00%	
BELL	GILCHRIST	GAS: MANUFACTURED	10.00%	
BELL	GILCHRIST	GAS: NATURAL	10.00%	
BELL	GILCHRIST	WATER	0.00%	
BELLE GLADE	PALM BEACH	ELECTRIC	10.00%	8/26/1985
BELLE GLADE	PALM BEACH	FUEL OIL\KEROSENE	10.00%	8/26/1985
BELLE GLADE	PALM BEACH	GAS: LIQUEFIED PETROLEUM	10.00%	8/26/1985
BELLE GLADE	PALM BEACH	GAS: MANUFACTURED	10.00%	8/26/1985

GULF BREEZE	SANTA ROSA	GAS: NATURAL	4%	1/1/2010
GULF BREEZE	SANTA ROSA	GAS: NATURAL	7.50%	4/1/2016
GULF BREEZE	SANTA ROSA	GAS: NATURAL	10.00%	1/1/2020
GULF BREEZE	SANTA ROSA	WATER	2.00%	1/1/2007
GULF BREEZE	SANTA ROSA	WATER	2.00%	1/1/2007
GULF BREEZE	SANTA ROSA	WATER	4%	12/31/2009
GULF BREEZE	SANTA ROSA	WATER	7.50%	4/1/2016
GULF BREEZE	SANTA ROSA	WATER	10.00%	1/1/2020
GULF STREAM	PALM BEACH	ELECTRIC	10.00%	4/1/2010
GULF STREAM	PALM BEACH	FUEL OIL\KEROSENE	0.00%	
GULF STREAM	PALM BEACH	GAS: LIQUEFIED PETROLEUM	10.00%	4/1/2010
GULF STREAM	PALM BEACH	GAS: MANUFACTURED	10.00%	4/1/2010
GULF STREAM	PALM BEACH	GAS: NATURAL	10.00%	4/1/2010
GULF STREAM	PALM BEACH	WATER	0	
GULFPORT	PINELLAS	ELECTRIC	10.00%	
GULFPORT	PINELLAS	FUEL OIL\KEROSENE	\$.04 / gal	
GULFPORT	PINELLAS	GAS: LIQUEFIED PETROLEUM	10.00%	
GULFPORT	PINELLAS	GAS: MANUFACTURED	0.00%	
GULFPORT	PINELLAS	GAS: NATURAL	10.00%	
GULFPORT	PINELLAS	WATER	10.00%	
HAINES CITY	POLK	ELECTRIC	10.00%	9/22/1949
HAINES CITY	POLK	FUEL OIL\KEROSENE	10.00%	9/22/1949
HAINES CITY	POLK	GAS: LIQUEFIED PETROLEUM	10.00%	9/22/1949
HAINES CITY	POLK	GAS: MANUFACTURED	10.00%	9/22/1949
HAINES CITY	POLK	GAS: NATURAL	10.00%	9/22/1949
HAINES CITY	POLK	WATER	10.00%	9/22/1949
HALLANDALE	BROWARD	ELECTRIC	10.00%	
HALLANDALE	BROWARD	FUEL OIL\KEROSENE	10.00%	
HALLANDALE	BROWARD	GAS: LIQUEFIED PETROLEUM	10.00%	
HALLANDALE	BROWARD	GAS: MANUFACTURED	10.00%	

LAKE WALES	POLK	ELECTRIC	10.00%	3/6/1990
LAKE WALES	POLK	FUEL OIL\KEROSENE	\$.04/gal \ \$.05/gal	11/20/1996
LAKE WALES	POLK	GAS: LIQUEFIED PETROLEUM	10.00%	3/6/1990
LAKE WALES	POLK	GAS: MANUFACTURED	10.00%	3/6/1990
LAKE WALES	POLK	GAS: NATURAL	10.00%	3/6/1990
LAKE WALES	POLK	WATER	10.00%	3/6/1990
LAKE WORTH	PALM BEACH	ELECTRIC	0.00%	
LAKE WORTH	PALM BEACH	FUEL OIL\KEROSENE	10.00%	1/1/1987
LAKE WORTH	PALM BEACH	GAS: LIQUEFIED PETROLEUM	0.00%	
LAKE WORTH	PALM BEACH	GAS: MANUFACTURED	0.00%	
LAKE WORTH	PALM BEACH	GAS: NATURAL	0.00%	
LAKE WORTH	PALM BEACH	WATER	0	1/1/1987
LAKELAND	POLK	ELECTRIC	10.00%	
LAKELAND	POLK	FUEL OIL\KEROSENE	\$.04/gal	10/1/1987
LAKELAND	POLK	GAS: LIQUEFIED PETROLEUM	10.00%	10/1/1987
LAKELAND	POLK	GAS: MANUFACTURED	10.00%	10/1/1987
LAKELAND	POLK	GAS: NATURAL	10.00%	10/1/1987
LAKELAND	POLK	WATER	10.00%	
LANTANA	PALM BEACH	ELECTRIC	10.00%	8/14/1995
LANTANA	PALM BEACH	FUEL OIL\KEROSENE	10.00%	8/14/1995
LANTANA	PALM BEACH	GAS: LIQUEFIED PETROLEUM	10.00%	8/14/1995
LANTANA	PALM BEACH	GAS: MANUFACTURED	10.00%	8/14/1995
LANTANA	PALM BEACH	GAS: NATURAL	10.00%	8/14/1995
LANTANA	PALM BEACH	WATER	0.1	8/14/1995
LARGO	PINELLAS	ELECTRIC	10.00%	11/1/1995
LARGO	PINELLAS	FUEL OIL\KEROSENE	\$.04/gal	11/1/1995
LARGO	PINELLAS	GAS: LIQUEFIED PETROLEUM	10.00%	11/1/1995
LARGO	PINELLAS	GAS: MANUFACTURED	10.00%	11/1/1995
LARGO	PINELLAS	GAS: NATURAL	10.00%	11/1/1995
LARGO	PINELLAS	WATER	10.00%	11/1/1995

WILLISTON	LEVY	ELECTRIC	0.05	10/1/2001
WILLISTON	LEVY	ELECTRIC	10.00%	4/1/2007
WILLISTON	LEVY	FUEL OIL\KEROSENE	\$.04/gal	10/1/2001
WILLISTON	LEVY	FUEL OIL\KEROSENE	\$.02 per Gallon	4/1/2007
WILLISTON	LEVY	GAS: LIQUEFIED PETROLEUM	10.00%	4/1/2007
WILLISTON	LEVY	GAS: MANUFACTURED	10.00%	4/1/2007
WILLISTON	LEVY	GAS: NATURAL	5.00%	10/1/2001
WILLISTON	LEVY	GAS: NATURAL	10.00%	4/1/2007
WILLISTON	LEVY	WATER	5.00%	10/1/2001
WILLISTON	LEVY	WATER	10.00%	4/1/2007
WILTON MANORS	BROWARD	ELECTRIC	10.00%	9/25/1990
WILTON MANORS	BROWARD	FUEL OIL\KEROSENE	10.00%	9/25/1990
WILTON MANORS	BROWARD	GAS: LIQUEFIED PETROLEUM	10.00%	9/25/1990
WILTON MANORS	BROWARD	GAS: MANUFACTURED	10.00%	9/25/1990
WILTON MANORS	BROWARD	GAS: NATURAL	10.00%	9/25/1990
WILTON MANORS	BROWARD	WATER	10.00%	9/25/1990
WINDERMERE	ORANGE	ELECTRIC	10.00%	1/1/1972
WINDERMERE	ORANGE	FUEL OIL\KEROSENE	0.00%	
WINDERMERE	ORANGE	GAS: LIQUEFIED PETROLEUM	10.00%	1/1/1972
WINDERMERE	ORANGE	GAS: MANUFACTURED	10.00%	1/1/1972
WINDERMERE	ORANGE	GAS: NATURAL	0.1	1/1/1972
WINDERMERE	ORANGE	WATER	10.00%	1/1/1972
WINTER GARDEN	ORANGE	ELECTRIC	10.00%	9/28/1953
WINTER GARDEN	ORANGE	FUEL OIL\KEROSENE	\$.04/gal	9/28/1953
WINTER GARDEN	ORANGE	GAS: LIQUEFIED PETROLEUM	10.00%	9/28/1953
WINTER GARDEN	ORANGE	GAS: MANUFACTURED	10.00%	9/28/1953
WINTER GARDEN	ORANGE	GAS: NATURAL	10.00%	9/28/1953
WINTER GARDEN	ORANGE	WATER	10.00%	9/28/1953
WINTER HAVEN	POLK	ELECTRIC	10.00%	5/1/1957
WINTER HAVEN	POLK	FUEL OIL\KEROSENE	10.00%	5/1/1957

WINTER HAVEN	POLK	GAS: LIQUEFIED PETROLEUM	10.00%	5/1/1957
WINTER HAVEN	POLK	GAS: MANUFACTURED	10.00%	5/1/1957
WINTER HAVEN	POLK	GAS: NATURAL	0.1	5/1/1957
WINTER HAVEN	POLK	WATER	10.00%	5/1/1957
WINTER PARK	ORANGE	ELECTRIC	10.00%	8/6/1945
WINTER PARK	ORANGE	FUEL OIL\KEROSENE	\$.04 / gal	7/1/1974
WINTER PARK	ORANGE	GAS: LIQUEFIED PETROLEUM	10.00%	8/6/1945
WINTER PARK	ORANGE	GAS: MANUFACTURED	10.00%	8/6/1945
WINTER PARK	ORANGE	GAS: NATURAL	10.00%	8/6/1945
WINTER PARK	ORANGE	WATER	10.00%	8/6/1945
WINTER SPRINGS	SEMINOLE	ELECTRIC	10.00%	4/1/2000
WINTER SPRINGS	SEMINOLE	FUEL OIL\KEROSENE	10.00%	4/1/2000
WINTER SPRINGS	SEMINOLE	GAS: LIQUEFIED PETROLEUM	10.00%	4/1/2000
WINTER SPRINGS	SEMINOLE	GAS: MANUFACTURED	10.00%	4/1/2000
WINTER SPRINGS	SEMINOLE	GAS: NATURAL	10.00%	4/1/2000
WINTER SPRINGS	SEMINOLE	WATER	10.00%	4/1/2000
WORTHINGTON SPRINGS	UNION	ELECTRIC	0.00%	
WORTHINGTON SPRINGS	UNION	FUEL OIL\KEROSENE	0.00%	
WORTHINGTON SPRINGS	UNION	GAS: LIQUEFIED PETROLEUM	0.00%	
WORTHINGTON SPRINGS	UNION	GAS: MANUFACTURED	0.00%	
WORTHINGTON SPRINGS	UNION	GAS: NATURAL	0.00%	
WORTHINGTON SPRINGS	UNION	WATER	0.00%	
YANKEETOWN	LEVY	ELECTRIC	7.00%	10/18/1995
YANKEETOWN	LEVY	FUEL OIL\KEROSENE	0.00%	
YANKEETOWN	LEVY	GAS: LIQUEFIED PETROLEUM	0.00%	
YANKEETOWN	LEVY	GAS: MANUFACTURED	0.00%	
YANKEETOWN	LEVY	GAS: NATURAL	0	
YANKEETOWN	LEVY	WATER	0.00%	
ZEPHYRHILLS	PASCO	ELECTRIC	10.00%	9/23/1991
ZEPHYRHILLS	PASCO	FUEL OIL\KEROSENE	\$.04/gal	9/23/1991

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**

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 Residential Service Demand (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:		\$13.50
Energy Charge:	0 to 1,000 kWh	\$0.05227 per kWh
	1,001 to 1,500 kWh	\$0.05973 per kWh
	Above 1,500 kWh	\$0.06608 per kWh

Minimum Bill:

Customer charge, plus Adjustments.

(Continued on Sheet No. 7.0.1)

**RATE SCHEDULE - BA-2
TAX AND SURCHARGE ADJUSTMENT**

Lakeland Public Service Tax and Surcharge:

A ten-percent (10%) Utility Tax (inside city limits) or a ten-percent (10%) surcharge (outside city limits) shall be imposed against all customers, demand, energy charges, and environmental compliance cost charges contained in Lakeland Electric's electric rates.

The ten-percent (10%) Utility Tax (inside city limits) or ten-percent surcharge (10%) (outside city limits) shall be imposed only on Lakeland Electric's Base Fuel Cost as of October 1, 1973.

The amount of Lakeland Electric's Base Fuel Cost as of October 1, 1973, is \$0.004108 per kWh.

Any amount of fuel charge above the non-exempt fuel amount of \$0.004108 per kWh shall be excluded from the ten-percent (10%) utility tax or the ten-percent surcharge.

Florida Gross Receipts, Regulatory Trust Fund Tax Adjustment, and Florida State Sales Tax:

The Regulatory Trust Fund Tax Adjustment in a billing period shall be the actual tax level imposed for Florida Gross Receipts Tax and Public Service Commission Regulatory Trust Fund Tax to the nearest 0.0001% one ten-thousandth of a percent. This tax adjustment shall be levied on all revenue associated with the retail delivery of electricity under Lakeland Electric's published rate tariffs.

The Florida State Sales tax adjustment shall be applied in accordance with the appropriate Florida statutes exclusively for the purpose of collecting these taxes as levied by the State of Florida. Except for residential charges, all charges for electric service are subject to Florida State Sales Tax.

Polk County Public Service Tax:

The Tax Adjustment shall be the actual tax level imposed by Polk County against all customers, demand, energy charges, and environmental compliance cost charges contained in Lakeland Electric's electric rates.

The tax shall only be imposed on Lakeland Electric's Base Fuel Cost as of October 1, 1973, \$0.004108 per kWh. Any amount of fuel charge above the non-exempt fuel amount of \$0.004108 per kWh shall be excluded.

