



430 Hartsell Avenue
Lakeland, FL 33815

(863) 687-2911

<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

September 18, 2023

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, September 18, 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 August 21, 2023**
- 3. Public Forum**
- 4. Old Business**
- 5. New Business**
 - Employee of the Month
- 6. Sustainability Review Committee Overview**
- 7. Secretary's Report**
 - Housing and Operations
 - Administration and Finance
- 8. Resolutions**

Resolution No. 23-1536 - The Board of Commissioners is requested to authorize the Executive Director to execute and submit the LHA 2024 Moving to Work Amendment to the Agency Plan and the 2024 Annual Plan which includes the Capital Funds Plans and Budgets, Administrative Plan for the Housing Choice Voucher, the ACOP for the Public Housing Program, and other related documents to the U.S Department of Housing and Urban Development (HUD) for approval.

Resolution No. 23-1537 - The Board of Commissioners is requested to approve the 2024 Public Housing Annual Budget for Lakeland Housing Authority programs that receive funding from the U.S. Department of Housing and Urban Development.

Resolution No. 23-1538 - The Board of Commissioners is requested to approve the 2023-2024 Payment Standards for the Section 8 Housing Choice Voucher program, effective October 1, 2023.

Resolution No. 23-1539 - The Board of Commissioners is requested to approve the revised 2023-2024 revised Utility Allowances for the Public Housing and Section 8 Housing Choice Voucher programs effective October 1, 2023.

9. Legal Report

10. Other Business

- Date for Commissioner Retreat

11. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, September 18, 2023
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Don Brown, Chairman
Shelly Asbury, Commissioner
David Samples, Commissioner
Annie Gibson, Commissioner
Dewey Chancey, Commissioner
Charles Welch, Commissioner
Richard Richardson, Commissioner

Secretary: Benjamin Stevenson- via Zoom
Legal Counsel: Ricardo Gilmore, LHA Attorney

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

A quorum was established.

APPROVAL OF THE AGENDA

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

Vote:

Don Brown – Aye David Samples – Aye Charles Welch – Aye
Shelly Asbury – Aye Annie Gibson – Aye Dewey Chancey - Aye

ACCEPTANCE OF MINUTES

● Motion to approve and accept the minutes of the meeting of Board of Commissioners held on August 21, 2023.
Motion by Commissioner Samples, seconded by Commissioner Asbury.

Vote:

Don Brown – Aye David Samples – Aye Charles Welch – Aye
Shelly Asbury – Aye Annie Gibson – Aye Dewey Chancey - Aye

PUBLIC FORUM

There were no requests for public comment.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Employee of The Month

William Aulet Rodriguez is the Employee of the Month for the month of August 2023. He was presented by Gladys Delgado, Property Manager, Renaissance. Mr. Rodriguez is a hard worker and a team player.

SUSTAINABILITY PLAN REVIEW COMMITTEE

Commissioner Asbury stated the Committee discussed budget items, and everything seems to be in line. We discuss some projects that are in the works. Mr. Pizarro will give more details during his report. Nothing out of the ordinary to report.

SECRETARY'S REPORT

Phase III

Mr. Pizarro stated the contractor was given the notices to proceed to start the demolition process. The developer is working on the tax credit application.

Polk County

Mr. Pizarro stated the staff has identified a property in Auburndale and is moving towards a purchase. They recently found out that the property has no nearby sewer hook-up. This will cost an additional \$500,000. The Team has begun looking for another site.

10th Street Affordable Housing Project

Mr. Pizarro stated LHA is collaborating with the Developer Partner to issue some new drawings for the purpose of getting bids from the potential subcontractors. Hopefully, this process will help reduce the overall price of the project.

Eddie Woodard Apartments

Mr. Pizarro stated move-ins are still on hold. The Developer is working through some issues with the City of Mulberry.

HOUSING AND OPERATION

Mr. Pizzaro stated he is working on the MTW (Move To Work) Plan and the Agency Plan. The draft will be presented to the Board during the September Board meeting. He is working on the Budget and will present the draft Budget to the Board during the October Board meeting.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

There were no Legal Report updates.

OTHER BUSINESS

Eddie Woodard Apartments

Commissioner Brown added that he attended the City of Mulberry Commissioner's meeting last week. He gave an overview of the meeting and comments made by the City Commissioners.

Commissioner Retreat

Commissioner Brown asked for more information on the Commissioner's Retreat. Mr. Pizarro stated the date will be August 30th from 9am-1pm in Bartow at the Career Source Polk Office 600 E Broadway Ave 2nd Floor in the Executive Director's Board Room.

ADJOURNMENT

The meeting adjourned at 6:22 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ September 2023

Secretary's Report
September 2023
DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

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

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

Secretary's Report

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West Lake Phase III Disposition and Demolition

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

Renaissance at Washington Ridge

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

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

Carrington Place formerly known as Dakota Apartments

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

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

Eddie Woodard Apartments

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

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period. HUD must approve the request for use of funds and PBVs associated with this project.

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

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

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

Polk County Partnership

Staff had previously identified a site on Old Dixie Highway in Auburndale that would have served as the site for the affordable housing project with Polk County. Unfortunately, Polk County staff encouraged staff to find another location for the project because they could not support a land use change at that location. The Partnership had previously executed a Contract To Purchase a 5-acre vacant lot at Auburndale site. This contract has been cancelled. The new plan is to construct a 100-unit elderly facility at a location in Haines City. We are negotiating a partnership with Parkview Christian Center to use 4-5 acres of their property.

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

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

10th Street Apartments

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

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

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

Move To Work

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

Move to Work is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use federal funds

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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
 - 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

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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.

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

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

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

Community and Other Activities

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

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

LHA was selected by Career Source Polk to receive their Best Places to Work award. This is the third year in a row that LHA has received the award. The announcement of award winners was made at the CSP Annual Meeting on August, 17, 2023.

I attended the Day One for the Inside Polk County Public Schools Program on Wednesday, September 13, 2023. The program is being sponsored by Polk County Public Schools and Polk Vision. It will last about eight months.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

September 2023

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake (Under demolition)
 2. Cecil Gober
 3. John Wright Homes
 4. Carrington Place (Formerly known as Dakota Apartments)
 5. Renaissance/Washington Ridge
 6. Villas at Lake Bonnet
 7. Colton Meadow
 8. The Manor at West Bartow
 9. The Micro-Cottages at Williamstown
 10. Twin Lakes Estates Senior PHASE I and II
 11. Eddie Woodard (Under leasing)
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Youth-Build of Lakeland
 - Total number of visitors for the month of August 2023: **994**

The waiting list for Section 8 and Public Housing programs was open for 5 days. We also received a new Section 8 Voucher allocation of 9 new regular vouchers. All 82 Project Based Vouchers at the Episcopal Apartments in Winter Heaven have been processed.

Here is the breakdown for Section 8 and each Public Housing waiting list.

Section 8 Housing Choice Voucher

- How many applications received: **6532**
- How many elderly/disabled people: **314/991**
- How many Black Families: **4853**
- White Families: **1667**
- Other: **244**
- Hispanics: **1267**

Public Housing General

- How many applications received: **121**
- How many elderly/disabled people: **23/23**
- How many Black Families: **64**
- White Families: **22**
- Other: **0**
- Hispanics: **19**

Public Housing Renaissance

- How many applications received: **335**
- How many elderly/disabled people: **5/24**

- How many Black Families:**153**
- White Families:**48**
- Other:**1**
- Hispanics:**49**

Public Housing Renaissance Senior

- How many applications received:**525**
- How many elderly/disabled people:**172/265**
- How many Black Families:**332**
- White Families:**197**
- Other:**32**
- Hispanics:**157**

Public Housing Williamstown

- How many applications received:**18**
- How many elderly/disabled people: **16/14**
- How many Black Families:**9**
- White Families:**9**
- Other:**0**
- Hispanics:**6**

TL1SR PH

- How many applications received:**547**
- How many elderly/disabled people:**197/218**
- How many Black Families:**370**
- White Families:**180**
- Other:**25**
- Hispanics:**145**

TL2PHF

- How many applications received: **1022**
- How many elderly/disabled people:**17/96**
- How many Black Families:**526**
- White Families:**210**
- Other:**21**
- Hispanics:**154**

HUD Releases List of Discretionary Policies to Implement HOTMA

HUD has released a list of policies related to HOTMA Sections 102 (income reviews) and 104 (asset limitations) that PHAs must include in their Admissions and Continued Occupancy Plans (ACOPs) and/or Administrative Plans (Admin Plans) by January 1, 2024. The list identifies specific regulations in HOTMA 102 and 104, the related HOTMA policy background, and policies that have discretion and will require PHAs to make policy choices during implementation.

Although Sections 102 and 104 of HOTMA will take effect on January 1, 2024, PHAs will have additional time to comply. PHAs should be in compliance as quickly as possible with Sections 102 and 104 once they go into effect, but no later than January 1, 2025. This date will be established by HUD via a forthcoming notice, and the Department still needs to release additional guidance to help PHAs and software vendors implement these new policies.

Despite the later compliance date, PHAs must have updated their ACOPs and Admin Plans to reflect the changes made by these HOTMA provisions by January 1, 2024. Once a PHA is ready to transition to the HOTMA rules, it must do so in all affected areas of operations.

Race/Ethnicity

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

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	40%	59%	0%	0%	0%	0%	1%
FL: Polk County	25%	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	28%	72%
FL: Polk County	19%	81%

Public Housing PIC Reporting Percentage

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

Effective Date	Public Housing	Date Collected
07/31/2023	98.35%	8/31/2023

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed 6 port-outs in for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

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

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 26 vouchers to movers. We received 21 Requests for Tenancy Approvals during the month. We processed 3 initial move-in and 2 port-ins, and 6 port outs were sent to another jurisdiction.

Active Clients

LHA is servicing 1,404 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1106
• Mainstream	56
• VASH	78
• Tenant Protection	96
• Port Out	6
• Port In	7
• Foster Youth	10
• EHV	54

EOP – End of Participation

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

Reason	Count
• 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	0
• Deceased	1
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	5
Total	6

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
07/31/2023	101.49%	8/31/2023

General information and activities for the month

- The Housing Choice Voucher Department processed 138 annual certifications and 77 interim certifications.
- The Inspections Unit conducted a total of 106 inspections.
- A total of 7 hearings were conducted.



Reports from the Communities

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

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

**Family Self-Sufficiency
FSS Program Statistics**

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>20</u>	<u>177</u>	<u>45</u>	<u>25%</u>
<u>FSS Public Housing</u>	<u>50</u>	<u>86</u>	<u>41</u>	<u>48%</u>

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

<u>Programs</u>	<u>Escrow Balances</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>\$210,569</u>	<u>177</u>	<u>46</u>	<u>25</u>
<u>FSS Public Housing</u>	<u>\$74,294</u>	<u>59</u>	<u>20</u>	<u>34</u>
<u>FSS Public Housing – Renaissance</u>	<u>\$40,218</u>	<u>27</u>	<u>12</u>	<u>44%</u>

Escrow Balances

- The balance of the Section 8 FSS escrow is \$210,569 and Public Housing \$114,512

Recruiting

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

Housing Choice Voucher Program (Section 8):

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

(HCV) Termination/Forfeiture/Transfer/Disbursement:

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

COMMUNITY NETWORKING

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

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

FSS PROGRAM COORDINATING COMMITTEE

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

FAMILY SELF SUFFICIENCY – SERVICES and ACTIVITIES

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

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: September 12, 2023

RE: August 2023 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for periods ending August 31, 2023 for the following entities:

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

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

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

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

Valerie A. Turner

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



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and eight (8) months (Year to Date) ending August 31, 2023

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of $-\$231,962$ for the year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV has a NOI of $\$451,754$ for Program Administration and $-\$486,344$ for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is $-\$261,824$ for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is $-\$11,894$ for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is $\$36,864$ for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is $\$98,519$ for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet has an NOI of $\$32,433$ for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of $\$94,724$ for the year.
9. Hampton Hills (AMP 4):
This item number is reserved for the former AMP.
10. YouthBuild:
YouthBuild has an NOI of $\$1,822$ for the year to date.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of $\$65,883$ for the year-to-date.





12. West Lake 1, LTD (AMP 6):
The property has an NOI of \$410,180.

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
			August 2023	July 2023
1	96	Central Office Cost Center (COCC)	-\$231,962	-\$163,433
2	80	Housing Choice Voucher (HCV) Administration	\$451,754	-\$11,638
		HCV Housing Assistance Payment (HAP)	-\$486,344	-\$12,942
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	-\$261,824	-\$243,061
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	-\$11,894	\$5,460
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$36,864	\$63,193
6	56	Colton Meadow, LLLP	\$98,519	\$86,197
7	57	Bonnet Shores, LLLP	\$32,433	\$36,234
8	62	West Bartow Partnership, Ltd., LLLP	\$94,724	\$67,199
9	12	Hampton Hills (AMP 4)	Reserved	Reserved
10	49	YouthBuild-Lakeland	\$1,822	-\$26,942
11	99	Williamstown, LLLP (AMP 5)	\$65,883	\$73,149
12	100	West Lake 1, LTD (AMP 6)	\$410,180	\$349,650

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





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

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

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

Although AMP1 received operating subsidy from HUD, subsidy received continues to be 46% less than budgeted. During Calendar Year 2022, HUD awarded LHA two (2) Operating Fund Shortfall Grants. The combined total of both grants is \$342,323. The performance period is from January 1, 2022 through September 30, 2030. On Monday, September 11, 2023, LHA received \$171,162 of the \$342,323 of the grant award; which equates to 50% of the funds. Subsequently, LHA cannot depend on these funds as a source for addressing shortfalls in operating subsidy. Accordingly, time is of the essence in either transitioning LHA's public housing unit to RAD or obtaining low-income housing tax credits (LIHTCs) to transition these communities to mixed income. Another option would be to use LHA's Move-To-Work (MTW) flexibility to use capital funds to cover public housing operations. However, by implementing the third option, LHA would need to find alternative funding to repair or replace systems and equipment that are approaching the end of their useful life.

