



430 Hartsell Avenue
Lakeland, FL 33815

(863) 267-6911

<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

November 28, 2022

Benjamin Stevenson, Executive Director

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

Monday, November 28, 2022, at 6:00 P.M.
LHA Board Room

Pledge of Allegiance
Moment of Silence
Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Board Meeting Minutes for October 17, 2022**
- 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. # 22-1522 – Authorizing the Executive Director to Negotiate and Finalize a Master Developer Agreement with PCJ Consultants, Inc.

Resolution No. # 22-1523 – Authorizing the Executive Director to Execute All Documents Necessary to Obtain Financing for the N. Florida Avenue Development Project.

Resolution No. # 22-1524 – Authorizing the Executive Director to Execute All Documents Necessary to Complete the Sale of the 10th Street Development Property.

Resolution No. # 22-1525 – Approving the 2023 LHA Annual Budget

Resolution No. # 22-1526 – Authorizing the Executive Director to Execute All Documents Necessary to Provide Financing for the 10th Street Development Project.

Resolution No. # 22-1527 – Authorizing the Executive Director to Enter Into a Partnership to Respond to the Bartow CRA Request for Letters of Interest.

Resolution No. # 22-1528-The board is requested to authorize revisions to the current utility allowance schedule for both Public Housing and Housing Choice Voucher participants.

9. Legal Report

10. Other Business

11. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, October 17, 2022
430 Hartsell Avenue, Lakeland, Florida.**

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

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore – Via Zoom

The meeting was called to order at 6:00 p.m. by Chairman Brown.

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

APPROVAL OF THE AGENDA

- Motion to approve the agenda for October 17, 2022

Motion by Commissioner Chancey, seconded by Commissioner Gibson

Vote:

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

ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on September 19, 2022.

Motion by Commissioner Sample, seconded by Commissioner Gandhi.

Vote:

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

PUBLIC FORUM

None

OLD BUSINESS

None.

NEW BUSINESS

Mr. Stevenson introduced Willie Easmon to the Board. He is the new Human Resources Manager.

Employee of The Month

Marcia Stanley is the Employee of the Month for September 2022. She was presented by her supervisor, Vanessa Johnson, Public Housing Manager. Ms. Stanley has been employed with LHA for two years and brings her accounting, case management and public interest experience to the Housing Department. She embraces each daily task with determination to get the job done.

Ms. Stanley expressed gratitude and appreciation for the opportunity to work with Housing Department staff. Mr. Stevenson voiced congratulations to Ms. Stanley for being a very valued worker.

Berman Hopkins Presentation of LHA Audit

Brian Nemeroff and Becky Sabetsky gave their presentation via Zoom.

Brian Nemeroff and Becky Sabetsky of Berman Hopkin, the LHA Auditor gave a thorough presentation of the 2021 LHA-wide audit. The audit showed LHA financial performance was good. A copy of the audit was distributed to the Board.

Mr. Stevenson also voiced appreciation to Valerie Brown, Samantha Ortiz, and Carlos Pizarro and their staffs for doing a good job preparing the information relevant to the audit and getting it submitted during the threat of Hurricane Ian.

SECRETARY'S REPORT

West Lake Phase III

The property is now fenced in. The demolition will start around the end of December 2022. The Developer Partner is contemplating applying for 9 percent tax credits.

Zion Bank Projects
10th Street Town Houses Project

Mr. Stevenson stated the team hopes to have the pricing estimate from the General Contractor this week. The pricing estimate is needed before the project budget can be finalized.

Polk County and Bartow CRA

Mr. Stevenson stated he has attended meetings with NuJak Construction and Global Legacy Group regarding properties in Bartow. The team is looking to partner with the Bartow CRA to provide some affordable housing development opportunities.

Mulberry Property

Construction of the new development in Mulberry is going well. Mr. Stevenson stated staff is scheduled to begin the lease up process in December 2022.

HOUSING AND OPERATION

Carlos Pizarro reiterated the Mulberry property should start the per leasing process.

Staff has requested additional funding for the Section 8 program.