Franchise Fees:

A franchise fee of four-percent (4%) of gross revenues from the sale of electric energy shall be billed to customers who reside within the jurisdiction of Polk City.

(Continued from Sheet No. 9.2)

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					
2018	APR	\$0.040750	118.8%	91.0%	\$0.048411	\$0.037083
2018	OCT	\$0.038750	118.8%	91.0%	\$0.046035	\$0.035263
2019	APR	\$0.037500	118.8%	91.0%	\$0.044550	\$0.034125
2019	JUL	\$0.036500	118.8%	91.0%	\$0.043362	\$0.033215
2019	OCT	\$0.032750	118.8%	91.0%	\$0.038907	\$0.029803
2020	JAN	\$0.032750	130.8%	86.1%	\$0.042837	\$0.028198
2020	APR	\$0.027000	130.8%	86.1%	\$0.035316	\$0.023247
2020	MAY	\$0.020000	130.8%	86.1%	\$0.026160	\$0.017220
2020	JUL	\$0.028000	130.8%	86.1%	\$0.036624	\$0.024108
2020	OCT	\$0.030000	130.8%	86.1%	\$0.039240	\$0.025830
2021	JAN	\$0.035000	124.2%	89.1%	\$0.043470	\$0.031185
2021	APR	\$0.040000	124.2%	89.1%	\$0.049680	\$0.035640
2022	JAN	\$0.040000	124.2%	89.1%	\$0.049680	\$0.035640
2022	JUL	\$0.060000	124.2%	89.1%	\$0.074520	\$0.053460
2022	SEP	\$0.075000	124.2%	89.1%	\$0.093150	\$0.066825
2023	MAR	\$0.055000	124.2%	89.1%	\$0.068310	\$0.049005
2023	OCT	\$0.045000	124.2%	89.1%	\$0.055890	\$0.040095
2024	JAN	\$0.038000	114.8%	93.7%	\$0.0436240	\$0.035606
2024	APR	\$0.036000	114.8%	93.7%	\$0.0413280	\$0.033732

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

The Environmental Compliance Cost Charge (EC3) is to recover the 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		
2013	Oct	\$0.0026830
2014	Oct	\$0.0033270
2015	Oct	\$0.0025329
2016	Oct	\$0.0025329
2017	Oct	\$0.0021099
2018	Oct	\$0.0021099
2019	Oct	\$0.0027763
2020	Oct	\$0.0028758
2021	Oct	\$0.0028758
2022	Oct	\$0.0024097
2023	Oct	\$0.0015907

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

The Smart Grid project implementation charge shall be \$0.00014 per kilowatt-hour (kWh) 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)
- SS-1 (Firm Supplemental and Standby),
- 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 (15 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.

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\$8.70

Energy charge, each kWh0.05070

Minimum charge8.70

(2) *General service non-demand rate:*

Customer service charge\$8.70

Energy charge, each kWh0.06320

Minimum charge8.70

(3) *General service demand rate:*

a. Secondary metered:

Customer service charge\$21.10

Energy charge, each kWh0.02190

Demand charge, each kW9.30

Minimum chargeCustomer service charge
plus demand charges

b. Primary metered:

Customer service charge\$21.70

Energy charge, each kWh0.02164

Demand charge, each kW9.15

Minimum chargeCustomer service charge
plus demand charges

c. Large power:

Customer service charge\$21.10

Utility Rate Gathering Form

Date: 6/11/2024

Housing Agency: Lakeland Housing Authority, FL

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

Provider Name: City of Bartow

Provider Phone No: 863-534-0188

Provider Contact Name: Julie

Provider Website: www.cityofbartow.net

RL Staff Gathering Data: Justice

<i>Notes: Rates are current on website.</i>							
Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/ Consumps
Power Cost Adjustment		\$0.06106	per kwh				



**RATE SCHEDULE RS-1
 RESIDENTIAL SERVICE**

Availability:

Available throughout the entire territory served by the Company.

Applicable:

To residential customers taking service exclusively for domestic purposes in a single dwelling house, a mobile home, or individually metered single apartment unit or other unit having housekeeping facilities, occupied by one family or household as a residence. The premises of such single dwelling may include an additional apartment with separate housekeeping facilities, as well as a garage, a boat slip, and other separate structures where they are occupied or used solely by the members or servants of such family or household for domestic purposes only. Also, for energy used in commonly-owned facilities in condominium and cooperative apartment buildings subject to the following criteria:

1. 100% of the energy is used exclusively for the co-owner'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 is separately metered and billed.
4. A responsible legal entity is established as the customer to whom the Company can render its bill(s) for said service.

Character of Service:

Continuous service, alternating current, 60 cycles per second, single-phase or three-phase, at the Company's standard available distribution voltage. Three-phase service, if available, will be supplied only under the conditions set forth in the Company's booklet "Requirements for Electric Service and Meter Installations."

Limitation of Service:

Standby or resale service not permitted hereunder. Service under this rate is subject to the Company's currently effective and filed "General Rules and Regulations for Electric Service."

Rate Per Month:

Customer Charge: \$ 12.89

Energy and Demand Charges:

Non-Fuel Energy Charges:

- | | |
|---|----------------|
| (1) For the calendar months of December through February: | |
| First 1,000 kWh | 7.919¢ per kWh |
| All additional kWh | 9.088¢ per kWh |
| (2) For the calendar months of March through November: | |
| First 1,000 kWh | 6.830¢ per kWh |
| All additional kWh | 7.730¢ per kWh |

Plus the Cost Recovery Factors listed in Rate Schedule BA-1, *Billing Adjustments*, except the Fuel Cost Recovery Factor and Asset Securitization Charge Factor:

See Sheet No. 6.105 and 6.106

Off-Peak Electric Vehicle (EV) Charging Credit:

Residential customers on this rate schedule and other residential customers that are not on a time-of-use rate schedule, have an EV charger at their residence, and are participating in the Off-Peak EV Charging Program in compliance with its terms are eligible to receive an off-peak EV charging credit of \$10 per month.

The designated off-peak periods for the EV charging credit, expressed in terms of prevailing clock time shall be as follows:

- (1) For all calendar months, Monday through Friday: 10:00 a.m. to 6:00 p.m. and 9:00 p.m. to 5:00 a.m.
- (2) For all calendar months, Weekends and Holidays: All hours

Customers must use the EV charger only during designated off-peak periods during the billing period; provided, however, that customers may have, at most, 2 occasions of opt-out charging in a billing period and still receive the EV off-peak charging credit in that billing period. An occasion of opt-out charging is defined as charging outside of the designated off-peak periods for 15 minutes or more at 3kW capacity or above.

(Continued on Page No. 2)



**RATE SCHEDULE BA-1
 BILLING ADJUSTMENTS**

Applicable:

To the Rate Per Month provision in each of the Company's filed rate schedules which reference the billing adjustments set forth below.

COST RECOVERY FACTORS									
Rate Schedule/Metering Level	ECCR ⁽²⁾		CCR ⁽³⁾		ECRC ⁽⁴⁾	ASC ⁽⁵⁾	SPPCRC ⁽⁶⁾		SCRS ⁽⁷⁾
	¢/ kWh	\$/ kW	¢/ kWh	\$/ kW	¢/ kWh	¢/ kWh	¢/ kWh	\$/ kW	¢/ kWh
RS-1, RST-1, RSL-1, RSL-2 (Sec.) < 1000 > 1000	0.330	-	0.946	-	0.046	0.236	0.510	-	0.509
GS-1, GST-1 Secondary	0.290	-	0.816	-	0.044	0.204	0.494	-	0.443
Primary	0.287	-	0.808	-	0.044	0.202	0.489	-	0.439
Transmission	0.284	-	0.800	-	0.043	0.200	0.484	-	0.434
GS-2 (Sec.)	0.227	-	0.597	-	0.042	0.141	0.231	-	0.221
GSD-1, GSDT-1, SS-1*									
Secondary	-	0.93	-	2.53	0.043	0.176	-	1.34	0.329
Primary	-	0.92	-	2.50	0.043	0.174	-	1.31	0.326
Transmission	-	0.91	-	2.48	0.042	0.172	-	0.25	0.322
CS-2, CST-2, CS-3, CST-3, SS-3*									
Secondary	-	0.79	-	2.05	0.041	0.120	-	2.11	0.329
Primary	-	0.78	-	2.03	0.041	0.119	-	2.09	0.326
Transmission	-	0.77	-	2.01	0.040	0.118	-	2.07	0.322
IS-2, IST-2, SS-2*									
Secondary	-	0.76	-	1.99	0.041	0.143	-	1.02	0.161
Primary	-	0.75	-	1.97	0.041	0.142	-	0.83	0.159
Transmission	-	0.74	-	1.95	0.040	0.140	-	0.19	0.158
LS-1 (Sec.)	0.117	-	0.237	-	0.037	0.056	0.373	-	0.422
*SS-1, SS-2, SS-3 Monthly									
Secondary	-	0.090	-	0.244	-	-	-	0.119	-
Primary	-	0.089	-	0.242	-	-	-	0.118	-
Transmission	-	0.088	-	0.239	-	-	-	0.117	-
Daily									
Secondary	-	0.043	-	0.116	-	-	-	0.057	-
Primary	-	0.043	-	0.115	-	-	-	0.056	-
Transmission	-	0.042	-	0.114	-	-	-	0.056	-
GSLM-1, GSLM-2	See appropriate General Service rate schedule								

Fuel Cost Recovery ⁽¹⁾					
Rate Schedule/Metering Level	Levelized	On-Peak	Off-Peak	Super-Off-Peak	
	¢/ kWh	¢/ kWh	¢/ kWh	¢/ kWh	
RS-1 Only < 1,000	4.372	N/A	N/A	N/A	
RS-1 Only > 1,000	5.442	N/A	N/A	N/A	
LS-1 Only Secondary	4.343	N/A	N/A	N/A	
All Other Rate Schedules Secondary	4.670	5.968	4.703	3.325	
All Other Rate Schedules Primary	4.623	5.908	4.655	3.292	
All Other Rate Schedules Transmission	4.577	5.849	4.609	3.259	

(Continued on Page No. 2)

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	\$19.06 per month
RS-2	\$24.36 per month
RS-3	\$31.48 per month
RS-GHP	\$31.47 per month

Distribution Charge: \$0.35096 per Therm for RS-1, RS-2, and RS-3
\$0.12374 per Therm for RS-GHP

Minimum Bill: The Customer charge.

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

Date PGA

Jun-24	0.77000
May-24	0.77000
Apr-24	0.77000
Mar-24	0.77000
Feb-24	0.80000
Jan-24	0.80000
Dec-23	0.80000
Nov-23	0.80000
Oct-23	0.80000
Sep-23	0.85000
Aug-23	0.85000
Jul-23	0.90000
Jun-23	0.90000
May-23	0.90000
Apr-23	0.90000
Mar-23	0.90000
Feb-23	1.00000
Jan-23	1.00000
Dec-22	1.00000
Nov-22	1.00000
Oct-22	1.62492
Sep-22	1.70492
Aug-22	1.70492
Jul-22	1.19163
Jun-22	1.19163
May-22	1.19163
Apr-22	1.19163
Mar-22	1.19163
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

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, 2024 through the last billing cycle for December 2024 are as follows:

<u>Rate Class</u>	<u>Recovery Factor</u>
Residential	\$0.21579 per Therm
Residential Standby Generator	\$0.21579 per Therm
Residential Gas Heat Pump Service	\$0.21579 per Therm
Small General Service	\$0.12933 per Therm
Commercial Standby Generator	\$0.06667 per Therm
Commercial Gas Heat Pump Service	\$0.06667 per Therm
General Service - 1	\$0.06667 per Therm
General Service - 2	\$0.05036 per Therm
General Service - 3	\$0.04243 per Therm
General Service - 4	\$0.03134 per Therm
General Service - 5	\$0.02183 per Therm
Commercial Street Lighting	\$0.04347 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, 2024, 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	\$ 0.00322 per therm
Small General Service	\$ 0.00174 per therm
General Service – 1/ Commercial Standby Generator Service / Commercial Gas Heat Pump Service	\$ 0.00114 per therm
General Service – 2	\$ 0.00118 per therm
General Service – 3	\$ 0.00119 per therm
General Service – 4	\$ 0.00129 per therm
General Service – 5	\$ 0.00050 per therm
Commercial Street Lighting	\$ 0.00104 per therm
Wholesale	\$ 0.00084 per therm
Small Interruptible Service	\$ 0.00059 per therm
Interruptible Service	\$ 0.00013 per therm
Interruptible Service – Large Volume	\$ 0.00000 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

Weekly Heating Oil and Propane Prices

(Dollars per Gallon Excluding Taxes)

Area: Period: Weekly

Show Data By:

Data Series Area

	03/04/24	03/11/24	03/18/24	03/25/24	04/08/24	05/13/24	View History
Residential Propane	5.002	4.994	4.987	4.969	4.691	4.562	2014-2024

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: Heating oil and propane prices are collected weekly during the heating season which extends from October through March. From April through September, heating oil and propane prices are collected on the second Monday of each month. Since data are only collected once during these months, no monthly averages will be available for this period. 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: 5/22/2024

Next Release Date: 6/20/2024

Utility Rate Gathering Form

Date: 6/11/2024

Housing Agency: Lakeland Housing Authority, FL

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

Provider Name: Suburban Propane

Provider Phone No: 813-626-4157

Provider Contact Name: Herby

Provider Website: _____

RL Staff Gathering Data: Justice

Notes:							
Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/ Consumps
Fuel Rate		\$3.99	per gal				
Sales Tax				10%			



UTILITY RATES (EFFECTIVE 10/1/23)