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



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current and Eight Months Ending August 31, 2023**

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	-	1,000	(1,000.00)	-100.00%	5,250	8,000	(2,750)	-34.38%	12,000
Public Housing, Sec 8 and Other Mgmt. I	560	48,248	(47,688)	-98.84%	284,620	385,984	(101,364)	-26.26%	578,976
Government Subsidy	-	-	-		-	-	-		
Other Income	7,106	19,984	(12,878)	-64.44%	234,264	159,872	74,392	46.53%	239,808
Grants Salary Cont.(YB-Director)	-	826	(826)	-100.00%	4,954	6,605	(1,651)	-25.00%	9,908
Total Revenue	7,666	70,058	(62,391)	-89.06%	529,089	560,462	(31,373)	-5.60%	840,692
Administrative Expenses	73,907	68,197	5,710	8.37%	740,883	545,577	195,305	35.80%	818,366
Tenant Services	-	-	-		-	-	-		-
Utility Expense	-	-	-		409	-	409		-
Maintenance Expense	1,144	2,075	(931)	-44.86%	13,651	16,600	(2,949)	-17.77%	24,900
General Expenses	676	584	92	15.73%	5,594	4,673	921	19.70%	7,010
Financing Expenses	26	66	(41)	-61.25%	514	529	(15)	-2.80%	793
Total Expense before depreciation	75,753	70,922	4,830	6.81%	761,051	567,380	193,671	34.13%	851,069
Operating Income (Loss) before Dep	(68,086)	(865)	(67,222)	(1)	(231,962)	(6,918)	(225,044)	(0)	(10,377)
Depreciation/Amortization	3,580	3,580	(0)		28,641	17,900	10,740		42,961
Intra-Funds Transfer In/Out	-	-	-		-	-	-		-
Total Expense	79,333	74,503	4,830		789,692	585,280	204,412		894,030
Net Operating Income (Loss)	(71,666)	(4,445)	(67,222)		(260,603)	(24,819)	(235,785)		(53,338)

Comments

- 1 Fees from Public Housing and Section 8 Administration continue to be less than anticipated.**
- 2 Variance in Administrative Expense is costs associated with the annual renewal of LHA's Chamber of Commerce membership as well as training of staff.**
- 3 Variance reflects expenses being less than or comparable to amounts budgeted.**
- 4 Variance in General Expense is costs associated with renewal of the insurance policies.**

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

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		LIABILITIES	
Cash Operating 1	30,770.72	CURRENT LIABILITIES	
Cash-Payroll	84,902.56	A/P Vendors and Contractors	5,216.82
Total Unrestricted Cash	<u>115,673.28</u>	Misc Payroll Withholdings	46.16
TOTAL CASH	115,673.28	Workers Compensation	19,004.07
Cash - Vending	3,116.05	401 Plan Payable	10,949.22
Cleared Interfund Account	-58,952.45	457 Plan Payable	2,933.64
Due from Public Housing General	70,069.12	Aflac Payable	-1,271.19
A/R - ROSS/HUD	4,350.06	Health Insurance Payable	60,208.20
Due from West Lake Management, LLC	-3,004.40	Other Current Liabilities	65,458.31
A/R - Youthbuild DOL	23,014.30	Lease payable-Short Term	-141,118.18
A/R - Capital Fund Grants/HUD	160,619.14	Accrued Payroll & Payroll Taxes	14,039.88
Due From Twin Lakes I	1,709.40	Due to Federal Master	9,522.15
Due From Twin Lakes II	1,295.00	Due to Polk County Housing Dev.	315,837.78
		Due to Polk County Developers, Inc.	-62,527.75
		Due to LPHC General	50,000.00
		Due to Magnolia Pointe	60,000.00
		Due to Polk County Developers, Inc.	-62,527.75
		Due to Development	<u>242,500.00</u>
TOTAL: DUE FROM	<u>258,052.62</u>	TOTAL CURRENT LIABILITIES	678,005.69
TOTAL ACCOUNTS AND NOTES RECEIVABLE	202,216.22		
		NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS		Accrued Compensated Absences-LT	50,526.48
Prepaid Insurance	3,365.65	Lease Payable	146,755.15
TOTAL OTHER CURRENT ASSETS	<u>3,365.65</u>	TOTAL NONCURRENT LIABILITIES	<u>197,281.63</u>
TOTAL CURRENT ASSETS	321,255.15	TOTAL LIABILITIES	<u>875,287.32</u>
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		CONTRIBUTED CAPITAL	
Furniture & Fixtures	32,301.60	Donations	-2,500.00
Furn, Fixt, & Equip	24,482.83	TOTAL CONTRIBUTED CAPITAL	<u>-2,500.00</u>
Accum Depreciation- Misc FF&E	-46,683.07		
Intangible Assets	0.00	RETAINED EARNINGS	
Lease-Right of Use Asset	235,523.00	Retained Earnings-Unrestricted Net As	-449,034.82
Lease Amortization	143,127.01	TOTAL RETAINED EARNINGS:	<u>-449,034.82</u>
TOTAL FIXED ASSETS (NET)	<u>102,497.35</u>		
TOTAL NONCURRENT ASSETS	102,497.35	TOTAL EQUITY	<u>-451,534.82</u>
TOTAL ASSETS	<u>423,752.50</u>	TOTAL LIABILITIES AND EQUITY	<u>423,752.50</u>

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

For the Current and Eight Months Ending August 31, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	62,751.75	30,770.72	-31,981.03
Cash-Payroll	94,746.02	84,902.56	-9,843.46
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Mas	0.00	0.00	0.00
Negative Cash COCC Ma	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	160,613.82	118,789.33	-41,824.49
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,163.89	30,770.72	29,606.83
Cash-Payroll	27,816.76	84,902.56	57,085.80
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Mas	0.00	0.00	0.00
Negative Cash COCC Ma	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	32,096.70	118,789.33	86,692.63

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

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue/Port Revenue	161,756	89,774	71,982	80.18%	1,274,028	718,192	555,836	77.39%	1,077,288
Other Income	-	1,750	(1,750)	-100.00%	215	14,000	(13,785)	-98.46%	21,000
Total Revenue	161,756	91,524	70,232	76.74%	1,274,243	732,192	542,051	74.03%	1,098,288
Administrative Expenses	105,230	89,654	15,576	17.37%	799,312	717,232	82,080	11.44%	1,075,848
Tenant Services	-	-	-	0.00%	(1,704)	-	(1,704)	-	-
Utilities	-	-	-	0.00%	-	-	-	-	-
Maintenance Expense	2,259	591	1,668	282.02%	18,279	4,731	13,548	286.35%	7,097
General Expenses (Insurance, etc.)	593	645	(52)	-8.06%	6,602	5,161	1,441	27.92%	7,742
HAP & URP Expenses - Port in Payments	-	-	-	0.00%	-	-	-	0.00%	-
Total Expense before Depreciation	108,082	90,891	17,192	18.91%	822,489	727,124	95,365	13.12%	1,090,686
Operating Income (Loss) before Depreciation	53,674	633	53,040		451,754	5,068	446,687		7,602
Depreciation	-	267	(267)	-100.00%	1,602	2,136	(534)	-25.00%	3,204
Prior Period adjustment	-	-	-	-	-	-	-	-	-
Transfer In/Out	-	-	-	-	-	-	-	-	-
Total Expense	108,082	91,158	16,925	18.57%	824,091	729,261	94,831	13.00%	1,093,891
Net Operating Income (Loss)	53,674	366	53,307		450,152	2,932	447,221		4,397

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

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	1,248,263	1,133,268	114,995	10.15%	9,769,875	9,066,144	703,731	7.76%	13,599,216
Other income	-	575	(575)	0.00%	813	4,600	(3,787)	0.00%	6,900
Total Revenue	1,248,263	1,133,843	114,420	10.09%	9,770,688	9,070,744	699,944	7.72%	13,606,116
Housing Assistance Payments	1,247,534	1,077,432	170,102	15.79%	9,763,838	8,619,456	1,144,382	13.28%	12,929,184
Tenant Utility Reimbursement	23,709	24,617	(908)	-3.69%	176,987	196,936	(19,949)	-10.13%	295,404
Port Out HAP Payments	31,374	23,852	7,522	31.54%	267,520	190,816	76,704	40.20%	286,224
FSS Escrow Payments	5,541	7,942	(2,401)	-30.23%	61,236	63,536	(2,300)	-3.62%	95,304
FSS Forfeitures & Adjustments	-	-	-	-	(21,338)	-	(21,338)	-	-
EHV Landlord Unit Damages	3,750	-	-	-	8,789	-	8,789	-	-
Program Expenses Before Depreciation	1,311,908	1,133,843	174,315	15.37%	10,257,031	9,070,744	1,186,287	13.08%	13,606,116
Program Income (Loss) before Depreciation	(63,645)	-	(59,895)	(0)	(486,344)	-	(486,344)	(0)	-
Total Expense	1,311,908	1,133,843	174,315	15.37%	10,257,031	9,070,744	1,186,287	13.08%	13,606,116
Net Operating Income (Loss)	(63,645)	-	(59,895)		(486,344)	-	(486,344)	(0)	-
	(9,971.28)				(36,191.32)				

Comments

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

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

ASSETS

Unrestricted Cash	
Cash Operating 1	-17,914.79
Cash Operating 2B	12,230.34
EHV Admin Cash Account	<u>23,141.75</u>
Total Unrestricted Cash	-37,999.88
Restricted Cash	
Cash Restricted - FSS Escrow	275,654.35
Total Restricted Cash	275,654.35
TOTAL CASH	<u>237,654.47</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	271,283.81
Allowance for Doubtful Accounts-Tenants/Venc	-250,141.92
TOTAL: AR	14,094.37
Allowance for Doubtful Accounts-Aff. Hsg. Sub	-4,550.48
Due from Section 8 Fair Share Voucher	-40,939.00
Due from PortProp	6,335.00
TOTAL: DUE FROM	<u>435,363.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>632,594.82</u>
OTHER CURRENT ASSETS	
Prepaid Insurance	1,762.25
Prepaid Software Licenses	-1,916.84
S8 EHV Tenant Security Deposit	<u>56,671.45</u>
TOTAL OTHER CURRENT ASSETS	<u>56,516.86</u>
TOTAL CURRENT ASSETS	<u>926,766.15</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Automobiles/Vehicles	15,900.00
Furniture & Fixtures	29,333.07
Accum Depreciation- Misc FF&E	-44,767.08
Intangible Assets	<u>0.00</u>
TOTAL FIXED ASSETS (NET)	465.99
Non-Dwelling Equipment	<u>0.00</u>
TOTAL NONCURRENT ASSETS	<u>2,871.99</u>
TOTAL ASSETS	<u>929,638.14</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	-301,088.73
Accrued Payroll & Payroll Taxes	14,329.32
Due to Section 8	182,319.25
Tenant Prepaid Rents	11,773.54
State of FL Unclaimed Funds	20,932.76
Accrued Compensated Absences-Curr	7,038.23
Deferred Revenue	534.30
TOTAL CURRENT LIABILITIES	<u>-7,677.45</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	13,071.00
FSS Due to Tenant Long Term	<u>275,651.14</u>
TOTAL NONCURRENT LIABILITIES	<u>288,722.14</u>
TOTAL LIABILITIES	<u>281,044.69</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net A	<u>648,593.45</u>
TOTAL RETAINED EARNINGS:	<u>648,593.45</u>
TOTAL EQUITY	<u>648,593.45</u>
TOTAL LIABILITIES AND EQUITY	<u>929,638.14</u>

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

For the Current and Eight Months Ending August 31, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-33,122.23	-17,914.79	15,207.44
Cash-Payroll	-80,651.19	-55,457.18	25,194.01
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	31,291.66	12,230.34	-19,061.32
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
TD Sec8 Voucher 2	0.00	0.00	0.00
EHV Admin Account	0.00	0.00	0.00
EHV Admin Cash Account	27,901.75	23,141.75	-4,760.00
Cash Restricted - FSS Escrow	274,599.90	275,654.35	1,054.45
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	220,019.89	237,654.47	17,634.58

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-5,672.05	-17,914.79	-12,242.74
Cash-Payroll	-45,042.77	-55,457.18	-10,414.41
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	22,776.02	12,230.34	-10,545.68
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
TD Sec8 Voucher 2	0.00	0.00	0.00
EHV Admin Account	0.00	0.00	0.00
EHV Admin Cash Account	47,115.60	23,141.75	-23,973.85
Cash Restricted - FSS Escrow	256,684.84	275,654.35	18,969.51
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	275,861.64	237,654.47	-38,207.17

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	14,456	13,660	796	5.83%	1	113,101	109,280	3,821	3.50%	163,920
Other Tenant Income	-	425	(425)	-100.00%		-	3,400	(3,400)	-100.00%	5,100
Government Subsidy Income	24,438	48,214	(23,776)	-49.31%	2	205,588	385,709	(180,121)	-46.70%	578,563
Interest Income Restricted	9,130	9,140	(10)	-0.11%		73,038	73,118	(80)	-0.11%	109,677
Other Income	-	-	-			-	-	-		
Total Revenue	48,024	71,438	(23,415)	-32.78%		391,727	571,506	(179,780)	-31.46%	857,260
Administrative Expenses	27,163	29,705	(2,542)	-8.56%	4	338,052	237,640	100,412	42.25%	356,459
Tenant Services Expenses	-	325	(325)	-100.00%	3	160	2,600	(2,440)	-93.85%	3,900
Utility Expense	12,032	12,010	22	0.18%	3	87,784	96,082	(8,298)	-8.64%	144,123
Maintenance and Development Expenses	17,258	22,506	(5,248)	-23.32%	3	149,371	180,044	(30,673)	-17.04%	270,067
General Expenses	8,042	5,331	2,711	50.86%	5	62,794	42,647	20,147	47.24%	63,971
Housing Assistance Payments	2,230	1,562	668	42.80%	6	15,389	12,493	2,896	23.18%	18,740
Finance Expense	-	-	-			-	-	-		
Operating expense before Depreciation	66,725	71,438	(4,713)	-6.60%		653,551	571,506	82,044	14.36%	857,260
Net Operating Income (Loss)	(18,701)	-	(18,701)			(261,824)	-	(261,824)		-
Depreciation	7,834	8,330	(495)	-5.95%		65,648	66,639	(991)	-1.49%	99,958
Capital Replacement Items	757	-	757	0		5,896	-	5,896		
Transfer Out	-	-	-			-	-	-		
Intra-Funds Transfer In	-	-	-			-	-	-		
Total Expenses	75,316	79,768	(4,452)	(18)		725,094	638,145	86,949	7	957,218
Net Income (Loss)	(27,293)	(8,330)	(18,963)	18		(333,368)	(66,639)	(266,729)	(8)	(99,958)

Comments

- 1 Property consists of 57 public housing units (John Wright and Cecil Gober Villas). Rental income is consistent with amounts budgeted.**
- 2 Operating subsidy received from HUD continues to be 46% less than budgeted. Accordingly, the property will need to either transition from public housing to RAD or be redeveloped with low-income housing tax credits.**
- 3 Variance reflects expenses being less than or comparable to the budget.**
- 4 The difference for the year is primarily due to traveling and training of Public Housing staff on HUD's NSPIRE software.**
- 5 Variance is due to costs associated with annual renewal of insurance policies which consisted of property, crime, liability, and cyber.**
- 6 Variance in HAP payments is tenant utility reimbursement. Amounts paid are based on the utility allowances for Lakeland, Polk County, Florida.**

**Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
as of August 31, 2023**

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	40,055.15
Cash-Payroll	42,499.54
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>83,354.69</u>
Restricted Cash	
Cash Restricted-Security Deposits	18,153.00
Cash Restricted - FSS Escrow	76,522.62
Total Restricted Cash	<u>94,675.62</u>
Clearing	170.99
TOTAL CASH	<u>178,201.30</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	15,406.32
Allowance for Doubtful Accounts-Tenants/v	-8,391.91
AR-TPA/Fraud Recovery	0.00
TOTAL: AR	<u>7,014.41</u>
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
A/R - ROSS/HUD	11,986.12
Due from Renaissance FAM Non ACC	450.68
Due from West Bartow	621.93
Due From FSS	28,774.25