Mr. Pizarro informed the Board that he will be presenting a resolution requesting permission for staff submit an application for a Move to Work Amendment. He gave a thoroughly overview of “The Move to Work Program” and proposed Resolution 22-1520.

Commissioner Brown requested that once staff that has given their reports, he would like for staff to come back and present all resolutions to the Board.

FINANCE AND ADMINISTRATION

Ms. Turner gave a thorough overview of the Finance Report and grant updates.

Mr. Pizarro stated that on he would email the 2023 LHA Budget to the. Board of Commissioners next week.

RESOLUTION

Resolution No. 22-1520 – The Board of Commissioners is requested to authorize the Executive Director to submit the Move to Work Amendment to the Public Housing and Housing Choice Voucher Annual Contribution Contract (ACC) with the U.S.

Department of Housing and Urban Development (HUD) to HUD for review and approval.

- Motion to approve Resolution # 22-1520.

Motion by Commissioner Asbury, seconded by Commissioner Gandhi.

Vote:

Don Brown – Aye

David Samples – Aye

Annie Gibson – Aye

Shelly Asbury – Aye

Dewey Chancey – Aye

Heena Gandhi – Aye

LEGAL REPORT

Mr. Gilmore informed the Board that pursuant to an Executive Order by signed by the Governor of Florida and the Department of Emergency Management has ordered that due to Hurricane Ian there is temporarily, 30 days from October 5, 2022, a suspension of the requirement to have a quorum present to conduct a meeting for public agencies. The written order will be made available to the Executive Director and the Board for your review.

OTHER BUSINESS

Mr. Stevenson distributed copies of the of the 2023 LHA Annual Calendar and holidays. He reminded the Board that the November 2022 meeting, due to the Thanksgiving holiday, will be held on Monday, November 28, 2022. Mr. Gilmore stated the change of date will work with his calendar. There will be no meeting in December 2022, unless one is needed. On December 9, 2022, LHA will conduct their employee workshop and appreciation luncheon. The Board and Counsel are invited to the luncheon.

The meeting adjourned 6:43 P.M.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

Secretary's Report
November 2021
DEVELOPMENT UPDATES

West Lake Phase I

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

West Lake Phase II

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

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



West Lake Phase III

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

Secretary's Report

November 2021

Developer Partner has also submitted a SAIL (State Apartment Incentive Loan) Program application. LHA will also make a contribution of public housing funds to support the financial structure of the deal.

LHA has engaged a consultant to assist with submitting an application for Replacement Section 8 vouchers to be used for Phase III. These vouchers will be converted into Project Based Vouchers to be used as a part of the 4% bond financing structure.

West Lake Phase III Disposition and Demolition

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

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

There are approximately seven (7) families remaining on site. Staff is hopeful they relocate before the end of the year. Once all of the families are relocated, LHA will begin the demolition process.

Renaissance at Washington Ridge

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

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

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

Secretary's Report**November 2021**

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

Carrington Place formerly known as Dakota Apartments

LHA staff has started to explore funding opportunities for the redevelopment of this property. Staff attended a meeting the Polk County Housing Department staff to discuss using HOME funds for the rebuilding of this property. The County is seeking applications for affordable rental housing projects that can start construction in 2022. Staff is also exploring using the Rental Assistance Demonstration (RAD) process in combination with a 4% bond, Polk County HOME Funds, and Public Housing Capital Fund to finance demolition and new construction at this site. HUD made some revisions to the RAD application process that provides extra incentives for projects that combine RAD and 4% bonds.

Arbor Manor

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

Investment Partner Activities

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

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

**Secretary's Report
November 2021**

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

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

10th Street Apartments

The Investment Partner identified a lender to provide financing for this development project. DLP Lending has verbally agreed to fund the construction of 10th Street homeownership units. Staff is waiting on written confirmation of the agreement and terms. Staff is hopeful of completing the closing process sometime this month.