Residential

Commercial

Utility Deposits

Additional Fees

RESIDENTIAL WATER RATES

Base Rate _____

Inside City Rate

\$8.64

Outside City Rate

\$11.66

Charge Per 1,000 Gallons _____



Usage		Rate
0 – 4,000	\$1.11	\$1.50
4,001 – 10,000	\$2.23	\$3.01
10,001 – 20,000	\$3.70	\$5.00
20,001 – unlimited	\$5.19	\$7.01

RESIDENTIAL SEWER RATES

Sewer Flat Rate _____

Inside City Rate	Outside City Rate
\$41.55	\$56.09

COMMERCIAL WATER RATES

Minimum Charge Rates _____



3"	\$450.00
4"	\$600.00
6"	\$900.00
8"	\$1,200.00

ADDITIONAL FEES

Residential & Commercial

Service/Fee	Inside City Limits	Outside City Limits	After Hours Fee
Garbage (Res.)	\$21.72	–	–
Garbage (Com.)	\$25.12	–	–
	\$0.75	–	–
Storm Water	\$20.00	\$25.00	\$50.00
Service Start/Stop Fee	\$30.00	\$35.00	\$50.00
	\$20.00	–	–

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
Block Gallonage Rates Per Dwelling Unit					
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
(2) Outside City:					
Single-Family, Commercial and Irrigation					
Water Meter Size (Inches)	Minimum Monthly Charge				
$\frac{5}{8}$	\$11.10	\$11.68	\$12.17	\$12.67	\$13.19
1	27.74	29.20	30.41	31.66	32.96
1½	55.49	58.42	60.83	63.33	65.94
2	88.77	93.45	97.31	101.31	105.49
3	177.54	186.91	194.61	202.63	210.98
4	277.40	292.05	304.08	316.61	329.65

- (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, 2023

Monthly Base Service Charge (Minimum Bill)

Meter Sizes	Inside City Limits	Outside City Limits
All	\$17.36	\$21.71

Consumption Charge (per 1,000 gallons)	Inside City Limits	Outside City Limits
0 to 3,000 gallons	\$1.402	\$1.753
3,001 to 10,000 gallons	\$1.834	\$2.292
10,001 to 20,000 gallons	\$2.804	\$3.505
20,001 to 30,000 gallons	\$4.027	\$5.033
Above 30,000	\$5.788	\$7.235

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	\$17.36	\$21.71
1 inch meter	2.5	\$43.43	\$54.29
1.5 inch meter	5.0	\$86.82	\$108.53

WASTEWATER RATES AND CHARGES

Residential Wastewater Service - Individually Metered

Effective October 1, 2023

Monthly Base Service Charge (Minimum Bill)

Meter Sizes	Inside City Limits	Outside City Limits
All	\$24.52	\$30.65

Consumption Charge (per 1,000 gallons)	Inside City Limits	Outside City Limits
0 to 10,000 gallons	\$6.951	\$8.689
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	\$24.516	\$30.645
1 inch meter	2.5	\$61.291	\$76.614
1.5 inch meter	5.0	\$122.596	\$153.245
2 inch meter	8.0	\$196.131	\$245.164
3 inch meter	16.0	\$392.262	\$490.327
4 inch meter	25.0	\$612.923	\$766.154

Utility Rate Gathering Form

Date: 6/11/2024

Housing Agency: Lakeland Housing Authority, FL

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

Provider Name: City of Haines City

Provider Phone No: 863-421-3777

Provider Contact Name: Delia

Provider Website: www.hainescity.com

RL Staff Gathering Data: Justice

Notes: Rates are current on website

Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/Consumps
Trash Collection Charge	\$34.97		per mth				

Water Rates

Revision Effective 10/01/22

<i>Service Availability Charge</i>		Inside City	Outside City
ERU's	Residential (per meter)		
1	3/4" Meter	8.29	10.38
1	1.0" Meter	8.29	10.38
5	1.5" Meter	41.48	51.86
8	2.0" Meter	66.38	82.97
		-	-
1	Residential Vacation Rate	4.15	5.18
		-	-
0.8	Multi-Family (per unit)	6.63	8.30
ERU's	Commercial (per meter)		
1	3/4" Meter	8.29	10.38
2.5	1.0" Meter	20.75	25.93
5	1.5" Meter	41.48	51.85
8	2.0" Meter	66.38	82.97
16	3.0" Meter	132.75	165.94
25	4.0" Meter	207.43	259.28
50	6.0" Meter	414.86	518.56
ERU's	Irrigation (per meter)		
1	3/4" Meter	8.29	10.38
2.5	1.0" Meter	8.29	10.38
5	1.5" Meter	41.48	51.85
8	2.0" Meter	66.38	82.97
16	3.0" Meter	132.75	165.95
<i>Water Gallonage Charges</i>			
Volume Charges (per 1,000 gallons)			
	Block 1	3.28	4.11
	Block 2	4.44	5.56
	Block 3	6.88	8.62
	Block 4	11.34	14.19
<i>Water Usage Blocks</i>		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

Sewer Rates Revision Effective 10/01/22

Service Availability Charge		Inside City	Outside City
ERU's	Residential (per meter)		
1	3/4" Meter	29.46	36.82
1	1.0" Meter	29.46	36.82
5	1.5" Meter	147.34	184.16
8	2.0" Meter	235.72	294.66
16	3.0" Meter	471.45	589.29
		-	-
1	Residential Vacation Rate	14.74	18.41
		-	-
0.8	Multi-Family (per unit)	23.56	29.46
ERU's	Commercial (per meter)		
1	3/4" Meter	29.46	36.82
2.5	1.0" Meter	73.67	88.00
5	1.5" Meter	147.34	184.16
8	2.0" Meter	235.72	294.66
16	3.0" Meter	471.45	589.29
25	4.0" Meter	736.62	920.76
50	6.0" Meter	1,473.27	1,841.57
Sewer Gallonage Charges			
Volume Charges (per 1,000 gallons)			
	Block 1	3.86	4.84
	Block 2	6.78	8.48
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
Revision Effective 10/01/22**

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
	22.49	1.32	20.88
Vacation Rate	5.62	0.34	5.62

Rate Eff. 10/1/22

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.

Utility Rate Gathering Form

Date: 6/11/2024

Housing Agency: Lakeland Housing Authority, FL

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

Provider Name: City of Lake Wales

Provider Phone No: 863-678-4182

Provider Contact Name: Stephanie

Provider Website: www.cityoflakewales.com

RL Staff Gathering Data: Justice

<i>Notes: Rates are current on website</i>							
Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/Consumps

Water Residential Rates

Water Rate Schedule

For residential customers

Meter Size	Fixed Meter Charge Inside City Limits	Fixed Meter Charge Outside City Limits	Consumption Range (1,000 gallons)	Charge per 1,000 gallons - Inside City Limits	Charge per 1,000 Outside City Lim
3/4" or less*	\$11.04	\$14.90	0 - 7	\$2.29	\$3.06
			8 - 12	\$3.09	\$4.17
			13 - 19	\$4.12	\$5.56
			OVER 19	\$5.73	\$7.73
1"	\$29.81	\$40.24	0 - 19	\$2.29	\$3.06
			20 - 32	\$3.09	\$4.17
			33 - 51	\$4.12	\$5.56
			OVER 51	\$5.73	\$7.73
1 1/2"	\$53.76	\$72.58	0 - 34	\$2.29	\$3.06
			35 - 58	\$3.09	\$4.17
			59 - 93	\$4.12	\$5
			OVER 93	\$5.73	\$7.73



			0 - 886	\$2.29	\$3.06
			887 - 1,519	\$3.09	\$4.17
8"	\$1,397.11	\$1,886.10	1,520 - 2,404	\$4.12	\$5.56
			OVER 2,404	\$5.73	\$7.73

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

Rates Effective October 1, 2023, through September 30, 2024

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 L
Single Family Dwelling	\$20.71	\$25.89	\$4.64	\$5.80
Multiple Dwelling, Per Unit	\$17.81	\$22.26	\$4.64	\$5.80

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"	\$20.71	\$25.89	\$4.64	\$5.80
1"	\$55.92	\$69.90	\$4.64	\$5.80
1 1/2"	\$100.86	\$126.07	\$4.64	\$5.80
2"	\$224.29	\$280.36	\$4.64	\$5.80
3"	\$561.86	\$702.33	\$4.64	\$5.80
4"	\$837.10	\$1046.37	\$4.64	\$5.80
6"	\$1,547.87	\$1,934.83	\$4.64	\$5.80
8"	\$2,620.85	\$3,276.06	\$4.64	\$5.80

* 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 \$76.39 for Inside City and \$95.49 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, 2023 Through September 30, 2024

Commercial Water Rates

Water Rate Schedule



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

Solid Waste Service Rates

Residential Single Family

Automated Trash Collection

- 95 Gallon Container \$17.05*
- 65 Gallon Container \$15.95*
- 35 Gallon Container \$14.85*

* There is a reduced rate for additional containers.



Automated Recycling Collection



Message Us



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

**There is no reduced rate for additional containers. The \$2.00 per month fee is charged to all active residential accounts whether the cart is used or not.*

Bulk Yard Waste/Junk Collection

Bulk Yard Waste Collections in excess of four (4) free collections per year is \$12.01 per cubic yard, with a \$26.26 minimum.

Bulk Junk Collections in excess of four (4) free collections per year is \$12.01 per cubic yard, with a \$26.26 minimum.

The calendar year runs from *January 1 through December 31.*

Additional Trash & Recycling Fees

Customers requiring trash collections **beyond the four additional extra collections** per calendar year shall incur a \$15.00 fee per request.

Customers placing **contaminants** into their recycling container shall incur a \$15.00 fee to dump the container as garbage per occurrence.

Residential Multi-Family

Automated Trash Collection

- o 95 Gallon Container \$17.05*
- o 65 Gallon Container \$15.95*
- o 35 Gallon Container \$14.85*



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 reconnection 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

A new customer’s initial and final bill are 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
PWRI/AWS surcharge per 1,000 gallons on all usage	\$0.30
0-3 usage block ranges*	\$1.99



Description	Amount
4-10 usage block ranges	\$2.63
11-20 usage block ranges	\$5.23
21-30 usage block ranges	\$7.87
31-40 usage block ranges	\$10.48
Over 40 usage block ranges	\$18.37

*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



Utility Rate Gathering Form

Date: 6/11/2024

Housing Agency: Lakeland Housing Authority, FL

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

Provider Name: Polk County Utilities

Provider Phone No: 863-298-4100

Provider Contact Name: Christy

Provider Website: www.polk-county.net

RL Staff Gathering Data: Justice

Notes: Rates are current on website

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

Schedule of Standard Rates for Residential Water, Sewer and Irrigation Service
Rates Effective 05/01/2024

METER SIZE	WATER & IRRIGATION BASE CHARGE		WATER & IRRIGATION CONSUMPTION RANGE	WATER USAGE PER 1,000 GALLONS		SEWER BASE CHARGE		SEWER USAGE PER 1,000 GALLONS		IRRIGATION USAGE PER 1,000 GALLONS	
	INSIDE City Limits	OUTSIDE City Limits		INSIDE City Limits	OUTSIDE City Limits	INSIDE City Limits	OUTSIDE City Limits	INSIDE City Limits	OUTSIDE City Limits	INSIDE City Limits	OUTSIDE City Limits
3/4"	\$6.78	\$8.47	0 - 5,000	\$2.25	\$2.81	\$9.58	\$11.97	\$5.52	\$6.90	\$2.25	\$2.81
			5,001 - 10,000	\$3.78	\$4.72					\$3.78	\$4.72
			10,001 - 15,000	\$6.18	\$7.72					\$6.92	\$8.65
			15,000 +	\$7.87	\$9.83					\$9.20	\$11.50
1.0"	\$16.90	\$21.12	0 - 5,000	\$2.25	\$2.81	\$23.90	\$29.87	\$5.52	\$6.90	\$2.25	\$2.81
			5,001 - 10,000	\$3.78	\$4.72					\$3.78	\$4.72
			10,001 - 15,000	\$6.18	\$7.72					\$6.92	\$8.65
			15,000 +	\$7.87	\$9.83					\$9.20	\$11.50
1.5"	\$33.78	\$42.21	0 - 5,000	\$2.25	\$2.81	\$47.80	\$59.75	\$5.52	\$6.90	\$2.25	\$2.81
			5,001 - 10,000	\$3.78	\$4.72					\$3.78	\$4.72
			10,001 - 15,000	\$6.18	\$7.72					\$6.92	\$8.65
			15,000 +	\$7.87	\$9.83					\$9.20	\$11.50
2.0"	\$54.03	\$67.54	0 - 5,000	\$2.25	\$2.81	\$76.44	\$95.55	\$5.52	\$6.90	\$2.25	\$2.81
			5,001 - 10,000	\$3.78	\$4.72					\$3.78	\$4.72
			10,001 - 15,000	\$6.18	\$7.72					\$6.92	\$8.65
			15,000 +	\$7.87	\$9.83					\$9.20	\$11.50
3.0"	\$108.06	\$135.09	0 - 5,000	\$2.25	\$2.81	\$152.87	\$191.08	\$5.52	\$6.90	\$2.25	\$2.81
			5,001 - 10,000	\$3.78	\$4.72					\$3.78	\$4.72
			10,001 - 15,000	\$6.18	\$7.72					\$6.92	\$8.65
			15,000 +	\$7.87	\$9.83					\$9.20	\$11.50
4.0"	\$168.85	\$211.07	0 - 5,000	\$2.25	\$2.81	\$238.87	\$298.58	\$5.52	\$6.90	\$2.25	\$2.81
			5,001 - 10,000	\$3.78	\$4.72					\$3.78	\$4.72
			10,001 - 15,000	\$6.18	\$7.72					\$6.92	\$8.65
			15,000 +	\$7.87	\$9.83					\$9.20	\$11.50
6.0"	\$405.21	\$506.51	0 - 5,000	\$2.25	\$2.81	\$563.56	\$704.45	\$5.52	\$6.90	\$2.25	\$2.81
			5,001 - 10,000	\$3.78	\$4.72					\$3.78	\$4.72
			10,001 - 15,000	\$6.18	\$7.72					\$6.92	\$8.65
			15,000 +	\$7.87	\$9.83					\$9.20	\$11.50
8.0"	\$540.28	\$675.36	0 - 5,000	\$2.25	\$2.81	\$764.33	\$955.41	\$5.52	\$6.90	\$2.25	\$2.81
			5,001 - 10,000	\$3.78	\$4.72					\$3.78	\$4.72
			10,001 - 15,000	\$6.18	\$7.72					\$6.92	\$8.65
			15,000 +	\$7.87	\$9.83					\$9.20	\$11.50
10.0"	\$776.68	\$970.83	0 - 5,000	\$2.25	\$2.81	\$1,098.72	\$1,373.40	\$5.52	\$6.90	\$2.25	\$2.81
			5,001 - 10,000	\$3.78	\$4.72					\$3.78	\$4.72
			10,001 - 15,000	\$6.18	\$7.72					\$6.92	\$8.65
			15,000 +	\$7.87	\$9.83					\$9.20	\$11.50