TOTAL: DUE FROM	<u>-293,643.83</u>
Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	1,009,877.00
Villas at Lake Bonnet Mortgage	808,467.40
A/R Villas at Lake Bonnet Mort. Interest	-440.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,344,523.11</u>

OTHER CURRENT ASSETS

Investments-Unrestricted	38,346.00
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	29,159.23
Prepaid Software Licenses	48,303.86
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>156,809.09</u>
TOTAL CURRENT ASSETS	<u>2,679,533.50</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	1,466,869.23
Buildings	388,223.77
Machinery & Equipment	6,687.73
Automobiles/Vehicles	124,883.93
Furniture & Fixtures	3,402.00
Site Improvement-Infrastructure	582,079.00
Construction In Progress	56,576.45
Accum Depreciation-Buildings	-10,038,025.65
Accum Depreciation- Misc FF&E	-723,207.42
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-8,714,589.96</u>
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	4,064,767.49
Dwelling Structures	5,154,722.42
Dwelling Equipment	26,717.87
Non-Dwelling Structures	679,307.53
Non-Dwelling Equipment	737,435.65
TOTAL NONCURRENT ASSETS	<u>2,020,616.82</u>

TOTAL ASSETS	<u>4,700,150.32</u>
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LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	2,054.60
Tenant Security Deposits	17,700.00
Security Deposit Clearing Account	709.28
Security Deposit-Pet	1,200.00
Accrued Payroll & Payroll Taxes	4,821.33
Accrued Audit Fees	-15,984.25
Due to Federal Master	-26.71
Due to Polk County Housing Dev.	30,500.00
Due to Hampton Hills	57,497.99
Due to Magnolia Pointe Sales	95,000.00
Due to Central Office Cost Center	30,112.78
Dakota Park Subsidy Payable	-27.00
Hampton Hills Subsidy Payable	0.01
Twin Lake I Subsidy Payable	16,303.00
Twin Lake II Subsidy Payable	48,358.01
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	1,291.04
TOTAL CURRENT LIABILITIES	<u>328,745.37</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	5,356.63
FSS Due to Tenant Long Term	76,522.62
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>384,879.25</u>

TOTAL LIABILITIES	<u>713,624.62</u>
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EQUITY

RETAINED EARNINGS

Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net As	-1,681,527.30
TOTAL RETAINED EARNINGS:	<u>3,986,525.70</u>

TOTAL EQUITY	<u>3,986,525.70</u>
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TOTAL LIABILITIES AND EQUITY	<u>4,700,150.32</u>
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**Lakeland Housing Authority
Public Housing (AMP 1)
Changes in Cash**

For the Current and Eight Months Ended August 31, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	124,713.08	40,055.15	-84,657.93
Cash-Payroll	35,977.57	42,499.54	6,521.97
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	18,153.00	18,153.00	0.00
Cash Restricted - FSS Escrow	74,479.47	76,522.62	2,043.15
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	253,323.12	177,230.31	-76,092.81

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	78,106.79	40,055.15	-38,051.64
Cash-Payroll	23,430.11	42,499.54	19,069.43
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	16,957.70	18,153.00	1,195.30
Cash Restricted - FSS Escrow	65,934.16	76,522.62	10,588.46
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	184,428.76	177,230.31	-7,198.45

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,484	9,525	3,959	41.56%	1	109,267	76,200	33,067	43.40%	114,300
Other Tenant Income	-	510	(510)	-100.00%	2	40	4,080	(4,040)	-99.02%	6,120
Government Subsidy	440	10,867	(10,427)	-95.95%	3	75,854	86,936	(11,082)	-12.75%	130,404
Other Income	41	20	21	104.05%		412	160	252	157.28%	240
Total Revenue	13,965	20,922	(6,957)	-33.25%		185,573	167,376	18,197	10.87%	251,064
Administrative Expenses	9,532	8,424	1,108	13.15%		71,232	67,392	3,840	5.70%	101,088
Tenant Services Expense	-	36	(36)	-100.00%	4	91	288	(197)	-68.30%	432
Utility Expense	1,146	1,801	(654)	-36.33%	5	15,838	14,405	1,433	9.95%	21,607
Maintenance Expense	15,567	7,491	8,076	107.82%	6	72,640	59,926	12,713	21.22%	89,889
General Expenses	3,480	2,709	771	28.46%	8	27,840	21,673	6,167	28.46%	32,509
Housing Assistance Payments	1,594	300	1,294	431.33%	7	9,827	2,400	7,427	309.46%	3,600
Financing Expenses	-	-	-			-	-	-		
Operating Expenses before Depreciation	31,319	20,760	10,559	50.86%		197,467	166,084	31,384	18.90%	249,125
Net Operating Income (Loss)	(17,354)	162	(17,516)	-10841.66%		(11,894)	1,292	(13,187)	-1020.28%	1,939
Depreciation & Amortization	2,114	2,357	(243)	-10.32%		16,910	18,857	(1,947)	-10.32%	28,285
Capital Replacement Items	810	7,800	(6,990)	-89.61%		810	62,400	(61,590)	-98.70%	93,600
Reimburse Replacement Reserves	-	(7,800)	7,800	-100.00%		-	(62,400)	62,400	-100.00%	(93,600)
Total Expense	34,243	23,118	11,125	48.13%		215,187	184,940	30,247	16.36%	277,410
Net Income (Loss)	(20,278)	(2,196)	(18,083)	823.61%		(29,615)	(17,564)	(12,050)	68.61%	(26,346)

Comments

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

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of August 31, 2023**

ASSETS

Unrestricted Cash	
Cash Operating 1	-1,408.63
Cash-Payroll	7,102.85
Petty Cash	600.00
Total Unrestricted Cash	<u>6,294.22</u>
Restricted Cash	
Cash Restricted-Security Dep	11,849.00
Cash Restricted - FSS Escrow	1,414.00
Cash Restricted-Reserve for I	<u>17,419.39</u>
Total Restricted Cash	<u>30,682.39</u>
TOTAL CASH	<u>36,976.61</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	25,529.58
Allowance for Doubtful Accounts	<u>-12,913.67</u>
TOTAL: AR	<u>12,615.91</u>
Due from Bonnet Shores	1,561.41
Due from Public Housing Genera	440.00
Due from Dakota Park PH	-300.00
Due from Renaissance FAM Non	5,424.10
Due from LPHC	<u>75,251.87</u>
TOTAL: DUE FROM	<u>75,251.87</u>
Dakota Park-Operating Subsidy Recd	<u>1,701.41</u>
TOTAL ACCOUNTS AND NOTES RECI	<u>94,993.29</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	9,991.18
Prepaid Software Licenses	15,085.72
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	<u>32,636.90</u>
TOTAL CURRENT ASSETS	<u>164,606.80</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Building Improvements	14,150.00
Furniture & Fixtures	7,332.43
Accum Depreciation-Buildings	-269,996.64
Accum Depreciation- Misc FF&E	-7,469.10
Intangible Assets	0.00
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,640.00
AA Monitoring Fees	<u>-41,744.00</u>
TOTAL FIXED ASSETS (NET)	<u>670,736.69</u>
TOTAL NONCURRENT ASSETS	<u>670,736.69</u>
TOTAL ASSETS	<u>835,343.49</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	1,281.63
Tenant Security Deposits	11,849.00
Security Deposit-Pet	300.00
Accrued Property Taxes	8,236.18
Accrued Interest - HOPE VI	742,876.07
Accrued Interest Payable	6,287.00
Accrued Interest - Future Advance	11,363.00
Accrued Payroll & Payroll Taxes	1,772.27
Accrued Audit Fees	-7,006.95
Accrued audit fees - LHA	10,318.74
Due to (17) Renaissance Family Non-At	36,481.70
Tenant Prepaid Rents	2,962.00
Contract Retentions	19,974.37
Accrued Compensated Absences-Currer	251.11
Note Payable PCHD	239,503.97
TOTAL CURRENT LIABILITIES	<u>1,086,450.09</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	466.36
FSS Due to Tenant Long Term	1,414.00
Due to Affiliates	149,859.50
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - LHA	<u>101,380.00</u>
TOTAL NONCURRENT LIABILITIES	<u>1,092,664.50</u>
TOTAL LIABILITIES	<u>2,179,114.59</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Ass	<u>-365,157.23</u>
TOTAL RETAINED EARNINGS:	<u>-365,157.23</u>
TOTAL EQUITY	<u>-1,343,771.10</u>
TOTAL LIABILITIES AND EQUITY	<u>835,343.49</u>

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

**Changes in Cash
For the Current and Eight Months Ending August 31, 2023**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	36,046.78	-1,408.63	-37,455.41
Cash-Payroll	6,669.61	7,102.85	433.24
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,849.00	11,849.00	0.00
Cash Restricted - FSS Escrow	1,414.00	1,414.00	0.00
Cash Restricted-Reserve for Replacement	16,747.82	17,419.39	671.57
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	72,727.21	36,376.61	-36,350.60

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	46,677.47	-1,408.63	-48,086.10
Cash-Payroll	5,209.10	7,102.85	1,893.75
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,149.00	11,849.00	-300.00
Cash Restricted - FSS Escrow	1,904.00	1,414.00	-490.00
Cash Restricted-Reserve for Replacement	12,076.02	17,419.39	5,343.37
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	78,015.59	36,376.61	-41,638.98

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	89,659	80,444	9,215	11.46%	1	651,760	643,551	8,209	1.28%	965,327
Other Tenant Income	123	770	(647)	-84.03%	2	6,350	6,160	190	3.08%	9,240
Government Subsidy	-	42,567	(42,567)	-100.00%	3	370,721	340,533	30,188	8.86%	510,799
Other Income	3,904	145	3,759	2592.57%		28,391	1,160	27,231	2347.50%	1,740
Total Revenue	93,686	123,926	(30,239)			1,057,222	991,404	65,818		1,487,106
Administrative Expenses	37,484	52,507	(15,023)	-28.61%	4	293,664	420,053	(126,389)	-30.09%	630,080
Tenant Services	-	200	(200)	-100.00%	4	212	1,600	(1,388)	-86.73%	2,400
Utility Expense	5,395	8,135	(2,740)	-33.68%	7	78,188	65,080	13,108	20.14%	97,621
Maintenance Expense	48,451	46,302	2,149	4.64%	8	411,735	370,417	41,318	11.15%	555,625
General Expenses	19,066	9,448	9,618	101.80%	5	179,491	75,584	103,907	137.47%	113,376
Housing Assistance Payments	4,860	2,179	2,681	123.04%	6	21,986	17,432	4,554	26.12%	26,148
Financing Expenses	4,573	(10,723)	15,297	-142.65%	4	35,082	38,869	(3,786)	-9.74%	58,303
Operating Expense before Depreciation	119,829	108,047	11,782	10.90%		1,020,358	989,035	31,323	3.17%	1,483,553
Net Operating Income (Loss)	(26,143)	15,878	(42,021)	-264.65%		36,864	2,369	34,495	1456.25%	3,553
Depreciation & Amortization	57,901	57,901	-	0.00%		463,210	463,210	-	0.00%	694,815
Capital Replacement Items	1,906	52,450	(50,544)	-96.37%		15,449	419,600	(404,151)	-96.32%	629,400
Reimburse Replacement Reserves	-	(52,450)	52,450	-100.00%		-	(419,600)	419,600	-100.00%	(629,400)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		
Total Expense	179,636	270,849	(91,212)			1,499,017	2,291,445	(792,428)		2,178,367
Net Income (Loss)	(85,950)	(146,923)	60,973	-		(441,795)	(1,300,041)	858,246	-	(691,261)

Comments

- 1 Consists of 108 low and moderate-income family and senior apartment units and 88 Tax Credit units. Rental income is consistent with amounts budgeted.**
- 2 Variance reflects staff enforcing the lease agreement and charging residents for damages to their units.**
- 3 Although HUD did not approve subsidy for August 2023, Government Subsidy for the year continued to exceed amounts budgeted. HUD issued new rules on how operating subsidy is calculated; which allowed LHA to draw down the funds in advance.**
- 4 Variance reflects expenses that are less than or comparable to amounts budgeted.**
- 5 General Expenses increased because three (3) vehicles were added to the fleet.**
- 6 Variance in HAP payments is tenant utility reimbursement. Amounts paid are based on the utility allowances for Lakeland, Polk County, Florida.**
- 7 The costs for utilities were higher than budgeted due to water, sewer, and electricity.**
- 8 Maintenance expense was higher than budgeted due to costs associated with the vehicle, electrical, and HVAC repairs.**

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Balance Sheet
as of August 31, 2023

ASSETS	LIABILITIES & EQUITY	
Unrestricted Cash	CURRENT LIABILITIES	
Cash Operating 1	A/P Vendors and Contractors	-39,449.04
Cash-Payroll	Tenant Security Deposits	53,965.39
Petty Cash	Security Deposit Clearing Account	392.00
Total Unrestricted Cash	Security Deposit-Pet	7,105.60
Restricted Cash	Accrued Payroll & Payroll Taxes	10,976.17
Cash Restricted-Security Deposit	Accrued Audit Fees	-28,955.44
Cash Restricted - FSS Escrow	Accrued audit fees - LHA	27,388.22
Cash Restricted-Reserve for Repl	Due to Federal Master	450.68
Cash Restricted - Reserve/Escrov	Due to (13) Dakota Park Public Housing	2,672.05
Restricted Cash - Partnership De	Due to (16) Dakota Park Non-ACC	2,752.05
Restricted Cash - OA Reserve	Due to West Lake Mgmt.	40,998.00
Restricted Cash - AA Reserve	HAP Overpayments	900.00
Total Restricted Cash	Tenant Prepaid Rents	3,290.20
	Contract Retentions	38,732.51
	State of FL Unclaimed Funds	-1,146.00
TOTAL CASH		<u>135,031.52</u>
ACCOUNTS AND NOTES RECEIVABLE	TOTAL CURRENT LIABILITIES	
A/R-Tenants/Vendors		
Allowance for Doubtful Accounts-Ter		
TOTAL: Accounts Receivable		
A/R-Other		
Due from Dakota Park Non-ACC		
Due from Central Office Cost Center		
TOTAL: DUE FROM		
Renaissance Family-Operating Subsidiary		
TOTAL ACCOUNTS AND NOTES RECEIVABLE		
	NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS	Accrued Compensated Absences-LT	27,741.24
Eviction Deposit Acct.	FSS Due to Tenant Long Term	43,309.53
Prepaid Insurance	Notes Payable-LT	381,200.32
Prepaid Software Licenses	Note Payable	2,031,210.59
Utility Deposit - Electric	Short Term - Note Payable	-81,477.34
TOTAL OTHER CURRENT ASSETS	TOTAL NONCURRENT LIABILITIES	<u>2,401,984.34</u>
TOTAL CURRENT ASSETS	TOTAL LIABILITIES	<u>2,537,015.86</u>
NONCURRENT ASSETS	EQUITY	
FIXED ASSETS	CONTRIBUTED CAPITAL	
Buildings	Capital - LP	6,924,129.41
Building Improvements	Capital - GP2	7,123,264.00
Machinery & Equipment	GP Equity	1,308,453.00
Automobiles/Vehicles	TOTAL CONTRIBUTED CAPITAL	<u>15,355,846.41</u>
Furniture & Fixtures		
Site Improvement-Infrastructure	RETAINED EARNINGS	
Accum Depreciation-Buildings	Retained Earnings-Unrestricted Net Assets	-4,335,106.13
Accum Depreciation- Misc FF&E	TOTAL RETAINED EARNINGS:	<u>-4,335,106.13</u>
Accum Depreciation-Infrastructure		
Intangible Assets		
Amortization Loan Cost		
Monitoring Fees		
AA Compliance Fees		
AA Monitoring Fees		
AA Loan Costs		
TOTAL FIXED ASSETS (NET)		
Dwelling Equipment		
TOTAL NONCURRENT ASSETS		
	TOTAL EQUITY	<u>11,020,740.28</u>
TOTAL ASSETS	TOTAL LIABILITIES AND EQUITY	<u>13,557,756.14</u>