Miscellaneous Charges

<u>Description</u>	<u>Inside</u>	<u>Outside</u>
Monthly Billed Miscellaneous Charges:		
Administration fee:	\$ 3.06	\$ 3.82
Stormwater Maintenance Fee:		
Residential	\$ 3.81	N/A
With Mitigation Credits	\$ 2.17	N/A
Stormwater Quality Fee:		
Residential	\$ 4.02	N/A
With Mitigation Credits	\$ 2.35	N/A
Recycling:		
Residential (65 gal. Roll cart/ Pickup weekly)	\$ 2.83	N/A
Commercial (65 gal. Roll cart/ Pickup weekly)	\$ 7.70	N/A
Commercial (95 gal. Roll cart/ Pickup weekly)	\$ 15.42	N/A
Garbage:		
Residential Pick Up	\$ 24.29	N/A
Fire Service Charges:		
Fire Sprinkler System -Small	\$ 4.77	\$ 5.96
Fire Sprinkler System -Large	\$ 55.64	\$ 69.55
Fire Standpipe System	\$ 3.18	\$ 3.98
Fire Sprinkler Standpipe System	\$ 1.60	\$ 2.00
Fire Hydrant	\$ 6.79	\$ 8.16
Special Vacation Bill Amounts:		
Water ONLY	\$ -	\$ 12.29
Water and Sewer/ Wastewater	\$ 27.25	\$ 24.26
Water, Sewer/ Wastewater and Irrigation	\$ 34.03	\$ 32.73
Garbage Only	\$ 10.89	\$ -

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 2024

Lakeland Electric (RS)		Rates		Difference	
		5/2023	6/2024	Amount	Percent
Description	Measure				
Customer Charge	per month	\$12.00	\$13.50	\$1.50	13%
Total Energy Charges (0-1000)	per kwh	0.108900	0.090001	-0.018899	-18%
Total Taxes	% of total	12.5%	16.5%	0.040	4%

City of Bartow		Rates		Difference	
		5/2023	6/2024	Amount	Percent
Description	Measure				
Base Charge	per month	\$8.70	\$8.70	\$0.00	0%
Total Energy Charges	per kwh	0.11176	0.11176	0.00000	0%
Total Taxes	% of total	12.5%	12.5%	0.00	0%

Duke Energy (RS-1)		Summer Rates		Winter Rates		Difference		Percentage	
		5/2023	6/2024	5/2023	6/2024	Summer	Winter	Summer	Winter
Description	Measure								
Customer Charge	per month	\$12.51	\$12.89	\$12.51	\$12.89	\$0.38	\$0.38	4%	4%
Total Energy Charges (0-1000)	per kwh	0.18846	0.14868	0.18846	0.13779	-0.03978	-0.05067	-22%	-27%
Total Taxes	% of total	12.5%	12.5%	12.5%	12.5%	0.00	0.00	0%	0%

Year Round Rates have changed to Seasonal Rates. Summer (March - November) (9); Winter (December - February) (3)

NATURAL GAS

Peoples Gas System (TECO) (RS-1)		Rates		Difference	
		5/2023	6/2024	Amount	Percent
Description	Measure				
Customer Charge	per month	\$15.10	\$19.06	\$3.96	27%
Total Energy Charges	per ccf	1.29178	1.33997	0.04819	4%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%

Comparison of Previous and Current Utility Rates SECTION 8 HCV PROGRAM

BOTTLE GAS/PROPANE

<i>EIA (U.S. Energy Information Administration)</i>		Rates		Difference	
Description	Measure	5/2023	6/2024	Amount	Percent
Fuel Rate	per gal	\$4.66	\$4.56	-\$0.10	-3%
Sales Tax	% of total	10%	10%	0.00	0%

<i>Suburban Propane</i>		Rates		Difference	
Description	Measure	5/2023	6/2024	Amount	Percent
Fuel Rate	per gal	\$4.68	\$3.99	-\$0.69	-15%
Sales Tax	% of total	10%	10%	0.00	0%

Average Propane Fuel Rate	per gallon	\$4.67	\$4.28	-\$0.39	-9%
Sales Tax	% of total	10%	10%	0.00	0%

WATER, SEWER & TRASH COLLECTION

<i>City of Auburndale</i>		Rates		Difference	
Description - Water	Measure	5/2023	6/2024	Amount	Percent
Water Base Rate	per month	\$8.31	\$8.64	\$0.33	4%
Tier-1 Water Usage (0-4000)	per 1000 gals	\$1.07	\$1.11	\$0.04	4%
Tier-2 Water Usage (4001-10000)	per 1000 gals	\$2.14	\$2.23	\$0.09	5%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Description - Sewer	Measure	5/2023	6/2024	Amount	Percent
Total Monthly Charges	per month	\$42.09	\$42.30	\$0.21	1%
Description - Trash Collection	Measure	5/2023	6/2024	Amount	Percent
Garbage Fee	per month	\$20.20	\$21.72	\$1.52	8%

Comparison of Previous and Current Utility Rates

SECTION 8 HCV PROGRAM

City of Bartow		Rates		Difference	
Description - Water	Measure	5/2023	6/2024	Amount	Percent
Water Minimum Charge	per month	\$10.55	\$10.55	\$0.00	0%
Tier-1 Water Rate (0-6000)	per 1000 gals	\$2.44	\$2.44	\$0.00	0%
Tier-2 Water Rate (6001-8000)	per 1000 gals	\$3.33	\$3.33	\$0.00	0%
Tier-3 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%
Description - Sewer	Measure	5/2023	6/2024	Amount	Percent
Sewer Minimum Charge	per month	\$21.32	\$21.32	\$0.00	0%
Water Gallonage Usage	per 1000 gals	\$1.78	\$1.78	\$0.00	0%
Description - Trash Collection	Measure	5/2023	6/2024	Amount	Percent
Solid Waste Charge	per month	\$18.75	\$18.75	\$0.00	0%

City of Haines City		Rates		Difference	
Description - Water	Measure	5/2023	6/2024	Amount	Percent
Base Service Charge	per month	\$17.02	\$17.36	\$0.34	2%
Tier-1 Consumption Charge (0-3000)	per 1000 gals	\$1.375	\$1.402	\$0.027	2%
Tier-2 Consumption Charge (3001-10000)	per 1000 gals	\$1.798	\$1.834	\$0.036	3%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Description - Sewer	Measure	5/2023	6/2024	Amount	Percent
Base Service Charge	per month	\$24.52	\$24.52	\$0.00	0%
Consumption Charge (0-10000 max)	per 1000 gals	\$6.951	\$6.951	\$0.000	0%
Description - Trash Collection	Measure	5/2023	6/2024	Amount	Percent
Trash Collection Charge	per month	\$21.77	\$35.97	\$14.20	66%

Comparison of Previous and Current Utility Rates

SECTION 8 HCV PROGRAM

City of Lake Wales		Rates		Difference	
Description - Water	Measure	5/2023	6/2024	Amount	Percent
Water Service Availability Charge	per month	\$8.29	\$8.29	\$0.00	0%
Tier-1 Volume Charge (0-5000)	per 1000 gals	\$3.28	\$3.28	\$0.00	0%
Tier-2 Volume Charge (5001-10000)	per 1000 gals	\$4.44	\$4.44	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Description - Sewer	Measure	5/2023	6/2024	Amount	Percent
Sewer Service Availability Charge	per month	\$29.46	\$29.46	\$0.00	0%
Tier-1 Volume Charge (0-5000)	per 1000 gals	\$3.86	\$3.86	\$0.00	0%
Tier-2 Volume Charge (5001-10000)	per 1000 gals	\$6.78	\$6.78	\$0.00	0%
Description - Trash Collection	Measure	5/2023	6/2024	Amount	Percent
Total Monthly Charges	per month	\$23.81	\$23.81	\$0.00	0%

City of Lakeland		Rates		Difference	
Description - Water	Measure	5/2023	6/2024	Amount	Percent
Water Fixed Meter Charge	per month	\$10.82	\$11.04	\$0.22	3%
Tier-1 Water Consumption (0-7000)	per 1000 gals	\$2.29	\$2.29	\$0.00	0%
Tier-2 Water Consumption (7001-12000)	per 1000 gals	\$2.98	\$3.09	\$0.11	4%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Description - Sewer (MF)	Measure	5/2023	6/2024	Amount	Percent
Sewer Fixed Charge	per month	\$17.46	\$17.81	\$0.35	3%
Sewer Volume Charge (0-12000 max)	per 1000 gals	\$4.55	\$4.64	\$0.09	2%
Description - Sewer (SF)	Measure	5/2023	6/2024	Amount	Percent
Sewer Fixed Charge	per month	\$20.30	\$20.71	\$0.41	3%
Sewer Volume Charge (0-12000 max)	per 1000 gals	\$4.55	\$4.64	\$0.09	2%
Description - Trash Collection	Measure	5/2023	6/2024	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	5/2023	6/2024	Amount	Percent
Water Base Charge	per month	\$10.43	\$10.43	\$0.00	0%
Tier-1 Water Usage (0-3000)	per 1000 gals	\$1.99	\$1.99	\$0.00	0%
Tier-2 Water Usage (3001-10000)	per 1000 gals	\$2.63	\$2.63	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Description - Sewer	Measure	5/2023	6/2024	Amount	Percent
Wastewater Base Charge	per month	\$36.14	\$36.14	\$0.00	0%
Wastewater Usage (0-7000 max)	per 1000 gals	\$6.48	\$6.48	\$0.00	0%

City of Winter Haven		Rates		Difference	
Description - Water	Measure	5/2023	6/2024	Amount	Percent
Water Base Charge	per month	\$6.62	\$6.78	\$0.16	3%
Tier-1 Water Usage (0-5000)	per 1000 gals	\$2.20	\$2.25	\$0.05	3%
Tier-2 Water Usage (5001-10000)	per 1000 gals	\$3.69	\$3.78	\$0.09	3%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Description - Sewer	Measure	5/2023	6/2024	Amount	Percent
Sewer Base Charge	per month	\$9.35	\$9.58	\$0.23	3%
Sewer Usage	per 1000 gals	\$5.39	\$5.52	\$0.13	3%
Description - Trash Collection	Measure	5/2023	6/2024	Amount	Percent
Total Monthly Charges	per month	\$26.46	\$27.12	\$0.66	3%

CURRENTLY ADOPTED SECTION 8 UTILITY ALLOWANCES

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Lakeland Housing Authority, FL		Unit Type: Multi-Family (High-Rise/Apartment/ Row House/Townhouse/Semi-Detached/Duplex)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$11.00	\$14.00	\$14.00	\$14.00	\$16.00	\$16.00
	Bottle Gas	\$46.00	\$57.00	\$57.00	\$57.00	\$62.00	\$62.00
	Electric (avg)	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00	\$12.00
	Electric Heat Pump (avg)	\$6.00	\$7.00	\$9.00	\$10.00	\$11.00	\$12.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$11.00	\$13.00
	Bottle Gas	\$15.00	\$15.00	\$26.00	\$36.00	\$46.00	\$51.00
	Electric (avg)	\$6.00	\$7.00	\$11.00	\$14.00	\$17.00	\$21.00
Other Electric	(avg)	\$24.00	\$28.00	\$39.00	\$50.00	\$61.00	\$71.00
Air Conditioning	(avg)	\$20.00	\$24.00	\$33.00	\$42.00	\$51.00	\$61.00
Water Heating	Natural Gas	\$9.00	\$10.00	\$14.00	\$18.00	\$23.00	\$27.00
	Bottle Gas	\$36.00	\$41.00	\$57.00	\$72.00	\$87.00	\$108.00
	Electric (avg)	\$14.00	\$16.00	\$20.00	\$25.00	\$29.00	\$34.00
	Fuel Oil						
Water	(avg)	\$20.00	\$20.00	\$24.00	\$29.00	\$34.00	\$39.00
Sewer	(avg)	\$40.00	\$41.00	\$47.00	\$54.00	\$60.00	\$65.00
Trash Collection	(avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Other specify: Electric Charge \$12.45 (avg)		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other specify: Natural Gas Charge \$16.61		\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Lakeland Housing Authority, FL		Unit Type Single-Family (Detached House/Mobile Home)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$17.00	\$20.00	\$20.00	\$21.00	\$21.00	\$23.00
	Bottle Gas	\$67.00	\$77.00	\$77.00	\$82.00	\$82.00	\$87.00
	Electric (avg)	\$12.00	\$14.00	\$15.00	\$16.00	\$17.00	\$18.00
	Electric Heat Pump (avg)	\$9.00	\$11.00	\$13.00	\$14.00	\$16.00	\$17.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$11.00	\$13.00
	Bottle Gas	\$15.00	\$15.00	\$26.00	\$36.00	\$46.00	\$51.00
	Electric (avg)	\$6.00	\$7.00	\$11.00	\$14.00	\$17.00	\$21.00
Other Electric	(avg)	\$35.00	\$41.00	\$57.00	\$73.00	\$89.00	\$105.00
Air Conditioning	(avg)	\$16.00	\$18.00	\$41.00	\$64.00	\$87.00	\$110.00
Water Heating	Natural Gas	\$10.00	\$11.00	\$17.00	\$23.00	\$27.00	\$33.00
	Bottle Gas	\$41.00	\$46.00	\$67.00	\$87.00	\$108.00	\$128.00
	Electric (avg)	\$17.00	\$20.00	\$25.00	\$31.00	\$37.00	\$42.00
	Fuel Oil						
Water	(avg)	\$20.00	\$20.00	\$24.00	\$29.00	\$34.00	\$39.00
Sewer	(avg)	\$40.00	\$41.00	\$47.00	\$54.00	\$60.00	\$65.00
Trash Collection	(avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Other specify: Electric Charge \$12.45 (avg)		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other specify: Natural Gas Charge \$16.61		\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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



LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2024

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)			\$71.00	\$81.00		
Water			\$21.00	\$25.00		
Sewer			\$37.00	\$44.00		
Totals			\$129.00	\$150.00		

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)		\$62.00				
Sewer		\$30.00				
Totals		\$92.00				

3 units

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)		\$62.00				
Sewer		\$30.00				
Totals		\$92.00				

4 units

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

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)		\$53.00	\$62.00			
Sewer		\$30.00	\$37.00			
Totals		\$83.00	\$99.00			

Utility Allowances

June 2024

LAKELAND HOUSING AUTHORITY

Lakeland, Florida



UPDATE REPORT

PUBLIC HOUSING

UTILITY ALLOWANCE SURVEY AND STUDY

The **Nelrod** Company®

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

August 7, 2024

Vanessa C. Johnson, PH Manager
Lakeland Housing Authority
430 Hartsell Avenue
Lakeland, FL 33815

Re: Public Housing Utility Allowances Update Report -2024

Dear Ms. Johnson:

ResidentLife Utility Allowances® is pleased to enclose the Public Housing Utility Allowances Update Report - June 2024. 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.

As a reminder, HUD regulations (24CFR965-507(b)) state that, "adjustments to resident payments as a result of such changes" (adjustments made due to a result of rate changes of 10% or more) agencies do not have to comply with the sixty (60) day notice (and comment period) requirement of §965.502(c)." A 30-day notice will suffice.

Please note that notice of the availability of relief from surcharges or payment of utility supplier billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission.

Please carefully review this 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. If no changes are requested this report will serve as a final report as well. **Please see the attached Closure Acceptance Statement, sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 101 or cynthia@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Cynthia Ramirez

Cynthia Ramirez
ResidentLife Utility Allowances® Specialist

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

Re: Public Housing Utility Allowances Update Report -2024

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

I, or a member of our agency staff, have reviewed this 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 residentlife@nelrod.com**

Job #1769-RU-023

U:\2024\2024 Utility Allowances\2024 Agency Studies\Lakeland, FL\PH Update 2024\0001b-Lakeland FL-PH UPDATE Study-Letter-Jul 2024.docx

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

PUBLIC HOUSING

ANNUAL UPDATE 2024

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities, and HUD’s Utility Allowance Guidebook.

Utility Rate Comparison

Prior to beginning this update study for the **Lakeland Housing Authority, FL**, as required by HUD regulations 24 CFR 965.507(b), a comparison (annual review) was made of the utility rates and charges (**dated: August 2023**) utilized in the development of the currently adopted utility allowances and the current utility rates and charges (**dated: June 2024**). This comparison indicated that Lakeland Electric’s rates decreased 18%, the monthly charge increased 13%, and taxes increased 4%. The City of Lakeland’s water tier-1 rates remained the same, tier-2 rates increased 4%, the monthly charge increased 3%, and taxes remained the same, and sewer rates increased 2% and the monthly charge increased 3%. (See “Comparison of Previous and Current Utility Rates” in Support Documentation section of this report.) Since the utility provider’s **rates** have changed more than 10%, the utility allowances will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

Objective

The objective of this survey and study is to update utility allowances with current utility provider’s rates and charges for electric, water, and sewer for the Lakeland Housing Authority, FL. The Agency has 105 dwelling units at 3 developments where residents pay some or all of these utilities. At the John Wright development, residents pay electric, water, and sewer utilities. At the two remaining developments residents pay electric and sewer utilities. Additionally, all of the developments have one or more of the following energy efficient items: windows, heat pumps, water heaters, insulation, 100% LED lighting, and/or water saving appliances. These allowances are based upon a reasonable consumption, from a previous engineering method study of an energy conservative family of modest circumstances and to provide for the basic essentials needed for a living environment that is safe, sanitary and healthful.

Methodology

The following steps were taken by a utility allowance specialist to accomplish the above objective.

1. Obtaining Current 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** through their internet website and telephone inquiries.
- b. Documentation on current residential **water and sewer** rates and charges from the **City of Lakeland** through their internet website and telephone inquiries.

Residents do not pay for natural gas, water, or sewer utilities/services.

2. Comparison of Utility Rates

A rate specialist created charts comparing the previously applied electric, water, and sewer rates and charges (August 2023) for each provider to the current utility rates and charges (June 2024). These charts calculate a percentage difference in utility rates.

Then the rate specialist analyzed the rate comparisons and emailed the draft charts to the Agency with a recommendation to adjust current utility allowances due to a greater than 10% change in utility rates and charges (HUD regulations 24 CFR 965.507(b

3. Data Gathering

a. Currently Adopted Utility Allowances

We utilized a copy of proposed monthly Utility Allowances from previous study since the Agency did adopt those proposed utility allowances.

b. Monthly Utility Consumption Averages

In a previous study models of the Agency's Public Housing units were created by qualified licensed professionals, and consumption averages were obtained using an engineering method.

Since the average base consumptions developed in a previous study will not be adjusted, we gathered and utilized a copy of these monthly consumptions for back-up documentation to this study.

Note: HUD regulations for Public Housing (24 CFR 965.505 (e)) do not allow for air conditioning in the utility allowances, therefore air conditioning consumptions were eliminated from the consumption totals.

Since this factor is still the same the consumptions were not adjusted.

4. *Utility Allowance Adjustments*

The following process was conducted by a utility allowance specialist:

- a. Updated the **electric** Cost of Consumption calculation charts, from the previous study, for each development and applicable bedroom size with **Lakeland Electric's** current utility rates and charges. A weighted average was then calculated and applied to the utility allowance totals.
- b. Updated the **water and sewer** Cost of Consumption calculation charts, from the previous study, for each applicable development and applicable bedroom size with the **City of Lakeland's** current utility rates and charges.

Residents do not pay for natural gas or trash collection utilities/services.

The updated utility allowances were entered into Chart 1 – Proposed Monthly Utility Allowances, found in the Survey and Study Results section of this report.

5. *Utility Allowance Schedule*

Utility Allowance Schedules are not subject to approval by HUD before becoming effective, but will be reviewed in the course of audits or reviews of Agency operations (24 CFR 965.502(d)).

6. *Comparison of Current and Proposed Utility Allowances*

A comparison of the Agency's currently adopted utility allowances and the proposed allowances from this study is provided. (See Chart 2, found in the Survey and Study Results section of this report, for the comparison.)

7. *Notification, Display and Comment Period*

Per HUD regulations (24 CFR 965.507(c)), "The PHA shall give notice to all residents of proposed allowances, scheduled surcharges, and revisions thereof."

8. *Support Documentation*

Per HUD regulations (24 CFR 965.502(b)) the Agency must maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents (24 CFR 965.502(c)).

This report contains a copy of all such supporting documentation.

9. *Annual Update*

HUD regulations (24 CFR 965.207) state that housing authorities shall **review allowances at least annually** and revise allowances established if there has been a **10% increase or decrease** in utility rate and charges. If an annual adjustment is not made to the current utility allowances, the agency must monitor utility rates and charges to see if a rate has changed, by itself or together with prior rate change, not adjusted for, resulting in a change of 10% or more since the last utility allowance update. This interim adjustment helps Agencies avoid costly back charges and rent adjustments. ResidentLife Utility Allowances[®] provides a quarterly Rate Monitoring Service.

10. *Individual Relief*

We have included Individual Relief Medical Equipment Allowances in the Survey and Study Results section of this report.

Please note that notice of the availability of relief from surcharges or payment of utility provider billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission. Agencies should have written procedures regarding Individual Relief in their Admission and Continued Occupancy (ACOP) policies.

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

PUBLIC HOUSING

ANNUAL UPDATE 2024

The HUD Regulation (24 CFR 965.507(a) & (b)) 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 2023 study was conducted. (Refer to page 2, Utility Rate Comparison, and/or 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 for electricity, water, and sewer for their Public Housing (Conventional) developments where residents pay some or all of these utilities. At the John Wright development, residents pay electric, water, and sewer utilities. At the remaining two developments residents pay electric and sewer utilities. Additionally, all of the developments have one or more of the following energy efficient items: windows, heat pumps, water heaters, insulation, 100% LED lighting, and/or water saving appliances. The proposed utility allowances are shown in Chart 1 on the following pages.

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities.

Comparison of Utility Allowances

A comparison of the Agency's currently adopted Public Housing monthly utility allowances (effective date: 2023) and the proposed monthly utility allowances from this study are shown in Chart 2. The chart is broken down by development and bedroom size.

Results of Utility Allowance Comparison

Chart 2 shows decreases in proposed utility allowances for all developments and for all bedroom sizes. Decreases range from \$3.00 to \$7.00 and are due to a reduction in Lakeland Electric's electric rates. Note that the decrease in electric allowances offset the increase in water and sewer.



LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2024

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)			\$71.00	\$81.00		
Water			\$21.00	\$25.00		
Sewer			\$37.00	\$44.00		
Totals			\$129.00	\$150.00		

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)		\$62.00				
Sewer		\$30.00				
Totals		\$92.00				

3 units

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)		\$62.00				
Sewer		\$30.00				
Totals		\$92.00				

4 units

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

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)		\$53.00	\$62.00			
Sewer		\$30.00	\$37.00			
Totals		\$83.00	\$99.00			

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES
Chart 2

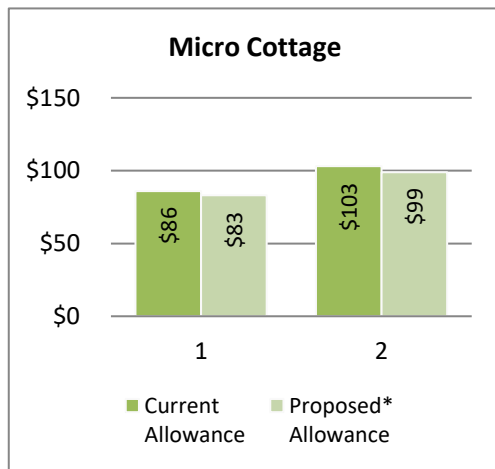
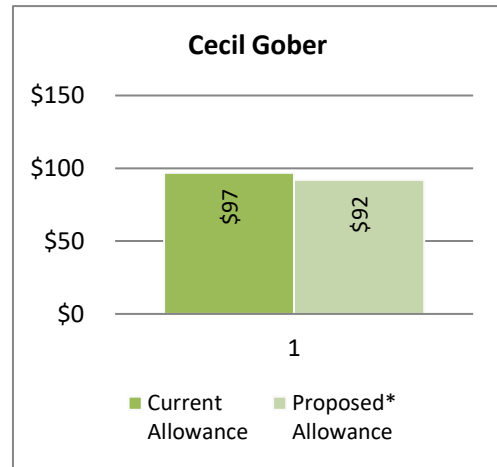
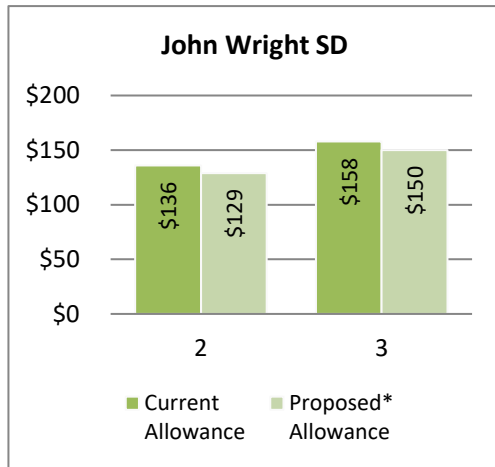
UPDATE 2024

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
John Wright (Semi-Detached) (All Electric)	2	\$136.00	\$129.00	-\$7.00
	3	\$158.00	\$150.00	-\$8.00
Cecil Gober (All Electric)	1	\$97.00	\$92.00	-\$5.00
Micro Cottage at Williamstown (All Electric)	1	\$86.00	\$83.00	-\$3.00
	2	\$103.00	\$99.00	-\$4.00

Proposed allowances include the average for electric summer and winter months.

*Proposed allowances were rounded to the nearest dollar.