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

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	114,159.42	-121.26	-114,280.68
Cash-Payroll	77,624.48	95,880.84	18,256.36
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	59,870.99	60,301.99	431.00
Cash Restricted - FSS Escrow	40,218.38	43,309.53	3,091.15
Cash Restricted-Reserve for Replacem	48,638.05	51,927.07	3,289.02
Cash Restricted - Reserve/Escrow	1,797,334.68	1,800,826.44	3,491.76
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,897.65	78,023.50	125.85
Restricted Cash - AA Reserve	47,955.91	48,023.18	67.27
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,264,878.72	2,179,350.45	-85,528.27

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	12,626.60	-121.26	-12,747.86
Cash-Payroll	14,379.22	95,880.84	81,501.62
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,364.99	60,301.99	-63.00
Cash Restricted - FSS Escrow	36,793.62	43,309.53	6,515.91
Cash Restricted-Reserve for Replacem	91,257.62	51,927.07	-39,330.55
Cash Restricted - Reserve/Escrow	1,954,029.55	1,800,826.44	-153,203.11
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,150.80	78,023.50	872.70
Restricted Cash - AA Reserve	47,559.28	48,023.18	463.90
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,295,340.84	2,179,350.45	-115,990.39

**Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Eight Months Ending August 31, 2023**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	66,603	63,534	3,070	4.83%	1	519,114	508,268	10,846	2.13%	762,402
Other Tenant Income	180	600	(420)	-70.00%	2	1,660	4,800	(3,140)	-65.42%	7,200
Other Income	48	16	32	202.38%		652	128	524	409.62%	192
Total Revenue	66,831	64,150	2,682	4.18%		521,426	513,196	8,230	1.60%	769,794
Administrative Expense	14,457	19,149	(4,692)	-24.50%	3	125,217	153,191	(27,974)	-18.26%	229,786
Tenant Services	-	-	-	0.00%	3	1,223	-	1,223	0.00%	-
Utility Expense	9,513	8,050	1,463	18.17%	5	68,486	64,400	4,086	6.34%	96,600
Maintenance Expense	13,173	19,243	(6,069)	-31.54%	3	118,520	153,942	(35,422)	-23.01%	230,913
General Expense	12,303	8,940	3,364	37.63%	6	76,151	71,518	4,633	6.48%	107,277
Financing Expense	3,996	3,338	658	19.72%	4	33,310	26,705	6,605	24.73%	40,058
Operating Expense before Depreciation	53,443	58,720	(5,277)	-8.99%		422,908	469,756	(46,849)	-9.97%	704,635
Net Operating Income (Loss)	13,389	5,430	7,959	146.57%		98,519	43,440	55,079	126.79%	65,159
Depreciation & Amortization Expense	40,337	40,337	-	0.00%		163,982	322,693	(158,711)	-49.18%	484,039
Capital Replacement Items	2,294	14,020	(11,726)	-83.64%		4,544	4,544	-		168,240
Reimburse Replacement Reserves	-	(14,020)	14,020	-100.00%		-	(112,160)	112,160	-100.00%	(168,240)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	96,073	99,056	(2,983)	-3.01%		591,433	684,833	(93,400)	-13.64%	1,188,674
Net Operating Income (Loss)	(29,242)	(34,907)	5,665	-16.23%		(70,007)	(171,637)	101,630	-59.21%	(418,880)

Comments

- 1 Consists of 72 Tax Credit apartment units. Occupancy is at 100%; which resulted in rental income being comparable to amounts budgeted.
- 2 Variance reflects timely payment of rents and residents not causing damages to their units.
- 3 Variance reflects expenses that are less than or comparable to amounts budgeted.
- 4 Variance within Financing Expense is interest paid on the HOME Loan.
- 5 Utility costs were higher than budgeted due to costs associated with electricity and the combined water/sewer.
- 6 The variance in General Expense reflects the new accrual for general liability, auto, and property insurance.

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

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	12,237.98
Cash-Payroll	67,603.24
Petty Cash	600.00
Total Unrestricted Cash	<u>80,441.22</u>
Restricted Cash	
Cash Restricted-Security Depo	28,205.00
Cash Restricted-Operating Res	441,893.94
Cash Restricted-Reserve for R	204,308.02
Cash-Tax & Insurance Escrow	68,463.61
Total Restricted Cash	<u>742,870.57</u>

TOTAL CASH 823,311.79

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	36,103.27
Allowance for Doubtful Accounts-	<u>-12,932.45</u>
TOTAL: AR	23,170.82
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>
TOTAL: DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECE	124,322.43

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Asse	1,733.43
Prepaid Insurance	66,174.29
Prepaid Software Licenses	7,123.40
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>81,031.12</u>
TOTAL CURRENT ASSETS	1,028,665.34

NONCURRENT ASSETS

FIXED ASSETS

Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,861,925.11
Machinery & Equipment	67,970.48
Automobiles/Vehicles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-5,492,440.35
Intangible Assets	0.00
Amortization Tax Credit Fees	-175,057.56
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>6,652,776.04</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	<u>60,262.45</u>
TOTAL NONCURRENT ASSETS	<u>6,757,421.81</u>

TOTAL ASSETS 7,786,087.15

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	1,146.75
Tenant Security Deposits	27,325.00
Security Deposit Clearing Account	2,851.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	25,003.28
Accrued Interest Payable	6,592.35
Accrued Payroll & Payroll Taxes	3,283.30
Accrued Audit Fees	950.00
Due to (16) Dakota Park Non-ACC	-300.00
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	2,327.27
Accrued Compensated Absences-Current	1,754.03
HOME Funds	<u>115,899.60</u>

TOTAL CURRENT LIABILITIES 4,598,507.25

NONCURRENT LIABILITIES

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

TOTAL LIABILITIES 4,601,764.75

EQUITY

CONTRIBUTED CAPITAL

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

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	<u>1,978,990.28</u>
TOTAL RETAINED EARNINGS:	<u>1,978,990.28</u>

TOTAL EQUITY 3,184,322.40

TOTAL LIABILITIES AND EQUITY 7,786,087.15

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

For the Current and Eight Months Ending August 31, 2023

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	34,055.76	12,237.98	-21,817.78
Cash-Payroll	62,071.88	67,603.24	5,531.36
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,025.00	28,205.00	180.00
Cash Restricted-Operating Reserve	441,893.94	441,893.94	0.00
Cash Restricted-Reserve for Replacement	202,046.07	204,308.02	2,261.95
Cash-Tax & Insurance Escrow	57,836.72	68,463.61	10,626.89
Total Cash	825,929.37	822,711.79	-3,217.58

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,983.62	12,237.98	5,254.36
Cash-Payroll	35,314.07	67,603.24	32,289.17
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,275.00	28,205.00	-70.00
Cash Restricted-Operating Reserve	441,620.35	441,893.94	273.59
Cash Restricted-Reserve for Replacement	198,867.52	204,308.02	5,440.50
Cash-Tax & Insurance Escrow	71,668.39	68,463.61	-3,204.78
Total Cash	782,728.95	822,711.79	39,982.84

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	65,821	65,457	364	0.56%	1	518,580	523,653	(5,073)	-0.97%	785,479
Other Tenant Income	90	415	(325)	-78.31%	2	1,764	3,320	(1,556)	-46.86%	4,980
Other Income	143	20	123	617.15%		1,623	160	1,463	914.46%	240
Total Revenue	66,054	65,892	163	0.25%		521,968	527,133	(5,165)	-0.98%	790,699
Administrative Expense	26,065	17,915	8,150	45.49%	3	146,117	143,319	2,798	1.95%	214,978
Tenant Services	-	25	(25)	-100.00%	3	58	200	(142)	-71.02%	300
Utility Expense	8,300	7,850	450	5.73%	3	63,436	62,800	636	1.01%	94,200
Maintenance Expense	15,307	19,039	(3,732)	-19.60%	3	122,456	152,310	(29,854)	-19.60%	228,465
General Expense	10,470	8,646	1,823	21.09%	4	76,261	69,170	7,091	10.25%	103,755
Financing Expense	9,666	10,304	(638)	-6.19%	3	81,207	82,435	(1,227)	-1.49%	123,652
Operating Expense before Depreciation	69,807	63,779	6,028	9.45%		489,534	510,233	(20,698)	-4.06%	765,349
Net Operating Income (Loss)	(3,753)	2,113	(5,865)			32,433	16,900	15,533		25,350
Depreciation & Amortization Expense	41,152	41,760	(607.45)	-1.45%		329,219	334,079	(4,859.60)	-1.45%	501,118
Capital Replacement Items	2,490	12,360	(9,870.11)	-79.86%		13,621	98,880	(85,259.02)	-86.22%	148,320
Reimburse Replacement Reserve	-	(12,360)	12,360.00	-100.00%		-	(98,880)	98,880.00	-100.00%	(148,320)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	113,450	105,539	7,911	7.50%		832,375	844,311	(11,937)	-1.41%	1,266,467
Net Income (Loss)	(47,395)	(39,647)	(7,748)	19.54%		(310,407)	(317,179)	6,772	-2.13%	(475,768)

Comments

- 1 Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. Tenant rental income is comparable to amounts budgeted.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Variance reflects expense being less than or comparable to amounts budgeted.**
- 4 Variance in General Expenses is costs associated with insurance and real estate taxes.**

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

ASSETS

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

Unrestricted Cash	
Cash Operating 1	21,823.54
Cash-Payroll	64,440.59
Petty Cash	600.00
Total Unrestricted Cash	<u>86,864.13</u>
Restricted Cash	
Cash Restricted-Security Deposits	30,725.00
Cash Restricted-Operating Reserve	461,293.99
Cash Restricted-Reserve for Replacem	244,912.64
Cash-Tax & Insurance Escrow	66,201.21
Total Restricted Cash	<u>803,132.84</u>
 TOTAL CASH	 <u>889,996.97</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	10,911.00
Allowance for Doubtful Accounts-Tenants/	-846.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>10,065.00</u>
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	1,683.04
Prepaid Insurance	53,139.14
Prepaid Software Licenses	7,723.40
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>68,045.58</u>
TOTAL CURRENT ASSETS	<u>968,107.55</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,478,455.60
Building Improvements	20,181.47
Automobiles/Vehicles	498.98
Furniture & Fixtures	24,842.11
Site Improvement-Infrastructure	437,374.39
Accum Depreciation-Buildings	688,655.00
Accum Depreciation- Misc FF&E	-458,108.43
Accum Depreciation-Infrastructure	-576,218.20
Intangible Assets	0.00
Loan Costs	41,419.00
Amortization Loan Cost	26,252.40
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-208,232.24
TOTAL FIXED ASSETS (NET)	<u>6,649,113.24</u>
TOTAL NONCURRENT ASSETS	<u>6,649,113.24</u>
 TOTAL ASSETS	 <u>7,617,220.79</u>

A/P Vendors and Contractors	1,025.54
Tenant Security Deposits	28,025.00
Security Deposit Clearing Account	98.65
Security Deposit-Pet	3,100.00
Accrued Property Taxes	32,368.14
Accrued Interest - 2nd Mortgage	808,467.40
Due to Federal Master	621.93
Due to (16) Dakota Park Non-ACC	1,561.41
Tenant Prepaid Rents	2,946.00
Accrued Compensated Absences-Curr	2,077.35
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
 TOTAL CURRENT LIABILITIES	 <u>5,869,624.49</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,857.94
TOTAL NONCURRENT LIABILITIES	<u>14,607.94</u>
 TOTAL LIABILITIES	 <u>5,884,232.43</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Contributed Capital	-57,442.26
Capital - LP	6,807,962.00
GP Equity	-162.00
Syndication Costs	-40,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,710,357.74</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net A	-4,977,369.38
TOTAL RETAINED EARNINGS:	<u>-4,977,369.38</u>
 TOTAL EQUITY	 <u>1,732,988.36</u>
 TOTAL LIABILITIES AND EQUITY	 <u>7,617,220.79</u>

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

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	82,760.79	21,823.54	-60,937.25
Cash-Payroll	59,133.46	64,440.59	5,307.13
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	30,326.00	30,725.00	399.00
Cash Restricted-Operating Reserve	461,293.99	461,293.99	0.00
Cash Restricted-Reserve for Replacem	242,542.65	244,912.64	2,369.99
Cash-Tax & Insurance Escrow	51,624.02	66,201.21	14,577.19
Investment 2	0.00	0.00	0.00
Total Cash	927,680.91	889,396.97	-38,283.94

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	88,178.31	21,823.54	-66,354.77
Cash-Payroll	11,005.88	64,440.59	53,434.71
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	31,425.00	30,725.00	-700.00
Cash Restricted-Operating Reserve	461,008.38	461,293.99	285.61
Cash Restricted-Reserve for Replacem	226,203.03	244,912.64	18,709.61
Cash-Tax & Insurance Escrow	56,874.62	66,201.21	9,326.59
Investment 2	0.00	0.00	0.00
Total Cash	874,695.22	889,396.97	14,701.75