**After rounding.



**Individual Relief
Medical Equipment Allowances**

Electric Provider: Lakeland Electric

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.090001	\$20.00
Nebulizer	2	75	5	0.090001	\$1.00
Electric Hospital Bed	0.2	200	1	0.090001	\$1.00
Alternating Pressure Pad	24	70	52	0.090001	\$5.00
Low Air-Loss Mattress	24	120	89	0.090001	\$8.00
Power Wheelchair/Scooter	3	360	33	0.090001	\$3.00
Feeding Tube Pump	24	120	89	0.090001	\$8.00
CPAP Machine	10	30	9	0.090001	\$1.00
Leg Compression Pump	24	30	22	0.090001	\$2.00
Dialysis Machine/Equipment	2	710	44	0.090001	\$4.00

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.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

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

Used for Sleep Apnea. Machines run 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.

MONTHLY CONSUMPTION TOTALS & BUILDING TYPE DESCRIPTIONS

LAKELAND HOUSING AUTHORITY, FL

PUBLIC HOUSING

MONTHLY UTILITY CONSUMPTION TOTALS

Consumptions updated in a previous study using an engineering method - 2023
(Water consumptions based on national averages.)

Building Type: Semi-Detached/Duplex

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)			517	607		
Electricity (kWh) W(L&A,H,WH,C)			604	712		
Water (gallons)			3522	5052		

Residents also pay sewer.

Building Type: Apartment/Multi-Family

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		430				
Electricity (kWh) W(L&A,H,WH,C)		502				
Sewer (gallons)		1992				

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		430				
Electricity (kWh) W(L&A,H,WH,C)		514				
Sewer (gallons)		1992				

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

S= Summer

W= Winter

Summer: February - November (10), Winter: December - January (2)

Seasons based on climatic data.

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 (kWh) S(L&A,WH,C)		340	419			
Electricity (kWh) W(L&A,H,WH,C)		454	541			
Sewer (gallons)		1992	3522			

Building Type (Structure) Descriptions

1. **Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/Flat (Apt)**

- a. Building with a group of 3 individual **units** with common walls; attached to other units; separate entrances, and may have common staircases.
- b. Each **building** may have an end unit, inside unit, top unit, bottom unit, etc. **Building** will have 2 or more stories.
- c. Usually, but not always, there will be units on both sides of building.

2. **High Rise Apartment (H-R)**

A multi-unit building; 5 or more stories; sharing one or more common entrances. May have an elevator.

3. **Row House/Townhouse/Triplex/Fourplex/Multiplex (RH)**

- a. An individual unit attached to other individual units; 2 or more common walls; separate ground level entrances; 1 or 2 story **units**.
- b. Each building will have end units and inside units.
- c. Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- d. Triplex building can be V-shaped.

4. **Semi-Detached/Duplex (S-D or SD)**

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

5. **Detached House (DH)**

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2024

John Wright (All Electric)

Building Type: Semi-Detached/Duplex

Monthly Average Unit Consumption kWh for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
			517	607		
Customer Charge Per Month \$13.50			\$13.50	\$13.50		
Total Energy Charges (0-1000) Per KWH 0.090001			\$46.53	\$54.63		
<i>Subtotal</i>			\$60.03	\$68.13		
Total Taxes % of Total 16.5%			\$9.90	\$11.24		
Total Monthly Cost - Summer			\$69.93	\$79.37		

Monthly Average Unit Consumption kWh for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
			604	712		
Customer Charge Per Month \$13.50			\$13.50	\$13.50		
Total Energy Charges (0-1000) Per KWH 0.090001			\$54.36	\$64.08		
<i>Subtotal</i>			\$67.86	\$77.58		
Total Taxes % of Total 16.5%			\$11.20	\$12.80		
Total Monthly Cost - Winter			\$79.06	\$90.38		

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10			\$699.30	\$793.70		
Winter Annual Avg 2			\$158.12	\$180.76		
Total Monthly Cost (Based on Annual Average)			\$71.45	\$81.21		

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL

PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2024

Cecil Gober (All Electric)

Building Type: Apartment/Multi-Family

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Summer		430				
Customer Charge Per Month \$13.50		\$13.50				
Total Energy Charges (0-1000) Per KWH 0.090001		\$38.70				
<i>Subtotal</i>		\$52.20				
Total Taxes % of Total 16.5%		\$8.61				
Total Monthly Cost - Summer		\$60.81				

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Winter		502				
Customer Charge Per Month \$13.50		\$13.50				
Total Energy Charges (0-1000) Per KWH 0.090001		\$45.18				
<i>Subtotal</i>		\$58.68				
Total Taxes % of Total 16.5%		\$9.68				
Total Monthly Cost - Winter		\$68.36				

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$608.10				
Winter Annual Avg 2		\$136.72				
Total Monthly Cost (Based on Annual Average)		\$62.07				

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL

PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2024

Cecil Gober (All Electric)

Building Type: Row House/Townhouse

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Summer		430				
Customer Charge Per Month \$13.50		\$13.50				
Total Energy Charges (0-1000) Per KWH 0.090001		\$38.70				
<i>Subtotal</i>		\$52.20				
Total Taxes % of Total 16.5%		\$8.61				
Total Monthly Cost - Summer		\$60.81				

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Winter		514				
Customer Charge Per Month \$13.50		\$13.50				
Total Energy Charges (0-1000) Per KWH 0.090001		\$46.26				
<i>Subtotal</i>		\$59.76				
Total Taxes % of Total 16.5%		\$9.86				
Total Monthly Cost - Winter		\$69.62				

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$608.10				
Winter Annual Avg 2		\$139.24				
Total Monthly Cost (Based on Annual Average)		\$62.28				

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL

PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2024

Micro Cottages at Williamstown (All Electric)

Building Type: Semi-Detached/Duplex

	OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Summer		340	419			
Customer Charge Per Month \$13.50		\$13.50	\$13.50			
Total Energy Charges (0-1000) Per KWH 0.090001		\$30.60	\$37.71			
<i>Subtotal</i>		\$44.10	\$51.21			
Total Taxes % of Total 16.5%		\$7.28	\$8.45			
Total Monthly Cost - Summer		\$51.38	\$59.66			

	OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Winter		454	541			
Customer Charge Per Month \$13.50		\$13.50	\$13.50			
Total Energy Charges (0-1000) Per KWH 0.090001		\$40.86	\$48.69			
<i>Subtotal</i>		\$54.36	\$62.19			
Total Taxes % of Total 16.5%		\$8.97	\$10.26			
Total Monthly Cost - Winter		\$63.33	\$72.45			

Averaging Months	OBR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$513.80	\$596.60			
Winter Annual Avg 2		\$126.66	\$144.90			
Total Monthly Cost (Based on Annual Average)		\$53.37	\$61.79			

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

WATER & SEWER - City of Lakeland

UPDATE 2024
All Building Types

John Wright (All Electric)

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption gallons for all bedroom types - Water			3522	5052		
Water Fixed Charge Per Month \$11.04			\$11.04	\$11.04		
Water Consumption Rate (0-7000) Per 1000 gallons \$2.29			\$8.07	\$11.57		
<i>Subtotal</i>			\$19.11	\$22.61		
Municipal Public Service Tax % of Total 10%			\$1.91	\$2.26		
Total Monthly Average Cost			\$21.02	\$24.87		

John Wright, Cecil Gober, & Micro Cottage at Williamstown (All Electric)

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption gallons for all bedroom types - Sewer		1992	3522	5052		
Wastewater Fixed Charge Per Month \$20.71		\$20.71	\$20.71	\$20.71		
Wastewater Vol Chg (0-12000 max) Per 1000 gallons \$4.64		\$9.24	\$16.34	\$23.44		
Total Monthly Average Cost		\$29.95	\$37.05	\$44.15		

Includes water saving equipment.

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Utility Providers Residential Rates and Charges
As of June 2024

UPDATE 2024

ELECTRICITY

Source: Lakeland Electric

863-834-9535

www.lakelandelectric.com*

Year Round			RS
Customer Charge	Per Month	\$13.50	
Tiers*		0 - 1000	
Energy Charge	Per KWH	0.05227	
Fuel Charge	Per KWH	0.036	
Environmental Compliance Charge	Per KWH	0.0015907	
Smart Grid Project Implementation	Per KWH	0.00014	
Total Energy Charges	Per KWH	0.090001	
Florida Gross Receipts Tax	% of Total	2.5%	
Municipal Public Service Tax	% of Total	10%	
Franchise Fee*	% of Total	4%	
Total Taxes	% of Total	16.5%	

WATER & SEWER

Source: City of Lakeland

863-834-9535/863-834-8276

www.lakelandgov.net*

Water			
Water Fixed Meter Charge	Per Month	\$11.04	
Tiers*		0 - 7000	7001 - 12000
Water Consumption*	Per 1000 Gallons	\$2.29	\$3.09
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Fixed Charge	Per Month	\$20.71	<i>Single Family</i>
Tiers*		0-12000 max	
Sewer Volume Charge*	Per 1000 Gallons	\$4.64	

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.

LAKE WALES	POLK	ELECTRIC	10.00%	3/6/1990
LAKE WALES	POLK	FUEL OIL\KEROSENE	\$.04/gal \ \$.05/gal	11/20/1996
LAKE WALES	POLK	GAS: LIQUEFIED PETROLEUM	10.00%	3/6/1990
LAKE WALES	POLK	GAS: MANUFACTURED	10.00%	3/6/1990
LAKE WALES	POLK	GAS: NATURAL	10.00%	3/6/1990
LAKE WALES	POLK	WATER	10.00%	3/6/1990
LAKE WORTH	PALM BEACH	ELECTRIC	0.00%	
LAKE WORTH	PALM BEACH	FUEL OIL\KEROSENE	10.00%	1/1/1987
LAKE WORTH	PALM BEACH	GAS: LIQUEFIED PETROLEUM	0.00%	
LAKE WORTH	PALM BEACH	GAS: MANUFACTURED	0.00%	
LAKE WORTH	PALM BEACH	GAS: NATURAL	0.00%	
LAKE WORTH	PALM BEACH	WATER	0	1/1/1987
LAKELAND	POLK	ELECTRIC	10.00%	
LAKELAND	POLK	FUEL OIL\KEROSENE	\$.04/gal	10/1/1987
LAKELAND	POLK	GAS: LIQUEFIED PETROLEUM	10.00%	10/1/1987
LAKELAND	POLK	GAS: MANUFACTURED	10.00%	10/1/1987
LAKELAND	POLK	GAS: NATURAL	10.00%	10/1/1987
LAKELAND	POLK	WATER	10.00%	
LANTANA	PALM BEACH	ELECTRIC	10.00%	8/14/1995
LANTANA	PALM BEACH	FUEL OIL\KEROSENE	10.00%	8/14/1995
LANTANA	PALM BEACH	GAS: LIQUEFIED PETROLEUM	10.00%	8/14/1995
LANTANA	PALM BEACH	GAS: MANUFACTURED	10.00%	8/14/1995
LANTANA	PALM BEACH	GAS: NATURAL	10.00%	8/14/1995
LANTANA	PALM BEACH	WATER	0.1	8/14/1995
LARGO	PINELLAS	ELECTRIC	10.00%	11/1/1995
LARGO	PINELLAS	FUEL OIL\KEROSENE	\$.04/gal	11/1/1995
LARGO	PINELLAS	GAS: LIQUEFIED PETROLEUM	10.00%	11/1/1995
LARGO	PINELLAS	GAS: MANUFACTURED	10.00%	11/1/1995
LARGO	PINELLAS	GAS: NATURAL	10.00%	11/1/1995
LARGO	PINELLAS	WATER	10.00%	11/1/1995

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**

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 Residential Service Demand (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:		\$13.50
Energy Charge:	0 to 1,000 kWh	\$0.05227 per kWh
	1,001 to 1,500 kWh	\$0.05973 per kWh
	Above 1,500 kWh	\$0.06608 per kWh

Minimum Bill:

Customer charge, plus Adjustments.

(Continued on Sheet No. 7.0.1)

**RATE SCHEDULE - BA-2
TAX AND SURCHARGE ADJUSTMENT**

Lakeland Public Service Tax and Surcharge:

A ten-percent (10%) Utility Tax (inside city limits) or a ten-percent (10%) surcharge (outside city limits) shall be imposed against all customers, demand, energy charges, and environmental compliance cost charges contained in Lakeland Electric's electric rates.

The ten-percent (10%) Utility Tax (inside city limits) or ten-percent surcharge (10%) (outside city limits) shall be imposed only on Lakeland Electric's Base Fuel Cost as of October 1, 1973.

The amount of Lakeland Electric's Base Fuel Cost as of October 1, 1973, is \$0.004108 per kWh.

Any amount of fuel charge above the non-exempt fuel amount of \$0.004108 per kWh shall be excluded from the ten-percent (10%) utility tax or the ten-percent surcharge.

Florida Gross Receipts, Regulatory Trust Fund Tax Adjustment, and Florida State Sales Tax:

The Regulatory Trust Fund Tax Adjustment in a billing period shall be the actual tax level imposed for Florida Gross Receipts Tax and Public Service Commission Regulatory Trust Fund Tax to the nearest 0.0001% one ten-thousandth of a percent. This tax adjustment shall be levied on all revenue associated with the retail delivery of electricity under Lakeland Electric's published rate tariffs.

The Florida State Sales tax adjustment shall be applied in accordance with the appropriate Florida statutes exclusively for the purpose of collecting these taxes as levied by the State of Florida. Except for residential charges, all charges for electric service are subject to Florida State Sales Tax.

Polk County Public Service Tax:

The Tax Adjustment shall be the actual tax level imposed by Polk County against all customers, demand, energy charges, and environmental compliance cost charges contained in Lakeland Electric's electric rates.

The tax shall only be imposed on Lakeland Electric's Base Fuel Cost as of October 1, 1973, \$0.004108 per kWh. Any amount of fuel charge above the non-exempt fuel amount of \$0.004108 per kWh shall be excluded.