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	89,123	94,257.08	(5,134)	-5.45%	1	709,259	754,056.64	(44,798)	-5.94%	1,131,085
Other Tenant Income	(99)	(710.00)	611	-86.09%	2	(4,310)	(5,680.00)	1,370	-24.11%	(8,520)
Other Income	80	30.00	50	166.80%		1,735	240.00	1,495	623.02%	360
Total Revenue	89,104	93,577	(4,473)	-4.78%		706,684	748,617	(41,933)	-5.60%	1,122,925
Administrative Expenses	22,673	26,162.33	(3,490)	-13.34%	3	191,173	209,298.65	(18,125)	-8.66%	313,948
Tenants Service Expenses	80	90.00	(10)	-10.81%	4	802	720.00	82	11.32%	1,080
Utility Expense	9,340	8,750.00	590	6.75%	3	72,815	70,000.00	2,815	4.02%	105,000
Maintenance Expense	16,148	24,438.57	(8,291)	-33.93%	3	143,820	195,508.54	(51,688)	-26.44%	293,263
General Expenses	12,248	9,702.97	2,545	26.23%	5	87,389	77,623.76	9,765	12.58%	116,436
Financing Expenses	484	21,068.09	(20,584)	-97.70%	3	115,961	168,544.72	(52,583)	-31.20%	252,817
Operating expense before depreciation	60,973	90,212	(29,239)	-32.41%		611,960	721,696	(109,735)	-15.21%	1,082,544
Net Operating Income (Loss)	28,131	3,365	24,766	735.96%		94,724	26,921	67,803	251.86%	40,381
Depreciation & Amortization	33,669	33,669	-	0.00%		269,356	269,356	-	0.00%	404,033
Capital/Operational Replacement I	5,172	11,175	(6,003)	-53.72%		109,011	89,400	19,611	21.94%	134,100
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(134,100)
Total Expense	99,815	135,056	(35,242)	-26.09%		990,327	1,080,451	(90,124)	-8.34%	1,486,577
Net Operating Income (Loss)	(10,710)	(41,479)	30,769	-74.18%		(283,643)	(331,835)	48,191	-14.52%	(363,652)

Comments

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

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Balance Sheet
as of August 31, 2023**

ASSETS

Unrestricted Cash	
Cash Operating 1	16,705.49
Cash-Payroll	14,561.81
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	31,867.30
Restricted Cash	
Cash Restricted-Security Dep	10,900.00
Cash Restricted-Operating R	19.62
Cash Restricted-Reserve for	192,323.96
Cash-Tax & Insurance Escrow	56,666.95
Restricted Investment	<u>157,135.30</u>
Total Restricted Cash	417,045.83
TOTAL CASH	<u>448,913.13</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	<u>3,409.00</u>
TOTAL: AR	<u>3,409.00</u>
Due From Central Office Cost Ce	<u>0.00</u>
TOTAL ACCOUNTS AND NOTES REC	<u>3,409.00</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Ass	4,389.37
Prepaid Insurance	88,410.48
Prepaid Software Licenses	<u>9,597.91</u>
TOTAL OTHER CURRENT ASSETS	<u>102,897.76</u>
TOTAL CURRENT ASSETS	<u>555,219.89</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Building Improvements	53,499.32
Furn, Fixt, & Equip	1,212,730.94
Accum Depreciation-Buildings	-4,563,138.04
Accum Depreciation- Misc FF&E	-1,209,079.71
Accum Depreciation-Infrastructu	-504,049.20
Intangible Assets	0.00
Loan Costs	335,121.42
Amortization Loan Cost	263,737.20
Compliance Fees	200,558.00
Amortization Tax Credit Fees	<u>-189,408.80</u>
TOTAL FIXED ASSETS (NET)	<u>8,301,956.73</u>
Site Improvement	<u>711,597.00</u>
TOTAL NONCURRENT ASSETS	<u>9,013,553.73</u>
TOTAL ASSETS	<u>9,568,773.62</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	-7,363.81
Tenant Security Deposits	9,800.00
Security Deposit Clearing Account	360.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	8,681.27
Accrued Interest NLP Loan	2,058.51
Accrued Interest - Pacific Life Loan	16,218.00
Accrued Payroll & Payroll Taxes	5,309.31
Accrued Audit Fees	-30.00
Due to Federal Master	621.93
Due to Polk County Developers, Inc.	61,150.00
Tenant Prepaid Rents	1,344.00
Accrued Compensated Absences-Current	245.95
Mortgage Note Payable	2,667,390.03
Second Mortgage Payable	850,000.00
Third Mortgage Payable	274,002.15
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	34,105.04
TOTAL CURRENT LIABILITIES	<u>4,889,613.38</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	456.77
Accrued Compensated Absences-LT	<u>5,000.00</u>
TOTAL NONCURRENT LIABILITIES	<u>5,456.77</u>
TOTAL LIABILITIES	<u>4,895,070.15</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	5,437,398.00
GP Equity	-89.00
Special LP Equity	1,530,905.56
Syndication Costs	<u>-30,000.00</u>
TOTAL CONTRIBUTED CAPITAL	<u>6,938,214.56</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Asset:	<u>-2,264,511.09</u>
TOTAL RETAINED EARNINGS:	<u>-2,264,511.09</u>
TOTAL EQUITY	<u>4,673,703.47</u>
TOTAL LIABILITIES AND EQUITY	<u>9,568,773.62</u>

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

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	45,261.82	16,705.49	-28,556.33
Cash-Payroll	2,596.95	14,561.81	11,964.86
Cash Restricted-Security Deposits	10,900.00	10,900.00	0.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacem	192,323.96	192,323.96	0.00
Cash-Tax & Insurance Escrow	56,666.95	56,666.95	0.00
Investment 1	0.00	0.00	0.00
Restricted Investment	157,082.26	157,135.30	53.04
Total Cash	464,851.56	448,313.13	-16,538.43

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	7,246.48	16,705.49	9,459.01
Cash-Payroll	57,334.72	14,561.81	-42,772.91
Cash Restricted-Security Deposits	10,900.00	10,900.00	0.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacem	228,871.60	192,323.96	-36,547.64
Cash-Tax & Insurance Escrow	97,250.87	56,666.95	-40,583.92
Investment 1	0.00	0.00	0.00
Restricted Investment	156,724.60	157,135.30	410.70
Total Cash	558,347.89	448,313.13	-110,034.76

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Incom	98,606	41,667	56,939	136.65%	1	423,120	333,333	89,787	26.94%	500,000
Other Income	0	-	0			194	-	194		-
Total Revenue	98,606	41,667	56,940	136.65%		423,314	333,333	89,981	26.99%	500,000
Administrative Expenses	31,050	28,726	2,325	8.09%	1	306,259	229,806	76,453	33.27%	344,710
Tenant Services Expenses	18,341	10,710	7,630	71.24%	1	101,885	85,683	16,202	18.91%	128,525
Utility Expense	-	275	(275)	-100.00%	2	-	2,200	(2,200)	-100.00%	3,300
Maintenance and Developm	2,008	300	1,708	569.38%		3,024	2,400	624	26.01%	3,600
General Expenses	826	1,655	(829)		2	10,324	13,240	(2,916)	-22.02%	19,860
Operating expense before Transfer Out	52,225	41,666	10,559	25.34%		421,492	333,330	88,163	26.45%	499,995
Net Operating Income (46,381	0	46,381			1,822	3	1,818		6
Depreciation	-	-	-			-	-	-		-
Total Expenses	52,225	41,666	10,559	25.34%		421,492	333,330	88,163	26.45%	499,995
Net Income (Loss)	46,381	0	46,381			1,822	3	1,818		6

Comments

- 1 Variance is due to YouthBuild receiving reimbursement twice in August for expenses. The first reimbursement was for \$50,807.55. LHA received the funds on August 7, 2023. The second reimbursement occurred on August 30, 2023 in the amount of \$47,698.60.**
- 2 Variance for the year was due to expenses being less than or equal to amounts budgeted.**

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

ASSETS

CASH

Cash Operating 1	25,210.28
Cash-Payroll	22,166.59
Petty Cash	<u>1,000.00</u>
Total Unrestricted Cash	<u>48,376.87</u>

TOTAL CASH 48,376.87

OTHER CURRENT ASSETS

Prepaid Insurance	<u>2,919.07</u>
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TOTAL CURRENT ASSETS 51,295.94

NONCURRENT ASSETS

FIXED ASSETS

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

TOTAL FIXED ASSETS (NET) 0.00

TOTAL NONCURRENT ASSETS 0.00

TOTAL ASSETS 51,295.94

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contracto	2,074.74
Due to Federal Master	826.24
Due to Central Office Cost	23,014.30
State of FL Unclaimed Func	<u>-100.00</u>

TOTAL CURRENT LIABILITIES 25,815.28

TOTAL LIABILITIES 25,815.28

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestri	12,208.66
Retained Earnings - Restric	<u>13,272.00</u>

TOTAL RETAINED EARNINGS: 25,480.66

TOTAL EQUITY 25,480.66

TOTAL LIABILITIES AND EQUITY 51,295.94

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

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-1,452.22	25,210.28	26,662.50
Cash-Payroll	1,062.79	22,166.59	21,103.80
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-389.43	47,376.87	47,766.30
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,537.29	25,210.28	14,672.99
Cash-Payroll	-2,351.94	22,166.59	24,518.53
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	8,185.35	47,376.87	39,191.52

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	15,078	11,765	3,313	28.16%	1	101,638	94,120	7,518	7.99%	141,180
Other Tenant Income	-	75	(75)	-100.00%	2	-	600	(600)	-100.00%	900
Government Subsidy	-	12,555	(12,555)	-100.00%	3	158,112	100,440	57,672	57.42%	150,660
Other Income	194	10	184			916	80	836		120
Total Revenue	15,272	24,395	(9,317)	-38.19%		260,666	195,160	64,590	33.10%	292,860
Administrative Expense	11,108	11,799	(691)	-5.85%	4	90,130	94,394	(4,264)	-4.52%	141,591
Tenant Services	-	-	-	0.00%	4	160	-	160		-
Utility Expense	2,453	1,961	492	25.11%	5	23,040	15,684	7,356	46.90%	23,526
Maintenance Expense	6,229	7,445	(1,216)	-16.34%	4	59,674	59,561	113	0.19%	89,341
General Expense	2,707	2,205	502	22.77%	6	21,657	17,641	4,016	22.77%	26,462
Housing Assistance Payments	41	-	41			123	-	123		-
Operating Expense before Depreciation	22,538	23,410	(872)	-3.72%		194,784	187,280	7,503	4.01%	280,921
Net Operating Income (Loss)	(7,267)	985	(8,445)	-857.42%		65,883	7,880	57,087	724.49%	11,939
Depreciation & Amortization Expense	7,965	7,957	8	0.11%		63,722	63,655	67	0.11%	95,482
Capital Replacement Items	-	6,900	(6,900)	-100.00%		-	55,200	(55,200)	-100.00%	82,800
Transfer in/Out	-	(6,900)	6,900	-100.00%		-	(55,200.00)	55,200	-100.00%	(82,800)
Total Expense	30,503	31,367	(863)	-2.75%		258,506	250,935	7,571	3.02%	376,403
Net Operating Income (Loss)	(15,232)	(6,972)	(8,260)	118.47%		2,160	(55,775)	57,935	-103.87%	(83,543)

Comments

- 1 Consists of 48 public housing units for seniors age 62 and older with a preference for veterans. Rent collection continues to exceed amounts budgeted.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Despite HUD not approving operating subsidy for Williamstown during the month of August 2023, Government Subsidy for the year continues to exceed amounts budgeted. This is because HUD issued new rules on how operating subsidy is calculated; which allowed LHA to draw down the funds in advance.**
- 4 Variance reflects expenses being less than or comparable to amounts budgeted.**
- 5 The variance in Utility Expenses is costs associated with water.**
- 6 General Expense was higher than the budget because of the annual renewal of the property and liability policies.**

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of August 31, 2023

ASSETS

CASH

Unrestricted Cash

Cash Operating 1 64,528.96

Cash-Payroll 70,475.00

Total Unrestricted Cash 135,003.96

Restricted Cash

Cash Restricted-Security Deposits 17,100.00

Cash Restricted-Reserve for Replacen 51,437.48

Total Restricted Cash 68,537.48

TOTAL CASH 203,541.44

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors 5,453.00

Allowance for doubtful accounts tenants -4,345.00

TOTAL: AR 1,108.00

TOTAL ACCOUNTS AND NOTES RECEIVABLE 1,108.00

OTHER CURRENT ASSETS

Prepaid Insurance 10,828.67

Prepaid Software Licenses 5,652.68

TOTAL OTHER CURRENT ASSETS 16,481.35

TOTAL CURRENT ASSETS 221,130.79

NONCURRENT ASSETS

FIXED ASSETS

Buildings 3,751,341.13

Furniture & Fixtures 8,494.29

Accum Depreciation-Buildings -439,328.68

Accum Depreciation- Misc FF&E -6,626.77

Intangible Assets 0.00

TOTAL NONCURRENT ASSETS 3,313,879.97

TOTAL ASSETS 3,535,010.76

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors 1,462.88

Tenant Security Deposits 15,900.00

Security Deposit Clearing Account 16.00

Security Deposit-Pet 1200.00

Accrued Payroll & Payroll Taxes 2,203.82

Accrued Audit Fees -18,878.35

Accrued audit fees - LHA 41,893.38

Tenant Prepaid Rents 1,331.00

Accrued Compensated Absences-Current 1,647.08

TOTAL CURRENT LIABILITIES 46,775.81

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT 3,058.85

TOTAL NONCURRENT LIABILITIES 3,058.85

TOTAL LIABILITIES 49,834.66

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets 3,485,176.10

TOTAL RETAINED EARNINGS: 3,485,176.10

TOTAL EQUITY 3,485,176.10

TOTAL LIABILITIES AND EQUITY 3,535,010.76

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

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	73,860.32	64,528.96	-9,331.36
Cash-Payroll	70,347.82	70,475.00	127.18
Cash Restricted-Security Deposits	16,800.00	17,100.00	300.00
Cash Restricted-Reserve for Replacement	50,367.54	51,437.48	1,069.94
Total Cash	211,375.68	203,541.44	-7,834.24
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	68,805.22	64,528.96	-4,276.26
Cash-Payroll	38,079.70	70,475.00	32,395.30
Cash Restricted-Security Deposits	15,600.00	17,100.00	1,500.00
Cash Restricted-Reserve for Replacement	43,002.03	51,437.48	8,435.45
Total Cash	165,486.95	203,541.44	38,054.49

West Lake I, LTD (30004200)