Franchise Fees:

A franchise fee of four-percent (4%) of gross revenues from the sale of electric energy shall be billed to customers who reside within the jurisdiction of Polk City.

(Continued from Sheet No. 9.2)

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					
2018	APR	\$0.040750	118.8%	91.0%	\$0.048411	\$0.037083
2018	OCT	\$0.038750	118.8%	91.0%	\$0.046035	\$0.035263
2019	APR	\$0.037500	118.8%	91.0%	\$0.044550	\$0.034125
2019	JUL	\$0.036500	118.8%	91.0%	\$0.043362	\$0.033215
2019	OCT	\$0.032750	118.8%	91.0%	\$0.038907	\$0.029803
2020	JAN	\$0.032750	130.8%	86.1%	\$0.042837	\$0.028198
2020	APR	\$0.027000	130.8%	86.1%	\$0.035316	\$0.023247
2020	MAY	\$0.020000	130.8%	86.1%	\$0.026160	\$0.017220
2020	JUL	\$0.028000	130.8%	86.1%	\$0.036624	\$0.024108
2020	OCT	\$0.030000	130.8%	86.1%	\$0.039240	\$0.025830
2021	JAN	\$0.035000	124.2%	89.1%	\$0.043470	\$0.031185
2021	APR	\$0.040000	124.2%	89.1%	\$0.049680	\$0.035640
2022	JAN	\$0.040000	124.2%	89.1%	\$0.049680	\$0.035640
2022	JUL	\$0.060000	124.2%	89.1%	\$0.074520	\$0.053460
2022	SEP	\$0.075000	124.2%	89.1%	\$0.093150	\$0.066825
2023	MAR	\$0.055000	124.2%	89.1%	\$0.068310	\$0.049005
2023	OCT	\$0.045000	124.2%	89.1%	\$0.055890	\$0.040095
2024	JAN	\$0.038000	114.8%	93.7%	\$0.0436240	\$0.035606
2024	APR	\$0.036000	114.8%	93.7%	\$0.0413280	\$0.033732

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

The Environmental Compliance Cost Charge (EC3) is to recover the 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		
2013	Oct	\$0.0026830
2014	Oct	\$0.0033270
2015	Oct	\$0.0025329
2016	Oct	\$0.0025329
2017	Oct	\$0.0021099
2018	Oct	\$0.0021099
2019	Oct	\$0.0027763
2020	Oct	\$0.0028758
2021	Oct	\$0.0028758
2022	Oct	\$0.0024097
2023	Oct	\$0.0015907

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

The Smart Grid project implementation charge shall be \$0.00014 per kilowatt-hour (kWh) 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)
- SS-1 (Firm Supplemental and Standby),
- 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 (15 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.

Water Residential Rates

Water Rate Schedule

For residential customers

Meter Size	Fixed Meter Charge Inside City Limits	Fixed Meter Charge Outside City Limits	Consumption Range (1,000 gallons)	Charge per 1,000 gallons - Inside City Limits	Charge per 1,000 gallons - Outside City Lim
3/4" or less*	\$11.04	\$14.90	0 - 7	\$2.29	\$3.06
			8 - 12	\$3.09	\$4.17
			13 - 19	\$4.12	\$5.56
			OVER 19	\$5.73	\$7.73
1"	\$29.81	\$40.24	0 - 19	\$2.29	\$3.06
			20 - 32	\$3.09	\$4.17
			33 - 51	\$4.12	\$5.56
			OVER 51	\$5.73	\$7.73
1 1/2"	\$53.76	\$72.58	0 - 34	\$2.29	\$3.06
			35 - 58	\$3.09	\$4.17
			59 - 93	\$4.12	\$5
			OVER 93	\$5.73	\$7.73



8"	\$1,397.11	\$1,886.10	0 - 886	\$2.29	\$3.06
			887 - 1,519	\$3.09	\$4.17
			1,520 - 2,404	\$4.12	\$5.56
			OVER 2,404	\$5.73	\$7.73

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

Rates Effective October 1, 2023, through September 30, 2024

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 L		
Single Family Dwelling	\$20.71	\$25.89	\$4.64	\$5.80		
Multiple Dwelling, Per Unit	\$17.81	\$22.26	\$4.64	\$5.80		



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 L
5/8" - 3/4"	\$20.71	\$25.89	\$4.64	\$5.80
1"	\$55.92	\$69.90	\$4.64	\$5.80
1 1/2"	\$100.86	\$126.07	\$4.64	\$5.80
2"	\$224.29	\$280.36	\$4.64	\$5.80
3"	\$561.86	\$702.33	\$4.64	\$5.80
4"	\$837.10	\$1046.37	\$4.64	\$5.80
6"	\$1,547.87	\$1,934.83	\$4.64	\$5.80
8"	\$2,620.85	\$3,276.06	\$4.64	\$5.80

* 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 \$76.39 for Inside City and \$95.49 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, 2023 Through September 30, 2024

Commercial Water Rates

Water Rate Schedule





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

Solid Waste Service Rates

Residential Single Family

Automated Trash Collection

- 95 Gallon Container \$17.05*
- 65 Gallon Container \$15.95*
- 35 Gallon Container \$14.85*

* There is a reduced rate for additional containers.



Automated Recycling Collection



Message Us



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

**There is no reduced rate for additional containers. The \$2.00 per month fee is charged to all active residential accounts whether the cart is used or not.*

Bulk Yard Waste/Junk Collection

Bulk Yard Waste Collections in excess of four (4) free collections per year is \$12.01 per cubic yard, with a \$26.26 minimum.

Bulk Junk Collections in excess of four (4) free collections per year is \$12.01 per cubic yard, with a \$26.26 minimum.

The calendar year runs from *January 1 through December 31.*

Additional Trash & Recycling Fees

Customers requiring trash collections **beyond the four additional extra collections** per calendar year shall incur a \$15.00 fee per request.

Customers placing **contaminants** into their recycling container shall incur a \$15.00 fee to dump the container as garbage per occurrence.

Residential Multi-Family

Automated Trash Collection

- o 95 Gallon Container \$17.05*
- o 65 Gallon Container \$15.95*
- o 35 Gallon Container \$14.85*



COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates

PUBLIC HOUSING

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 2024

<i>Lakeland Electric (RS)</i>	Measure	Rates		Difference	
		8/2023	6/2024	Amount	Percent
Description					
Customer Charge	per month	\$12.00	\$13.50	\$1.50	13%
Total Energy Charges (0-1000)	per kwh	0.108900	0.090001	-0.018899	-18%
Total Taxes	% of total	12.5%	16.5%	0.04	4%

WATER & SEWER

<i>City of Lakeland</i>	Measure	Rates		Difference	
		8/2023	6/2024	Amount	Percent
Description - Water					
Water Fixed Meter Charge	per month	\$10.82	\$11.04	\$0.22	3%
Tier-1 Water Consumption (0-7000)	per 1000 gals	\$2.29	\$2.29	\$0.00	0%
Tier-2 Water Consumption (7001-12000)	per 1000 gals	\$2.98	\$3.09	\$0.11	4%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Description - Sewer (SF)					
Sewer Fixed Charge	per month	\$20.30	\$20.71	\$0.41	3%
Sewer Volume Charge (0-12000 max)	per 1000 gals	\$4.55	\$4.64	\$0.09	2%

DEVELOPMENT CHARACTERISTICS

DEVELOPMENT CHARACTERISTICS CHART
For Low-Rent Public Housing

Development Name	HA Code	Year Built	Building Type**	Total # Units	# of Units by Bedroom Size						Resident-Paid Utilities (See* below)					A/C?					
					0	1	2	3	4	5	Electric	N Gas	Water	Sewer	Trash	Central	Window				
John Wright		1980	SD	20	0	10	10	0	0	0	0	I		I							
Cecil Gober Micro Cottages @ Williamstown		1981	APT/RH	37	0	37	0	0	0	0	0	I		M	I					I	
		2018	SD	48	0	X	X	0	0	0	0	I		I	I						

* Please indicate one of the following under each utility:

- M (Master-Metered):** The development has one master-meter per building and the Agency pays the utility bills.
- I (Resident-Paid):** There are individual meters for each unit and the resident pays the utility directly to the utility provider.
- C (Check-Metered by agency):** There are individual meters for each unit but the Agency pays the utility company and charges the resident for excess utility usage.

**** Building Types: Walk-Up/Apartment; Row House/Townhouse; Semi-Detached/Duplex; Detached House**

Please fax to (817) 922-9100 attn: Cheryl Lord with a copy of current allowances

CUSTOMIZATION FOR BASE EKOTROPE MODELS

Housing Agency:

Lakeland Housing Authority

Customization & Energy Efficiency Measures for Base Ekotrope Models

Please check appropriate box(s) for each development/property and note if different for other bedroom sizes in property. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per property. Blue text represents energy efficiency measures/equipment.

Development Name & No.: John Wright Home 1 -20

Building: Year Built: 1980 Structure Type: Apt High-Rise RH SD DH Legend: Apt=Apartment (low-rise/mid-rise), RH=Row House/Townhouse, SD=Semi-Detached/Duplex, DH=Detached House

Resident-Paid Utilities: Electric Natural Gas Water Sewer Trash

Agency-Paid Check-Metered Utilities: Electric Natural Gas Water OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: 0BR/EFF 1BR 2BR 3BR 4BR 5BR 6BR

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
2 Window Type: Single Pane Double Pane Low-E Double Pane/Vinyl
U-Factor: SHGC: (Solar Heat Gain Coefficient)
3 # of Stories in Unit: One or Two Building has multiple stories
4 Exterior Veneer/Cladding: Siding Brick Stucco Other:

5a HVAC Heating Fuel: Electric Natural Gas Other:

5b Is Heating Individually Metered? Yes No

5c Heating Type: Electric Baseboard Forced Air Furnace/Wall unit (80 AFUE) Central Boiler (radiant)

Energy Efficiencies Models Heat Pump Forced Air Furnace w/ducts electric or natural gas Heat Pump Efficiency Rating: SEER: 15 HSPF: Solar Panels Installed (High Efficiency) Gas Furnace (90 AFUE) (additional information is needed)

5d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5e Air Conditioning: Yes No Type: Window Unit Central Tonnage: 3 tons

6 Air Ducts: Yes No If Yes, Location: Conditioned Space Unconditioned Space (attic)

7a Water Heater: Electric (30 gal) Natural Gas (30 gal) Oil 40-50 gallon Elec Tank .90 EF Gas Tank .58 EF Solar Water Heating (additional information is needed) Elec Tank .95 EF Gas Tank .62 EF Elec Tankless Gas Tankless .80 EF or higher

7b Water Heater Type: Individual units Central Boiler

7c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

8 Stove/Range: Electric Natural Gas

9 Energy Efficiencies: Insulation: Ceiling (R-20)(min.) Ceiling (R-38) Wall (R-13) Ceiling (R-30) Ceiling (R-49) Wall (R-19) Low Flow Water: Shower, Faucets, Toilets Lighting: 100% CFL 100% LED

10 GeoThermal (HVAC and DHW) COP Rating:

Notes/Comments:

Housing Agency: Lakeland Housing Authority

Customization & Energy Efficiency Measures for Base Ekotrope Models

Please check appropriate box(s) for **each development/property** and note if different for other bedroom sizes in property. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per property. **Blue text represents energy efficiency measures/equipment.**

Development Name & No.: Cecil Gober Villas

Building: Year Built: 1981 Structure Type: Apt High-Rise RH SD DH
 Legend: Apt=Apartment (low-rise/mid-rise), RH=Row House/Townhouse, SD=Semi-Detached/Duplex, DH=Detached House

Resident-Paid Utilities: Electric Natural Gas Water Sewer Trash

Agency-Paid Check-Metered Utilities: Electric Natural Gas Water
 OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: 0BR/EFF () 1BR 2BR () 3BR () 4BR () 5BR () 6BR ()

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
 2 Window Type: Single Pane Double Pane Low-E Double Pane/Vinyl
 U-Factor: _____ SHGC: _____ (Solar Heat Gain Coefficient)
 3 # of Stories in Unit: One or Two Building has multiple stories
 4 Exterior Veneer/Cladding: Siding Brick Stucco Other: _____

HVAC
 5a Heating Fuel: Electric Natural Gas Other: _____
 5b Is Heating Individually Metered? Yes No
 5c Heating Type: Electric Baseboard Forced Air Furnace/Wall unit (80 AFUE) Central Boiler (radiant)

Energy Efficiencies Models Heat Pump Forced Air Furnace w/ducts ___electric or ___natural gas
 Heat Pump Efficiency Rating: SEER: 15 HSPF: _____
 Solar Panels Installed (High Efficiency) Gas Furnace (90 AFUE)
 (additional information is needed)

5d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5e Air Conditioning: Yes No Type: Window Unit Central Tonnage: 2 1/2

6 Air Ducts: Yes No
 If Yes, Location: Conditioned Space Unconditioned Space (attic)

7a Water Heater: Electric (30 gal) Natural Gas (30 gal) Oil
40-50 gallon Elec Tank .90 EF Gas Tank .58 EF Solar Water Heating
 Elec Tank .95 EF Gas Tank .62 EF (additional information is needed)
 Elec Tankless Gas Tankless .80 EF or higher

7b Water Heater Type: Individual units Central Boiler

7c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

8 Stove/Range: Electric Natural Gas

Energy Efficiencies:
 Insulation: Ceiling (R-20)(min.) Ceiling (R-38) Wall (R-13)
 Ceiling (R-30) Ceiling (R-49) Wall (R-19)
 Low Flow Water: Shower, Faucets, Toilets Lighting: 100% CFL 100% LED