Income Statement

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
40000-100	OPERATING REVENUE				
41028-000	Gross Mkt Rent Potential	68,380.00	312.50	457,138.00	224.72
41099-999	Total Gross Mkt Rent Potential	68,380.00	312.50	457,138.00	224.72
41100-000	Vacancy Losses				
41104-000	Gain/Loss To Lease	33,423.00	152.75	259,098.28	127.37
41106-000	Vacancy Loss	-1,397.18	-6.39	-8,673.74	-4.26
41199-999	Total Vacancy Losses	32,025.82	146.36	250,424.54	123.11
41999-999	Total Rent Revenue	100,405.82	458.86	707,562.54	347.83
42000-000	Tenant Recovery Revenue				
42700-000	Direct Billable Revenue				
42702-056	Direct Bill Rev-Other Reimb Costs	495.00	2.26	985.00	0.48
42704-002	Direct Bill Rev-Electric	8.84	0.04	280.89	0.14
42704-022	Direct Bill Rev-Water & Sewer	3,337.70	15.25	21,966.24	10.80
42799-999	Total Direct Billable Revenue	3,841.54	17.56	23,232.13	11.42
42999-999	Total Tenant Recovery Revenue	3,841.54	17.56	23,232.13	11.42
43000-000	Other Operating Revenue				
43024-000	Locks & Keys	0.00	0.00	100.00	0.05
43032-000	Late Fee	75.00	0.34	450.00	0.22
43036-000	NSF Fee	0.00	0.00	50.00	0.02
43038-000	Application Fee	30.00	0.14	420.00	0.21
43052-000	Damages/Cleaning	-9.72	-0.04	390.28	0.19
43082-000	Cable Service	0.00	0.00	4,285.67	2.11
43086-000	Washer / Dryer Tenant Income	5,166.67	23.61	31,155.46	15.32
43999-999	Total Other Operating Revenue	5,261.95	24.05	36,851.41	18.12
49999-999	TOTAL OPERATING REVENUE	109,509.31	500.47	767,646.08	377.37
50000-000	OPERATING EXPENSES				
51000-000	Admin & General Expense				
51106-000	Equipment Lease	0.00	0.00	133.75	0.07
51206-000	Office Supplies	129.40	0.59	901.89	0.44
51208-000	Safety Supplies	156.30	0.71	848.28	0.42
51212-000	Postal/Express Mail	206.34	0.94	1,315.42	0.65
51214-000	Bank Fees	0.00	0.00	49.70	0.02
51220-000	Background/Credit Check	69.00	0.32	324.00	0.16
51224-000	Uniforms	0.00	0.00	359.36	0.18
51228-000	Publications & Subscriptions	0.00	0.00	58.22	0.03
51232-000	Dues And Subscriptions	7.56	0.03	7.56	0.00
51234-000	Trainings	250.00	1.14	1,752.99	0.86
51238-000	Incentive & Award Programs	0.00	0.00	2,100.00	1.03
51308-000	Meals	79.94	0.37	277.79	0.14
51314-000	Other Travel Exp	107.30	0.49	1,087.06	0.53
51404-000	Bad Debt Expense - Resident	0.00	0.00	2,550.54	1.25
51712-000	Compliance Administration Fee	900.00	4.11	6,300.00	3.10
51820-000	Onsite-Hardware	0.00	0.00	1,665.90	0.82
51822-000	Onsite-Software	1,581.63	7.23	12,520.48	6.16
51902-000	Licenses	0.00	0.00	1,971.25	0.97
51999-999	Total Admin & General Expense	3,487.47	15.94	34,224.19	16.82
52102-000	Prop Mgmt Salaries/Wages				
52102-002	Prop Mgmt Salaries/Wages	7,518.45	34.36	66,439.60	32.66
52104-002	Prop Mgmt Benefits & Other	1,882.29	8.60	14,057.53	6.91

West Lake I, LTD (30004200)

Income Statement

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
52104-014	Prop Mgmt Workers Comp	226.30	1.03	1,645.58	0.81
52104-016	Prop Mgmt Bonus	0.00	0.00	1,139.39	0.56
52104-018	Prop Mgmt Taxes	558.09	2.55	5,168.90	2.54
52106-002	Prop Mgmt Payroll Processing Fees	77.83	0.36	633.42	0.31
52199-999	Total Prop Mgmt Payroll	10,262.96	46.90	89,084.42	43.79
54000-000	Sales & Marketing Expense				
54021-100	Online Advertising	0.00	0.00	71.40	0.04
54023-000	Gifts & Gift Cards	25.00	0.11	99.13	0.05
54024-000	Resident Functions/Parties	0.00	0.00	76.55	0.04
54099-999	Total Sales & Marketing Expense	25.00	0.11	247.08	0.12
55000-000	Repairs, Supplies & Contract Services				
55112-000	Elevator & Escalator	0.00	0.00	1,614.00	0.79
55114-000	Doors & Windows	226.48	1.03	237.35	0.12
55116-000	Window Treatments	0.00	0.00	144.83	0.07
55120-000	Painting	709.77	3.24	1,540.43	0.76
55124-000	Plumbing	349.48	1.60	888.69	0.44
55128-000	Lighting	119.86	0.55	1,147.87	0.56
55130-000	Interior & Ceilings	0.00	0.00	297.70	0.15
55138-000	Signage	0.00	0.00	113.38	0.06
55142-000	Locks & Keys	44.95	0.21	359.60	0.18
55148-000	Tools & Supplies	4.80	0.02	4.80	0.00
55150-000	Other Direct Maint Expenses	0.00	0.00	164.33	0.08
55202-000	Fire Alarm & Sprinklers	7,130.46	32.59	16,194.65	7.96
55204-000	Elec Supplies/Installation	0.00	0.00	34.61	0.02
55208-000	HVAC	196.03	0.90	1,522.11	0.75
55216-000	Appliance	0.00	0.00	1,283.85	0.63
55306-000	Nonplant Supplies	0.00	0.00	973.80	0.48
55516-000	Parking & Garage	33.03	0.15	33.03	0.02
55520-000	Pest Control Supplies	0.00	0.00	24.23	0.01
55522-000	Cleaning Supplies	245.03	1.12	2,214.53	1.09
55599-999	Total Repairs & Supplies	9,059.89	41.40	28,793.79	14.15
55800-000	Property Contract Services				
55802-000	Elevator & Escalator Contract	474.73	2.17	3,307.03	1.63
55810-000	Fire Alarm & Sprinklers Contract	0.00	0.00	2,932.87	1.44
55816-000	Landscape Contract	1,450.00	6.63	10,150.00	4.99
55820-000	Pest Control Contract	142.50	0.65	997.50	0.49
55822-000	Termite Bond	130.79	0.60	1,357.31	0.67
55899-999	Total Property Contract Services	2,198.02	10.05	18,744.71	9.21
55999-999	Total Repairs, Supplies & Contract Services	11,257.91	51.45	47,538.50	23.37
56000-000	Utilities Expense				
56010-000	Utilities				
56012-000	Utilities-Electric	1,547.25	7.07	9,224.26	4.53
56018-000	Utilities-Trash	1,939.30	8.86	11,413.30	5.61
56020-000	Utilities-Telephone	358.24	1.64	2,505.81	1.23
56042-000	Utilities-Other Utility Costs	477.05	2.18	3,036.50	1.49
56099-999	Total Utilities	4,321.84	19.75	26,179.87	12.87
56100-000	Vacant Expense				
56102-000	Vacant-Electric	51.80	0.24	1,169.42	0.57
56199-999	Total Vacant Expense	51.80	0.24	1,169.42	0.57
56200-000	Direct Billable Utility Expense				
56212-000	Direct Bill-Water & Sewer	3,370.14	15.40	24,093.00	11.84
56299-999	Total Direct Billable Utility Expense	3,370.14	15.40	24,093.00	11.84
56999-999	Total Utilities Expense	7,743.78	35.39	51,442.29	25.29

West Lake I, LTD (30004200)

Income Statement

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
57000-000	Non-Capitalized Expenditure				
57066-000	NCAP-Site Improvements	922.20	4.21	3,689.16	1.81
57116-000	NCAP-Dishwashers	0.00	0.00	389.48	0.19
57120-000	NCAP-Microwaves	0.00	0.00	675.28	0.33
57124-000	NCAP-Refrigerators	0.00	0.00	930.86	0.46
57999-999	Total Non-Cap Expenditure	922.20	4.21	5,684.78	2.79
60000-000	Management Fees				
60102-002	Property Management Fees	3,285.28	15.01	22,850.69	11.23
60102-004	Other Management Fees	3,285.28	15.01	25,974.74	12.77
60999-999	Total Management Fee Expenses	6,570.56	30.03	48,825.43	24.00
61000-000	Property Tax Ins & Other Expenses				
61300-000	Property Insurance Expense				
61302-002	Property Insurance	12,356.47	56.47	80,419.28	39.53
61302-999	Total Property Insurance	12,356.47	56.47	80,419.28	39.53
61399-999	Total Capitalized RE Tax & Ins Contra	12,356.47	56.47	80,419.28	39.53
61999-999	Total Property Tax Ins & Other Exp	12,356.47	56.47	80,419.28	39.53
75100-000	Corporate Licenses, Tax & Insurance				
79999-998	TOTAL OPERATING EXPENSES	52,626.35	240.51	357,465.97	175.73
79999-999	NET OPERATING INCOME (LOSS)	56,882.96	259.96	410,180.11	201.64
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	545.95	2.50	3,865.26	1.90
80299-999	Total Interest Inc-Checking&MM	545.95	2.50	3,865.26	1.90
80999-999	Total Interest Income & Other	545.95	2.50	3,865.26	1.90
82999-999	TOTAL NON-OPERATING REVENUE	545.95	2.50	3,865.26	1.90
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	21,652.54	98.95	151,916.37	74.68
83299-999	Total Interest Exp-N/P & LOC	21,652.54	98.95	151,916.37	74.68
83500-000	Financing Fee Expense				
83502-000	Loan Servicing Fee	483.75	2.21	3,459.75	1.70
83506-000	SAIL Loan Svc and Compliance Fee	916.50	4.19	6,415.50	3.15
83520-000	ELI Loan Svc and Compliance Fee	287.50	1.31	2,012.50	0.99
83522-000	Trustee Ordinary Fees	354.16	1.62	2,479.12	1.22
83524-000	Issuer Administration Fee	833.36	3.81	5,833.52	2.87
83599-999	Total Financing Fee Expense	2,875.27	13.14	20,200.39	9.93
83799-999	Total Interest Exp & Fin Fees	24,527.81	112.09	172,116.76	84.61
83800-000	Audit & Tax Filing Fees				
83802-000	Audit Fee	482.81	2.21	3,379.67	1.66
83806-000	Tax Preparation Fee	298.27	1.36	2,087.89	1.03

West Lake I, LTD (30004200)

Income Statement

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
83899-999	Total Audit & Tax Filing Fees	781.08	3.57	5,467.56	2.69
84000-000	Depreciation & Amortization				
84100-000	Dep/Amort-Fixed Assets				
84102-000	Depr-FA-Leasehold Improvements	46,860.32	214.16	328,022.24	161.25
84199-999	Total Dep/Amort-Fixed Assets	46,860.32	214.16	328,022.24	161.25
84400-000	Amort-Intangible Assets				
84402-000	Amort-Intangible Assets	2,079.88	9.51	14,559.16	7.16
84499-999	Total Amort-Intangible Assets	2,079.88	9.51	14,559.16	7.16
84999-999	Total Deprec & Amort	48,940.20	223.66	342,581.40	168.41
86100-000	Partnership Fee				
86102-000	Asset Management Fee	451.67	2.06	3,161.69	1.55
86112-000	Incentive Management Fee	0.00	0.00	85,882.46	42.22
86134-000	Prior Year Adj (income)/Expense	4,609.60	21.07	8,256.56	4.06
86999-999	Total Prtnrsh Fees & Other Adjustments	5,061.27	23.13	97,300.71	47.83
89999-999	TOTAL NON-OPERATING EXPENSES	79,310.36	362.45	617,466.43	303.54
99997-999	TOTAL NON-OP INCOME (LOSS)	-78,764.41	-359.96	-613,601.17	-301.64
99998-999	NET INCOME (LOSS)	-21,881.45	-100.00	-203,421.06	-100.00

West Lake I, LTD (30004200)

Balance Sheet

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
10000-000	ASSETS	
10003-000	Cash	
10010-000	Operating Cash-Owner	
10018-000	Operating Cash - Chase/Truist	199,188.58
10019-000	Security Deposit - Chase/Truist	32,100.00
10049-999	Total Operating Cash-Owner	<u>231,288.58</u>
10099-999	Total Cash	231,288.58
10400-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10506-000	Operating Deficit Reserve	355,864.29
10515-000	ACC Reserve	26,160.00
10529-999	Total Operating Impound Resrve	<u>382,024.29</u>
10530-000	Bond Reserve Accounts	
10531-000	Bond Fund - Interest Fund	0.19
10532-000	Bond Fund - Principal	616.04
10536-000	Bond Fund - Escrow Account	12,518.02
10537-000	Bond Fund - Replacement Reserve	103,129.38
10542-000	Bond Fund - Debt Service	0.01
10545-000	Bond Fund - Subordinate Loan	0.41
10551-000	Bond Fund - Admin Fund	9,114.58
10569-999	Total Bond Reserve Accounts	<u>125,378.63</u>
10600-000	Investing Impound Reserve	
10650-000	Other Escrow	8,254.33
10699-999	Total Investing Impound Resrve	<u>8,254.33</u>
10999-999	Total Restricted Cash	515,657.25
11010-000	A/R-Accounts Receivable	
11011-000	A/R-Resident	290.66
11012-000	A/R-Subsidy	761.23
11039-999	Total A/R-Accounts Receivable	<u>1,051.89</u>
11099-999	Total Accounts Receivable	1,051.89
11600-000	Due from Affiliate-Net	
11620-000	A/R-Intercompany	54.95
11699-999	Total Due from Affiliate-Net	<u>54.95</u>
11800-000	Intercompany-Net	
11810-000	Due from/to Intercompany	-3,315.46
11899-999	Total Intercompany-Net	<u>-3,315.46</u>
11999-999	Total Accounts Receivable-Net	-2,208.62
12100-000	Prepaid Expenses	

West Lake I, LTD (30004200)

Balance Sheet

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
12200-000	Prepaid Operating Expense	
12210-000	Prepaid Cost of RE Operations	
12213-000	Prepaid Property Insurance	97,757.32
12217-000	Prepaid Admin & General	4,154.31
12239-999	Total Prepaid Cost of RE Ops	<u>101,911.63</u>
12299-999	Total Prepaid Operating Expense	<u>101,911.63</u>
12999-999	Total Prepaid Expenses	<u>101,911.63</u>
16000-000	Operating Property-Net	
16001-000	Operating Property	
16010-000	OP-Land	
16010-100	OP-Land-Acquisition	187,500.00
16019-999	Total OP-Land	<u>187,500.00</u>
16020-000	OP-Site Improvements	
16020-100	OP-SI-Acquisition	1,504,669.88
16029-999	Total OP-Site Improvements	<u>1,504,669.88</u>
16030-000	OP-Building	
16030-100	OP-Bldg-Acquisition	12,354,187.00
16039-999	Total OP-Building	<u>12,354,187.00</u>
16099-999	Total Operating Property	<u>14,046,356.88</u>
16200-000	Accumulated Depreciation	
16210-000	A/D-OP-Site Improvements	
16210-700	A/D-OP-SI-Amort	-422,421.56
16219-999	Total A/D-OP-Site Improvements	<u>-422,421.56</u>
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-1,300,621.59
16229-999	Total A/D-OP-Building	<u>-1,300,621.59</u>
16299-999	Total Accumulated Depreciation	<u>-1,723,043.15</u>
16399-999	Total Operating Property-Net	<u>12,323,313.73</u>
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	<u>765,789.40</u>
17099-999	Total Fixed Assets	<u>765,789.40</u>
17100-000	Accumulated Deprec & Amort	
17120-000	A/D-FA-Furniture	
17120-700	A/D-FA-Furniture-Amort	-644,965.05