10 GeoThermal (HVAC and DHW) COP Rating: _____

Notes/Comments: Structure Type: Also Triplex and Fourplex

Housing Agency: **Lakeland Housing Authority**

Customization & Energy Efficiency Measures for Base REM/Rate Models

Please check appropriate box(s) for each development and note if different for other bedroom sizes in development. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per development. *Blue text represents energy efficiency measures/equipment.*

Development Name & No.: **Micro Cottages at Williamstown 48 units**

Building: Year Built: **2018** Structure Type: Apt High Rise RH SD DH

Legend: Apt= Apartment, RH= Row House, SD= Semi-Detached/Duplex, DH= Detached House

Resident-Paid or Check-Metered Utilities: Electric Natural Gas Water Sewer Trash
 OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: 0BR 1BR 2BR 3BR 4BR 5BR 6BR

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
 2 Window Type: Single Pane Double Pane/Low-E Double Pane Vinyl
 3 # of Stories in Unit: one two Building has multiple stories

4a Heating Fuel: Electric Natural Gas Oil
 4b Is Heating Individually Metered? Yes No
 4c Heating Type: Electric Baseboard Central Boiler (Radiant) Individual Boiler
 Energy Efficiencies Heat Pump HP Seer: **14** Forced Air Furnace w/ ducts / Wall unit
 Solar Panels (Energy Efficient) Gas Furnace (48k/94 AFUE)
 4d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5 Air Ducts: Yes No
 If Yes, Location: Conditioned Space Unconditioned Space (attic)

6a Water Heater: Electric Natural Gas Oil
 Energy Efficiencies Elec Tank .93 EF Gas Tank .62 EF Solar Panels
 Elec Tank .95 EF Gas Tankless .69 EF (Additional Information will be needed)
 Elec Tankless Gas Tankless .80 EF
 6b Water Heater Type: Individual units Central Boiler
 6c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

6 Stove/Range: Electric Natural Gas

8 Energy Efficiencies:
 Insulation: Ceiling (R-30) Ceiling (R-38) Wall (R-13)
 Low Flow Water: Shower, Faucets, &/or Toilets Lighting: 100% CFL/LED

Notes/Comments:
 There are 48 units 550 sq ft per unit that are all energy efficiencies with community room

DEVELOPMENT REPORTS

Fuel Summary

Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_2BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



John Wright_SD_2BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$594
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Annual End-Use Cost

Heating	\$14
Cooling	\$0
Water Heating	\$136
Lights & Appliances	\$380
Onsite Generation	-\$0
Service Charges	\$64
Total	\$594

Annual End-Use Consumption

Heating [Electric kWh]	173.4
Hot Water [Electric kWh]	1,636.5
Lights & Appliances [Electric kWh]	4,571.4
Total [Electric kWh]	6,381.2
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.10
Peak Summer kW	1.00

Utility Rates

Electricity	Default Electric Provider0
Natural Gas	Default Gas Provider0

Lighting and Appliances



Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_2BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

John Wright_SD_2BR

Builder

Lakeland Housing
Authority

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,242.2	103
Electric Appliances [kWh/Year]	3,329.1	277
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	380

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	1,106.2	92
Exterior Lighting	136.0	11
Garage Lighting	0.0	0
Total	1,242.2	103

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	218.5	18
Range/Oven	409.0	34
Refrigerator	529.0	44
Clothes Dryer	623.9	52
Clothes Washer	83.9	7
Mechanical Ventilation	0.0	0
Ceiling Fan	258.7	21
Television	551.0	46
Miscellaneous	655.2	54
Total	3,329.1	277

Fuel Summary

Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_3BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



John Wright_SD_3BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$681
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Annual End-Use Cost

Heating	\$17
Cooling	\$0
Water Heating	\$161
Lights & Appliances	\$438
Onsite Generation	-\$0
Service Charges	\$64
Total	\$681

Annual End-Use Consumption

Heating [Electric kWh]	210.4
Hot Water [Electric kWh]	1,966.9
Lights & Appliances [Electric kWh]	5,314.6
Total [Electric kWh]	7,492.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.33
Peak Summer kW	1.17

Utility Rates

Electricity	Default Electric Provider0
Natural Gas	Default Gas Provider0

Lighting and Appliances



Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_3BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

John Wright_SD_3BR

Builder

Lakeland Housing
Authority

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,428.5	118
Electric Appliances [kWh/Year]	3,886.2	320
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	438

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	1,282.2	106
Exterior Lighting	146.3	12
Garage Lighting	0.0	0
Total	1,428.5	118

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	266.7	22
Range/Oven	448.0	37
Refrigerator	529.0	44
Clothes Dryer	736.7	61
Clothes Washer	99.1	8
Mechanical Ventilation	0.0	0
Ceiling Fan	344.9	28
Television	620.0	51
Miscellaneous	841.8	69
Total	3,886.2	320

Fuel Summary

Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: APT_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Cecil Gober_APT_1BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$505
----------	-------

Annual End-Use Cost

Heating	\$12
Cooling	\$0
Water Heating	\$107
Lights & Appliances	\$322
Onsite Generation	-\$0
Service Charges	\$64
Total	\$505

Annual End-Use Consumption

Heating [Electric kWh]	143.9
Hot Water [Electric kWh]	1,284.4
Lights & Appliances [Electric kWh]	3,873.6
Total [Electric kWh]	5,301.8
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.88
Peak Summer kW	0.83

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Lighting and Appliances



Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: APT_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Cecil Gober_APT_1BR

Builder

Lakeland Housing
Authority

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,078.7	90
Electric Appliances [kWh/Year]	2,794.9	232
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	322

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	951.7	79
Exterior Lighting	127.0	11
Garage Lighting	0.0	0
Total	1,078.7	90

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	170.3	14
Range/Oven	370.0	31
Refrigerator	529.0	44
Clothes Dryer	511.0	43
Clothes Washer	68.7	6
Mechanical Ventilation	0.0	0
Ceiling Fan	172.5	14
Television	482.0	40
Miscellaneous	491.4	41
Total	2,794.9	232

Fuel Summary

Property

Lakeland Housing Authority, FL
 Lakeland, FL 33815
 Model: RH_1BR

Organization

Fox Energy Specialists
 James Rodriguez

Inspection Status

Results are projected



Cecil Gober_RH_1BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$507
----------	-------

Annual End-Use Cost

Heating	\$14
Cooling	\$0
Water Heating	\$107
Lights & Appliances	\$322
Onsite Generation	-\$0
Service Charges	\$64
Total	\$507

Annual End-Use Consumption

Heating [Electric kWh]	168.9
Hot Water [Electric kWh]	1,284.9
Lights & Appliances [Electric kWh]	3,873.6
Total [Electric kWh]	5,327.3
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.92
Peak Summer kW	0.83

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

Lighting and Appliances



Property
Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: RH_1BR

Organization
Fox Energy Specialists
James Rodriguez

Inspection Status
Results are projected

Cecil Gober_RH_1BR

Builder
Lakeland Housing
Authority

ANNUAL SUMMARY

Summary	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	1,078.7	90
Electric Appliances [kWh/Year]	2,794.9	232
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	322

LIGHTING

Lighting Scheme	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	951.7	79
Exterior Lighting	127.0	11
Garage Lighting	0.0	0
Total	1,078.7	90

FOSSIL FUEL APPLIANCES

Appliance Type	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	170.3	14
Range/Oven	370.0	31
Refrigerator	529.0	44
Clothes Dryer	511.0	43
Clothes Washer	68.7	6
Mechanical Ventilation	0.0	0
Ceiling Fan	172.5	14
Television	482.0	40
Miscellaneous	491.4	41
Total	2,794.9	232

Fuel Summary

Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Micro Cottages at
Williamstown_SD_1BR
Micro Cottages_SD_1BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$422
----------	-------

Annual End-Use Cost

Heating	\$19
Cooling	\$0
Water Heating	\$85
Lights & Appliances	\$254
Onsite Generation	-\$0
Service Charges	\$64
Total	\$422

Annual End-Use Consumption

Heating [Electric kWh]	228.0
Hot Water [Electric kWh]	1,029.0
Lights & Appliances [Electric kWh]	3,048.6
Total [Electric kWh]	4,305.5
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.88
Peak Summer kW	0.66

Utility Rates

Electricity	Default Electric Provider0
Natural Gas	Default Gas Provider0

Lighting and Appliances



Property

Lakeland Housing Authority, FL
Lakeland, FL 33815
Model: SD_1BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected

Micro Cottages at
Williamstown_SD_1BR
Micro Cottages_SD_1BR

Builder

Lakeland Housing
Authority

ANNUAL SUMMARY

Summary

	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	253.7	21
Electric Appliances [kWh/Year]	2,794.9	232
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	254

LIGHTING

Lighting Scheme

	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	232.5	19
Exterior Lighting	21.2	2
Garage Lighting	0.0	0
Total	253.7	21

FOSSIL FUEL APPLIANCES

Appliance Type

	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type

	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	170.3	14
Range/Oven	370.0	31
Refrigerator	529.0	44
Clothes Dryer	511.0	43
Clothes Washer	68.7	6
Mechanical Ventilation	0.0	0
Ceiling Fan	172.5	14
Television	482.0	40
Miscellaneous	491.4	41
Total	2,794.9	232

Fuel Summary

Property

Lakeland Housing Authority, FL
Landland, FL 33815
Model: SD_2BR

Organization

Fox Energy Specialists
James Rodriguez

Inspection Status

Results are projected



Micro Cottages at
Williamstown_SD_2BR
Micro Cottages_SD_2BR

Builder

Lakeland Housing Authority

Annual Energy Cost

Electric	\$502
----------	-------

Annual End-Use Cost

Heating	\$20
Cooling	\$0
Water Heating	\$117
Lights & Appliances	\$301
Onsite Generation	-\$0
Service Charges	\$64
Total	\$502

Annual End-Use Consumption

Heating [Electric kWh]	244.9
Hot Water [Electric kWh]	1,406.9
Lights & Appliances [Electric kWh]	3,622.1
Total [Electric kWh]	5,273.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.08
Peak Summer kW	0.81

Utility Rates

Electricity	Default Electric Provider0
Natural Gas	Default Gas Provider0

Lighting and Appliances



Property

Lakeland Housing Authority, FL
 Landland, FL 33815
 Model: SD_2BR

Organization

Fox Energy Specialists
 James Rodriguez

Inspection Status

Results are projected

Micro Cottages at
 Williamstown_SD_2BR
 Micro Cottages_SD_2BR

Builder

Lakeland Housing
 Authority

ANNUAL SUMMARY

Summary	Consumption	Annual Cost [\$]
Lighting [kWh/Year]	293.0	24
Electric Appliances [kWh/Year]	3,329.1	277
Fossil Fuel Appliances [MBtu/Year]	0.0	0
Total	-	301

LIGHTING

Lighting Scheme	Consumption [kWh/Year]	Annual Cost [\$]
Interior Lighting	270.3	22
Exterior Lighting	22.7	2
Garage Lighting	0.0	0
Total	293.0	24

FOSSIL FUEL APPLIANCES

Appliance Type	Consumption [MBtu/Year]	Annual Cost [\$]
Clothes Dryer	0.0	0
Range/Oven	0.0	0
Total	0.0	0

ELECTRIC APPLIANCES

Appliance Type	Consumption [kWh/Year]	Annual Cost [\$]
Dishwasher	218.5	18
Range/Oven	409.0	34
Refrigerator	529.0	44
Clothes Dryer	623.9	52
Clothes Washer	83.9	7
Mechanical Ventilation	0.0	0
Ceiling Fan	258.7	22
Television	551.0	46
Miscellaneous	655.2	55
Total	3,329.1	277

Average Water Consumptions

Lakeland Housing Authority, FL

<u>Water Consumptions</u>				
Base Rate		Per	1000	Gallons
Rate		First	10000	Gallons
Rate		Next	10000	Gallons
Water Saving Devices Installed			Yes	
Annual Usage With Water Saving Devices				
Bedroom Sizes				
	1	2	3	
*USGS Annual Usage	29,200	58,400	87,600	
*CSG Network Usage	19,345	38,690	58,035	
*Southwest Florida Water Management District Usage	11,315	22,630	33,945	
*REUWS Usage	35,755	49,333	62,911	
Monthly Gallons	1,992	3,522	5,052	

*Source: Highlighted Cells are using an average of the USGS, CSG Network, Southwest Florida Water Management Calculators and Residential End Uses Water Study

Average Water Consumptions

Lakeland Housing Authority, FL

<u>Water Consumptions</u>					
Base Rate		Per	1000	Gallons	
Rate		First	10000	Gallons	
Rate		Next	10000	Gallons	
Water Saving Devices Installed			No		
Annual Usage Without Water Saving Devices					
Bedroom Sizes					
	1	2	3	4	
*USGS Annual Usage	36,500	73,000	109,500	146,000	
*CSG Network Usage	27,010	54,020	81,030	108,040	
*Southwest Florida Water Management District Usage	25,915	51,830	77,745	103,660	
*REUWS Usage	38,880	52,458	66,036	79,614	
Monthly Gallons	2,673	4,819	6,965	9,111	

*Source: Highlighted Cells are using an average of the USGS, CSG Network, Southwest Florida Water Management Calculators and Residential End Uses Water Study

CURRENTLY ADOPTED UTILITY ALLOWANCES



LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2023

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)			\$79.00	\$90.00		
Water			\$21.00	\$25.00		
Sewer			\$36.00	\$43.00		
Totals			\$136.00	\$158.00		

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)		\$68.00				
Sewer		\$29.00				
Totals		\$97.00				

3 units

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)		\$68.00				
Sewer		\$29.00				
Totals		\$97.00				

4 units

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

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)		\$57.00	\$67.00			
Sewer		\$29.00	\$36.00			
Totals		\$86.00	\$103.00			

END OF REPORT