West Lake I, LTD (30004200)

Balance Sheet

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
17129-999	Total A/D-FA-Furniture	-644,965.05
17199-999	Total Accum Deprec & Amort	-644,965.05
17299-999	Total Fixed Assets-Net	120,824.35
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	-24,669.89
19359-999	Total A/A-Franchise Licenses	-24,669.89
19399-999	Total Accumulated Amortization	-24,669.89
19499-999	Total Goodwill&Intngibles-Net	63,204.11
19900-000	Suspense	
19901-000	Suspense Clearing	
19915-050	A/R Clearing-Subsidy Suspense	-796.00
19919-999	Total Suspense Clearing	-796.00
19999-900	Total Suspense	-796.00
19999-999	TOTAL ASSETS	13,358,787.03
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	
20111-000	A/P-Trade	74,198.71
20119-999	Total Accounts Payable-Trade	74,198.71
20399-999	Total Accounts Payable-Net	74,198.71

West Lake I, LTD (30004200)

Balance Sheet

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	
20510-650	Accrued Admin & General Expense	-4.88
20510-680	Accrued Audit Fee	3,379.67
20510-700	Accrued Tax Consulting Fee	3,687.89
20510-720	Accrued Assets Management Fees	-2,258.31
20519-999	Total Accrued Operating Cost	<u>4,804.37</u>
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	10,262.96
20539-999	Total Accrued Prop Mgmt Salaries/Wages	<u>10,262.96</u>
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	1,770.80
20641-725	Accrued Issuer Fees	4,166.80
20641-735	Accrued Service Fee	2,418.75
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	8,428.00
20649-999	Total Accrued Financing Cost	<u>16,784.35</u>
20900-000	Other Liabilities	
20999-999	Total Accrued Exp & Other Liab	<u>31,851.68</u>
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	79,166.69
21519-999	Total I/P-N/P-Promissory	<u>29,166.69</u>
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	<u>29,166.69</u>
22000-000	Due to Related Party-Net	
22001-000	Due to Affiliates-Net	
22012-000	A/P-Intercompany	264.00
22019-999	Total Due to Affiliates-Net	<u>264.00</u>
22299-999	Total Due to Related Party-Net	<u>264.00</u>
23000-000	Notes Payable-Net	
23001-000	Note Payable-Promissory	

West Lake I, LTD (30004200)

Balance Sheet

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
23010-000	N/P-Promissory	
23010-100	N/P-Promissory-Initial Advance	10,244,160.07
23010-200	N/P-Promissory-Payment	-68,145.66
23019-999	Total N/P-Promissory	10,176,014.41
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	70,362.39
23069-999	Total A/A-Loan Fee-N/P-Prom	70,362.39
23099-999	Total Note Payable-Promissory	9,673,370.58
23199-999	Total Notes Payable-Net	9,673,370.58
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	289.83
27099-999	Total Unearned Tenant Rent	289.83
27399-999	Total Unearned Revenue	289.83
28500-000	Liability Deposits	
28501-000	Other Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	32,100.00
28529-999	Total Tenant Security Deposits	32,100.00
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	1,690.53
28569-999	Total Deposits & Other Liabilities	1,690.53
28599-900	Total Other Liability Deposits	33,790.53
28599-999	Total Liability Deposits	33,790.53
29999-999	TOTAL LIABILITIES	9,842,932.02
30000-000	EQUITY	
30100-000	Controlling Ptnr Equity-Net	
30101-000	Controlling Partner Equity	
30110-300	Contributions-Gross Capital Call	6,053,521.00
30120-200	Distributions-Return of Capital	-44,888.47
30120-210	Distributions-Return on Capital	-24,081.50
30199-900	Total Control Partner Equity	5,984,551.03
30199-999	Total Control Ptnr Equity-Net	5,984,551.03

West Lake I, LTD (30004200)

Balance Sheet

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
39000-000	Retained Earnings	
39001-000	Retained Earnings	
39010-700	Retained Earnings	-2,468,696.02
39099-900	Total Retained Earnings	-2,468,696.02
39099-999	Total Retained Earnings	-2,468,696.02
39999-990	TOTAL EQUITY	3,515,855.01
39999-998	TOTAL LIABILITIES & EQUITY	13,358,787.03

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

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2011	07-15-11	08-03-13	08-02-15	\$ 562,980.00	\$ 506,682.00	\$ 562,980.00	\$ 562,980.00	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 583,721.87	\$ 583,258.85	\$ 24,810.15
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ 954,294.29	\$ 291,354.00	\$ 679,828.00
CFP - 2020	03-26-20	09-25-23	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ -	\$ -	\$ 1,115,701.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,085,963.00	\$ 977,366.70	\$ 984,260.60	\$ 524,125.62	\$ 561,837.38
CFP - 2022	05-12-22	05-11-24	05-11-26	\$ 889,780.00				\$ 889,780.00
			CFP Total:	\$ 7,792,326.00	\$ 6,212,291.40	\$ 5,643,907.76	\$ 4,520,369.47	\$ 3,271,956.53
Replacement Housing Factor (HUD)								
RHF - 2009(a)	09-15-09	10-29-16	07-29-17	\$ 282,108.00	\$ 253,897.20	\$ 282,108.00	\$ 282,108.00	\$ -
RHF - 2009(b)	04-02-10	10-29-16	07-29-17	\$ 149,804.00	\$ 134,823.60	\$ 149,804.00	\$ 149,804.00	\$ -
RHF - 2010	07-15-10	10-29-16	07-29-18	\$ 441,385.00	\$ 397,246.50	\$ 441,385.00	\$ 441,385.00	\$ -
RHF - 2011	08-03-11	10-29-16	10-29-18	\$ 380,321.00	\$ 342,288.90	\$ 380,321.00	\$ 380,321.00	\$ -
RHF - 2012(b)	03-12-12	10-29-16	10-29-18	\$ 70,661.00	\$ 63,594.90	\$ 70,661.00	\$ 70,661.00	\$ -
RHF - 2013(a)	09-09-13	10-29-18	04-12-19	\$ 208,904.00	\$ 188,013.60	\$ 208,904.00	\$ 208,904.00	\$ -
RHF - 2013(b)	09-09-13	10-29-16	10-29-18	\$ 62,529.00	\$ 56,276.10	\$ 62,529.00	\$ 62,529.00	\$ -
RHF - 2014	05-13-14	10-29-18	04-12-19	\$ 185,710.00	\$ 167,139.00	\$ 185,710.00	\$ 185,710.00	\$ -
RHF - 2015	04-13-15	10-29-18	04-12-19	\$ 187,612.00	\$ 168,850.80	\$ 187,612.00	\$ 187,612.00	\$ -
RHF - 2016	04-13-16	10-29-18	04-12-20	\$ 193,574.00	\$ 174,216.60	\$ 193,574.00	\$ 193,574.00	\$ -
			RHF Total:	\$ 2,162,608.00	\$ 1,946,347.20	\$ 2,162,608.00	\$ 2,162,608.00	\$ -
HOPE VI (HUD)	04-05-00		12-31-17	\$ 21,842,801.00	\$ 19,658,520.90	\$21,842,801.00	\$21,842,801.00	\$ -
Safety & Security Grant (HUD)	03-20-13	03-19-14	03-19-15	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
			Safety & Security Total:	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Family Self Sufficiency 2020	01-01-21	12-31-21	12-31-21	\$ 72,000.00	\$ 64,800.00	\$ 72,000.00	\$ 72,000.00	\$ -
ROSS-Service Coordinator 2020	06-01-21	05-31-24	05-31-24	\$ 198,900.00	\$ 179,010.00	\$ 124,280.15	\$ 124,280.15	\$ 74,619.85
ROSS-Family Self Sufficiency 2021	01-01-2022	12-31-2022	12-31-22	\$ 127,574.00	\$ 114,816.60	\$ 85,196.10	\$ 85,196.10	\$ 42,377.90
ROSS-Family Self Sufficiency 2022	01-01-2023	12-31-2023	12/31/2023	\$ 140,331.00	\$ 126,297.90	\$ 79,665.78	\$ 79,665.78	\$ 60,665.22
			ROSS Total:	\$ 538,805.00	\$ 484,924.50	\$ 361,142.03	\$ 361,142.03	\$ 177,662.97
YouthBuild 2018 Grant (DOL)	01-01-19		08-31-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
YouthBuild 2021 Grant	05-01-22		09-01-25	\$ 1,500,000.00	\$ 1,350,000.00	\$ 623,478.04	\$ 623,478.04	\$ 876,521.96
			YouthBuild Total:	\$ 2,575,472.00	\$ 2,317,924.80	\$ 1,698,950.04	\$ 1,698,950.04	\$ 876,521.96
Operating Fund (Shortfall)								
FL011-2011SF22D	01-01-22	N/A	09-30-2030	\$ 171,162.00	\$ 154,045.80	\$ 171,162.00	\$ 171,162.00	\$ -
FL011-2021SF22D	01-01-22	N/A	09-30-2030	\$ 171,161.00	\$ 154,044.90	\$ -	\$ -	\$ 171,161.00
			CARES Act Total:	\$ 342,323.00	\$ 308,090.70	\$ 171,162.00	\$ 171,162.00	\$ 171,161.00
Emergency Rental Assistance Program (ERAP-Polk County)	06-01-21	10-31-22	12-31-21	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -
			ERAP Total:	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -

RESOLUTIONS

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

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

Re: Resolution # (23-1536)

The Board of Commissioners is requested to approve the above-referenced resolution in order to satisfy a United States Department of Housing and Urban Development regulation.

2. Who is making request:

A. Entity: LHA

B. Project: Approval of the LHA 2024 Moving to Work Amendment to the Agency Plan and the 2024 Annual Plan including but not limited to the Capital Funds Plans and Budgets, Administrative Plan for the Housing Choice Voucher, the ACOP for the Public Housing Program, Limited English Proficiency Plan (LEP/LAP), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, Maintenance Policy, Preventative Maintenance policy, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and signing the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-ST and 50075-MTW (MTW Agency) and 50077's.

C. Originator: Carlos Pizarro

3. Cost Estimate:

Nominal cost of submittal to the Department of Housing and Urban Development

Narrative:

Annually, the Board of Commissioners of a Public Housing Agency is required to have its Chair (or other authorized official sign) the U.S. Department of Housing and Urban Development's *PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold*

Policy, Maintenance Policy, Preventative Maintenance policy, Voluntary Conversion, demolition and development activities, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, forms 50075-ST, 50075-MTW and 50077's, and have staff submit the form to the U.S. Department of Housing and Urban Development.

This resolution seeks permission to authorize the Chair of the Board of Commissioners of the Housing Authority of the City of Lakeland to sign forms 50075-ST, 50075-MTW and 50077's and to direct the Executive Director of the Housing Authority of the City of Lakeland to submit the signed forms to the U.S. Department of Housing and Urban Development.

Attachment:

- *2024 Agency Plan, PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, Maintenance Policy, Preventative Maintenance policy, Voluntary Conversion, demolition and development activities, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, forms 50075-ST, 50075-MTW and 50077, etc.*

2024 Agency Plan and MTW Amendment

A PHA Plan and MTW Amendment are a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: The Annual Plan--which each PHA submits to the U.S. Department of Housing and Urban Development (HUD) once a year based on the PHA fiscal year, which is submitted to the HUD every year. It is through the Annual Plan that a PHA receives capital funding.

The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public, about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan. MTW agencies must continue to submit the applicable PHA Plan. MTW agencies that are not required to submit annual PHA Plans under the Housing and Economic Recovery Act of 2008 (HERA) must submit the MTW Supplement annually.

A PHA Plan also serves as the annual application for grants to support improvements to public housing buildings (Capital Fund Program) as well as safety in public housing.

Any local, regional, or State agency that receives funds to operate Federal public housing or Section 8 tenant-based assistance (vouchers) programs must submit a PHA Plan.

To ensure public participation in the process, LHA staff provided a copy of the plan to the LHA Board of Commissioners and the City-Wide Resident Organization, which serves as the Resident Advisory Board of the Housing Authority of the City of Lakeland (RAB). Copies were also made available at various LHA sites as well as the City of Lakeland Community Redevelopment Agency.

LHA's senior staff scheduled a series of meetings with the RAB to involve the residents in the PHA Plan process.

One of the requirements of the Agency Plan is to schedule public meetings for community review and a *question and answer* period. The Public Forum and meetings for this year's Plan were held at the LHA Administration building.

The process to develop LHA's 2024 PHA plan spanned nearly three months and involved the collaboration of LHA staff, Public Housing residents, participants in the Housing Choice Voucher Program, stakeholders in the community, the City of Lakeland and, of course, LHA Board of Commissioners.

RESOLUTION NO. 23-1536

APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND SUBMIT THE 2024 AGENCY PLAN, 2024 MOVE TO WORK (MTW) AMENDMENT TO THE AGENCY PLAN, THE 2024 ANNUAL PLAN WHICH INCLUDES THE CAPITAL FUNDS PLANS AND BUDGETS, ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHERS PROGRAM, THE ANNUAL CONTINUED OCCUPANCY PLAN (ACOP) FOR THE PUBLIC HOUSING PROGRAM, AND OTHER RELATED DOCUMENTS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR APPROVAL.

WHEREAS, Public Housing Agencies are under the regulations set forth in Public and Indian Housing Section 239 of the Fiscal Year 2016 Appropriations Act, P.L. 114-113 Notice, 99-51 and 2001-26 requiring the submittal of Public Housing Agency Plans and related certifications; and

WHEREAS, the United States Department of Housing and Urban Development requires that all Public Housing Agencies submit the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, form 50075-ST, 50075-MTW; and

WHEREAS, the Housing Authority of the City of Lakeland made modifications to its *Agency Plan, PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, Maintenance Policy, Preventative Maintenance policy, Voluntary Conversion, demolition and development activities, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, forms 50075-ST, 50075-MTW and 50077, etc.* collectively referred to as the *Agency Plan and policies*; and

WHEREAS, the Housing Authority of the City of Lakeland circulated the 2024 *Agency Plan* to its public housing residents, its Housing Choice Voucher participants, the Resident Advisory Board of the Housing Authority of the City of Lakeland, and other interested parties; and

WHEREAS, the Housing Authority of the City of Lakeland conducted public meetings to obtain the public's input and comments on its one-year 2024 MTW Amendment to the Agency Plan.

NOW THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the City of Lakeland that the Board Chairman is authorized to sign the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-ST, 50075-MTW and 50077 (attached hereto), which the Executive Director will afterwards submit to the Department of Housing and Urban Development.

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. 23-1536, dated September 18, 2023.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chairman

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

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

Re: Resolution # 23-1537

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

2. Who is making request:

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

3. Cost Estimate:

N/A

Narrative:

The Board of Commissioners provides oversight and direction to the Housing Authority of the City of Lakeland. Annually, the Board reviews, comments, and when satisfied, approves the Annual Budget for the following programs that receive funding from the U.S. Department of Housing and Urban Development: The Public Housing program. This resolution requests approval of the 2024 Annual Budgets for Public Housing.

RESOLUTION NO. 23-1537

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

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland has reviewed the proposed 2024 Annual Budgets for the Public Housing program currently administered by the Housing Authority of the City of Lakeland; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the 2024 Annual Budget for the Public Housing program (which includes AMP 1 through 7) currently administered by the Housing Authority of the City of Lakeland.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 23-1537, dated September 18, 2023.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chairman

PHA Board Resolution
Approving Operating Budget

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

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

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

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

PHA Name:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

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

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

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

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

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

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

Print Board Chairperson's Name:	Signature:	Date:
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AMP 1-LHA Owned (.amp1)
2024 Budget

Table with 13 columns (months Jan-24 to Dec-24, Total) and multiple rows detailing revenue and expenses across various categories like INCOME, GRANT INCOME, OTHER INCOME, and EXPENSES.

**AMP 1-LHA Owned (.amp1)
2024 Budget**

		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
4430-03-100	Contract-Building Repairs - Interior	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-03-300	Repairs - Windows/Glass	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-07-000	Contract-Exterminating/Pest Control	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4430-11-000	Contract-Plumbing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-13-000	Contract-HVAC - Repairs & Maint	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-14-000	Contract-Vehicle Maintenance	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4430-24-000	Contract-Grounds-Landscaping	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00
4430-24-200	Grounds-Tree Cutting	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
4430-24-300	Contract-Pressure Wash	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-27-000	Contract - Lease	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	13,328.28
4430-28-000	Unit Inspections													0.00
4430-99-000	Other Contracted Services	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4439-00-000	Total Contract Costs	10,010.69	10,010.69	10,010.69	10,010.69	10,010.69	10,010.69	10,010.69	10,010.69	10,010.69	10,010.69	10,010.69	10,010.69	120,128.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	17,074.89	17,074.89	17,074.89	17,074.89	17,074.89	17,074.89	17,074.89	17,074.89	17,074.89	17,074.89	17,074.89	17,074.89	204,898.63
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	6,738.31	6,738.31	6,738.31	6,738.31	6,738.31	6,738.31	6,738.31	6,738.31	6,738.31	6,738.31	6,738.31	6,738.31	80,859.72
4510-01-000	General Liability Insurance - Auto	1,408.05	1,408.05	1,408.05	1,408.05	1,408.05	1,408.05	1,408.05	1,408.05	1,408.05	1,408.05	1,408.05	1,408.05	16,896.60
4599-00-000	TOTAL GENERAL EXPENSES	8,146.36	8,146.36	8,146.36	8,146.36	8,146.36	8,146.36	8,146.36	8,146.36	8,146.36	8,146.36	8,146.36	8,146.36	97,756.32
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-001	Tenant Utility Payments-PH	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
4715-03-000	FSS Escrow Payments	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	2,760.00
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	99,958.20
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	8,329.85	99,958.20
8000-00-000	TOTAL EXPENSES	65,813.11	65,813.11	65,813.11	65,813.11	65,813.11	65,813.11	65,813.11	65,813.11	65,813.11	65,813.11	65,813.11	65,813.11	789,757.30
9000-00-000	NET INCOME	-11,839.54	-11,839.54	-11,839.54	-11,839.54	-11,839.54	-11,839.54	-11,839.54	-11,839.54	-11,839.54	-11,839.54	-11,839.54	-11,839.54	-142,074.46
	NOI after Depreciation Expense	-3,509.69	-3,509.69	-3,509.69	-3,509.69	-3,509.69	-3,509.69	-3,509.69	-3,509.69	-3,509.69	-3,509.69	-3,509.69	-3,509.69	-42,116.26
5200-00-001	Capital Funds	3509.69	3509.69	3509.69	3509.69	3509.69	3509.69	3509.69	3509.69	3509.69	3509.69	3509.69	3509.69	42116.28
	NOI after CFP applied	0.00	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.018

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

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

Re: Resolution # 23-1538
 The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to establish the Fiscal Year 2024 (2023-2024) Payment Standards for Housing Choice Voucher Program participants effective October 1, 2023.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. re: 2024 Fair Market Rent rates/Payment Standards
- C. Originador: Carlos R. Pizarro An

3. Cost Estimate:

n/a

Narrative:

In order to provide its Section 8 residents with numerous housing choices for a larger number of families, the Housing Authority of the City of Lakeland must maintain an adequate pool of available housing units. This inventory of available housing units is maintained and enhanced by paying current and prospective landlords a fair and reasonable rent based on the local market.

The Department of Housing and Urban Development has published Final Fiscal Year 2024 (Effective 10/01/2023) Fair Market Rent rates for the Lakeland-Winter Haven Metropolitan Statistical Area with the option to increase/decrease the rent rates by up to 10% depending on the need. After market analysis, the Housing Authority of the City of Lakeland staff determined that in order to maintain the current pool of housing to attract other housing opportunities; and to serve as many families as possible, should adopt the Department of Housing and Urban Development’s final rent rates at 110% of the published Fair Market Rent for the jurisdiction its serves.

Therefore, the Housing Authority of the City of Lakeland staff is recommending the following payment standards for its Section 8 program effective October 1,2023 and/or implementing within 90 days of approval for annual certifications.

PAYMENT STANDARDS BY UNIT BEDROOMS					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
HUD Final Fiscal Year 2024 Fair Market Rent as published	1006	1012	1250	1679	2121
Proposed Payment Standard 2024 Effective 10/01/2023 (110% of Fair Market Rent)	1106	1113	1375	1846	2333
Current Payment Standard Effective 2023/2023 Effective 10/01/2022 (110% of 2022/2023 Fair Market Rent)	1023	1028	1272	1721	2168

RESOLUTION NO. 23-1538

APPROVING THE PAYMENT STANDARD FOR FISCAL YEAR 2024 (Effective 10/01/2023)

WHEREAS, the Housing Authority of the City of Lakeland desires to provide its Section 8 eligible residents a wide range of housing units; and

WHEREAS, to accomplish this availability, the Housing Authority of the City of Lakeland desires to establish a rent structure that is not only attractive to the current Housing Authority landlords but will also attract future landlords; and

WHEREAS, the Department of Housing and Urban Development yearly publishes a Fair Market Rent rate structure.

WHEREAS, the Department of Housing and Urban Development establishes in 24CFR982.503 that the PHA may adopt payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD).

WHEREAS, the Housing Authority of the City of Lakeland staff's evaluation of the published Department of Housing and Urban Development rate structure against local market analysis indicated that it would be in the best interest of the Housing Authority's Section 8 residents to increase the Housing Authority of the City of Lakeland's Payment Standards structure at 110% of the Department of Housing and Urban Development's published rate in order to maintain an adequate number of housing units and to increase the number of families participating in the program (see attached matrix);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves its Fiscal Year 2024 Payment Standards to be 110% of the rate published by the Department of Housing and Urban Development--effective October 1, 2023, and/or implementing within 90 days of approval for annual certifications.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of The Housing Authority of the City of Lakeland has approved and adopted this Resolution 23-1538 dated September 18, 2023.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chair



FY 2024 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2024 Lakeland-Winter Haven, FL MSA FMRs for All Bedroom Sizes

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$1,006	\$1,012	\$1,250	\$1,679	\$2,121
FY 2023 FMR	\$930	\$935	\$1,157	\$1,565	\$1,971

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

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- Calculate the Base Rent:** HUD uses 2017-2021 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2024, provided the estimate is statistically reliable. For FY2024, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2017-2021 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2024 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2024.

2. **Calculate the Basis for Recent Mover Adjustment Factor:** HUD calculates a recent mover adjustment factor by comparing an ACS 2021 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2017-2021 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD has traditionally defined recent movers as those who have moved into their residence within the current year or preceding year of the ACS survey. Newly for FY2024, HUD is electing to first examine recent movers who have moved within the current year of the ACS. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation:** In order to calculate rents that are "as of" 2022, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

Unlike in FY 2023, for areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $W_{2022} = 0.558$ assigned to the private gross rent factor and $(1-W_{2022}) = 0.442$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor**: To further inflate rents from CY2022 to FY2024, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2024.
5. **Multiply the Factors**: HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum**: FY2024 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. **Calculate Bedroom Ratios**: HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR**: FY2024 FMRs may not be less than 90% of FY2023 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

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

1. **Base Rent Calculation**

The following are the 2021 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Lakeland-Winter Haven, FL MSA.

Area	ACS ₂₀₂₁ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₂₁ 5-Year 2- Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
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Lakeland-Winter Haven, FL MSA	\$936	\$19	$\frac{\$19}{\$936} = 0.02030$	6	$0.02030 < .5$ $6 \geq 4$ Use ACS ₂₀₂₁ 5-Year Lakeland-Winter Haven, FL MSA 2-Bedroom Adjusted Standard Quality Gross Rent
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Since the ACS₂₀₂₁ Margin of Error Ratio is less than .5, HUD uses the ACS₂₀₂₁ Lakeland-Winter Haven, FL MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2024 Base Rent
Lakeland-Winter Haven, FL MSA	\$936

2. Recent Mover Adjustment Factor Calculation

A recent mover adjustment factor is applied based on the smallest area of geography containing Lakeland-Winter Haven, FL MSA that has an ACS₂₀₂₁ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS ₂₀₂₁ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₁ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Lakeland-Winter Haven, FL MSA – ACS 1-year 2 Bedroom	\$997	\$205	0.206	1	$1 < 4$ Do Not Use ACS ₂₀₂₁ 1-Year Lakeland-Winter Haven, FL MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Lakeland-Winter Haven, FL MSA –	\$1,074	\$87	0.081	3	$3 < 4$ Do Not Use ACS ₂₀₂₁ 1-Year

Area	ACS₂₀₂₁ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS₂₀₂₁ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
ACS 1-year All Bedroom					Lakeland-Winter Haven, FL MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Lakeland-Winter Haven, FL MSA – ACS 2-year 2 Bedroom	<u>\$1,008</u>	\$125	0.124	3	3 < 4 Do Not Use ACS ₂₀₂₁ 1-Year Lakeland-Winter Haven, FL MSA 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Lakeland-Winter Haven, FL MSA – ACS 2-year All Bedroom	<u>\$1,047</u>	\$75	0.072	6	0.072 < .5 6 ≥ 4 Use ACS ₂₀₂₁ 1-Year Lakeland-Winter Haven, FL MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

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

ACS₂₀₂₁ 5-Year Area	ACS₂₀₂₁ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS₂₀₂₁ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Lakeland-Winter Haven, FL MSA – All Bedroom	<u>\$988</u>	<u>\$1,047</u>

Area	Ratio	Recent-Mover Adjustment Factor
Lakeland-Winter Haven, FL MSA	\$1,047 / \$988 =1.060	1.0597 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.0597

3. Inflation Adjustment Factor Calculation

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Lakeland-Winter Haven, FL MSA is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since Lakeland-Winter Haven, FL MSA is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

Components of 2022 Inflation Adjustment Factor for Lakeland-Winter Haven, FL MSA					
	R₂₀₂₂ = Shelter Rent Change, 2021 to 2022	U₂₀₂₂ = CPI Annual Utilities Change, 2021 to 2022	C₂₀₂₂ = ACS Utility Cost as a Percent of Gross Rent	Gross Rent Inflation Factor Calculation = (R₂₀₂₂ × (1-C₂₀₂₂) + U₂₀₂₂ × C₂₀₂₂)	Inflation Factor Type
P₂₀₂₂ = Private Inflation Factor	1.15799	1.11945	0.16531	(1.15799 * 0.83469) + (1.119448 * 0.16531)= 1.15162	Local
CPI₂₀₂₂ = CPI Inflation Factor	1.07809	1.11945	0.15146	(1.07809 * 0.84854) + (1.11945 * 0.15146)= 1.08435	Region

The 2022 Gross Rent Inflation Factor for Lakeland-Winter Haven, FL MSA is computed as follows:

$$= \mathbf{CPI}_{2022} \times (1 - \mathbf{W}_{2022}) + \mathbf{P}_{2022} \times \mathbf{W}_{2022}$$

$$= (1.08435 \times 0.442) + (1.15162 \times 0.558)$$

$$= (0.479283) + (0.642604)$$

$$= \mathbf{1.12191}$$

4. **Trend Factor Adjustment**

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2022 to 2024 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2024.

	Trend Factor	Trend Factor Type
Trend Factor	1.12352	Region

5. **Combination of Factors**

The FY 2024 2-Bedroom Fair Market Rent for Lakeland-Winter Haven, FL MSA is calculated as follows:

Area	<u>Base Rent</u>	<u>Recent-Mover Adjustment Factor</u>	<u>Annual 2021 to 2022 Gross Rent Inflation Adjustment</u>	<u>Trending 2022 to FY2024</u>	FY 2024 2-Bedroom FMR
Lakeland-Winter Haven, FL MSA	\$936 *	1.0597 *	1.12191 *	1.12352 =	\$1,250

6. **State Minimum Comparison**

In keeping with HUD policy, the preliminary FY 2024 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2024 2-Bedroom FMR	FY 2024 Florida State Minimum	Final FY2024 2-Bedroom FMR
Lakeland-Winter Haven, FL MSA	\$1,250	\$905	\$1,250 ≥ \$905 Use Lakeland-Winter Haven, FL MSA FMR of \$1,250

7. **Bedroom Ratios Application**

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2024 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$1,006	\$1,012	\$1,250	\$1,679	\$2,121

8. **Comparison to Previous Year**

The FY2024 FMRs for each bedroom size must not be below 90% of the FY2023 FMRs.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2023 FMR	\$930	\$935	\$1,157	\$1,565	\$1,971
FY2023 floor	\$837	\$842	\$1,042	\$1,409	\$1,774
FY 2024 FMR	\$1,006	\$1,012	\$1,250	\$1,679	\$2,121
Use FY2023 floor for FY2024?	No	No	No	No	No

Final FY2024 Rents for All Bedroom Sizes for Lakeland-Winter Haven, FL MSA

Final FY 2024 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2024 FMR	\$1,006	\$1,012	\$1,250	\$1,679	\$2,121

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

Permanent link to this page: http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024_code/2024summary.odn?&year=2024&fmrtype=Final&selection_type=county&fips=1210599999

Select a different area

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

Alachua County, FL ▲
Baker County, FL ●
Bay County, FL
Bradford County, FL
Brevard County, FL ▼

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2024 Metropolitan FMR Area:

Lakeland-Winter Haven, FL MSA ▼

Select Metropolitan FMR Area

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| [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#) |

Prepared by the [Program Parameters and Research Division](#), HUD. Technical problems or questions? [Contact Us](#).

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

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

Re: Resolution # 23-1539

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, 2023.

C. Originator: Carlos R. Pizarro An

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.

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. 23-1539

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, 2023, 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. 23-1539, dated September 18, 2023.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, 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) 10/01/2023	
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) 10/01/2023	
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)

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 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: OBR/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 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:



END OF REPORT