Zion Bank

A resolution was approved in June 2021 by the Board of Commissioners granting permission for the Executive Director to complete all necessary documents to apply and receive funding for this new development with Zions Bank and partners. A proposal was submitted to the lender. LHA received verbal approval. Staff received the written approval letter; however, the offer include a stipulation that the lender had to also serve as the developer. This stipulation means LHA would have to issue a RFQ (Request for Qualifications) for a partner to serve as developer while providing the financing for construction of the development.

Staff has decided to no longer pursue purchasing the 4-acre site immediately adjacent to the 10th Street property. Negotiations with the seller's representative were not successful. Instead, staff presented a resolution requesting permission to submit an offer for another property that better suits LHA goals. Staff is considering a second purchase and construction build option with Zions Bank at another location.

OTHER BUSINESS

Agency Plan

LHA Staff has completed the process for submittal of the 2022 Agency Plan to HUD. The Plan was approved by the LHA Board and submitted in September 2021. HUD guidelines required a public comment process to be complete prior to submitting the Plan. The process included public and strategic meetings with the LHA Board of Commissioners, the City of Lakeland, the residents/participants, and the general public. A copy of the Plan was emailed to each Board member as well as posted on the LHA website. Copies were also sent to the Resident Advisory Board, City of Lakeland and other community partners for review and comment.

Secretary's Report

November 2021

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

Community and Other Activities

LHA will be participating in the Thanksgiving meal give away with Donatella's Restaurant in Tampa again this year. The owner of the restaurant has agreed to feed seventy (70) LHA families and seniors. They will also provide toys and gifts for forty-eight (48) children. Staff picked up the food and gifts and delivered the items to the families and seniors.

I participated in the Great American Teach-In this year. I had a Zoom session with students at Crystal Lake Middle School. I also visited Kathleen High School where I spoke with about 100 students.

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

Respectfully submitted,

Benjamin Stevensen

Secretary

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

November 2022

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake
 2. West Lake Addition
 3. Cecil Gober
 4. John Wright Homes
 5. Carrington Place (Formerly known as Dakota Apartments)
 6. Renaissance/Washington Ridge
 7. Villas at Lake Bonnet
 8. Colton Meadow
 9. The Manor at West Bartow
 10. The Micro-Cottages at Williamstown
 11. Twin Lakes Estates Senior PHASE I and II
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Youth-Build of Lakeland
 - Total number of visitors for the month of October 2022: 824

Congress Passes Stopgap Spending Bill through Mid-December

Congress averted a government shutdown by passing the *Continuing Appropriations and Ukraine Supplemental Appropriations Act of 2023* on September 30. The Democrat-led continuing resolution (CR) bill cleared Congress with limited support from Republicans. The CR extends the deadline for fiscal year 2023 funding bills through December 16.

In response to recent natural disasters, the CR also includes \$2 billion for HUD's Community Development Block Grant Disaster Recovery (CDBG-DR) program and temporarily reauthorizes the National Flood Insurance program. Bipartisan support for Ukraine's response to Russia's ongoing invasion also led to the inclusion of \$12.4 billion for Ukraine aid in the final bill.

The debate over FY23 funding will continue following the November midterm elections. Congressional leadership still needs to determine topline budget issues such as the split between defense and non-defense spending.

The Lakeland Housing Authority Housing Choice Voucher program received 17 enhanced regular vouchers this month. The Lakeland Housing Authority was accepted into the Move-to-Work HUD program.

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	37%	61%	0%	0%	0%	0%	0%
FL105 Polk County	24%	75%	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	25%	75%
FL105 Polk County	18%	82%

Public Housing PIC Reporting Percentage

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

Effective Date	Public Housing	Date Collected
10/31/2022	99%	11/15/2022

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

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

Port Ins

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

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 51 vouchers to movers. We received 28 Requests for Tenancy Approvals during the month. We processed 7 initial move-in and 4 port-in, and 2 port outs were sent to another jurisdiction.

Active Clients

LHA is servicing 1,427 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1427
• Mainstream	42
• VASH	79
• Tenant Protection	105
• Port Out	6
• Port In	0
• Foster Youth	6
• EHV	58

EOP – End of Participation

LHA processed 3 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	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	1
Total	1

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
10/31/2022	104%	11/15/2022

General information and activities for the month

- The Housing Choice Voucher Department processed 122 annual certifications and 59 interim certifications.
- The Inspections Unit conducted a total of 73 inspections.
- A total of 4 hearing was conducted.

Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino	Vanessa C. Johnson

**Family Self-Sufficiency
FSS Program Statistics**

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>20</u>	<u>108</u>	<u>43</u>	<u>41%</u>
<u>FSS Public Housing</u>	<u>50</u>	<u>46</u>	<u>16</u>	<u>35%</u>
<u>FSS Public Housing – Renaissance</u>	<u>50</u>	<u>23</u>	<u>11</u>	<u>48%</u>

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>\$249,470</u>	<u>108</u>	<u>43</u>	<u>41%</u>
<u>FSS Public Housing</u>	<u>\$62,517</u>	<u>46</u>	<u>16</u>	<u>35%</u>
<u>FSS Public Housing – Renaissance</u>	<u>\$35,212</u>	<u>23</u>	<u>11</u>	<u>48%</u>

Escrow Balances

- The balance of the Section 8 FSS escrow is \$249,470 and Public Housing \$97,729

Recruiting

- Received 41 letter of interest.
- **45 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.

Goals completed/enrolled by the Section 8 FSS participants:

- 0 family enrolled.

Completed Contract of Participation:

- None

Services needed to complete Contract of Participation:

- Scheduled GED Readiness, Life Skills, and Employability Skills workshops
- FSS Workshops were done using Zoom
- Participants were assisted in the workshop sign-up process
- Homeownership information, Solita's House, was given to participants.

- A great deal of our clients need assistance with fuel and transportation. Most of our participants are eager to receive educational assistance, The Agricultural and Labor Program, Inc has many resources within their program that will be of great benefit.

Community Networking

- Monthly Partners Meeting are conducted the first Friday of every month.
- Monthly meeting has been canceled until further notice due to Covid-19.
- Family Self Sufficiency Open House – **35** participants
- Credit Counseling - **35 participants**
- Homeownership – **35** participants
- Rent Café – **17** participants

ROSS Program (Public Housing Program)

ROSS Statistics

- Families Visited: 222
- ROSS Potential: 196
- Fulltime Case Management: 16 families, 14 Seniors and 2 employment search assistance. 2 families signed up for the program this month.
- Solita’s House

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: November 17, 2022

RE: October 2022 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending October 31, 2022, for the following entities:

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

Note that I attached September 2022 financial statements for the entity listed below. These statements were prepared by our third-party development partner.

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

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

Valerie A. Turner

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



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and ten (10) months (Year to Date) ending October 31, 2022

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of $-\$204,254$ for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV has a NOI of $\$35,057$ for Program Administration and $-\$201,814$ for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - WestLake Apartments, John Wright Homes, and Cecil Gober Villas):
NOI is $\$45,386$ for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is $\$36,600$ for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is $\$45,673$ for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is $\$54,204$ for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet has a NOI of $-\$31,691$ for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of $\$124,770$ for the year.
9. Hampton Hills (AMP 4):
This property has a NOI of $-\$20,922$ for year-to-date.
10. YouthBuild:
YouthBuild has an NOI of $-\$56,864$ for year to date.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of $\$52,161$ for year-to-date.





12. West Lake 1, LTD (AMP 6):
The property has a NOI of \$429,100

The table on the following page summarizes LHA’s current financial position for its 12 most active properties.

LAKELAND HOUSING AUTHORITY (FL011) Affordable Housing Portfolio				
Item #	Property #	Name	NOI Before Depreciation	NOI Prior Period
1	96	Central Office Cost Center (COCC)	-\$204,254	-\$189,759
2	80	Housing Choice Voucher (HCV) Administration	\$35,057	\$37,804
		HCV Housing Assistance Payment (HAP)	-\$201,814	-\$94,829
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	\$45,386	\$39,801
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$36,600	\$38,035
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$45,673	\$63,830
6	56	Colton Meadow, LLLP	\$54,204	\$45,489
7	57	Bonnet Shores, LLLP	-\$31,691	-\$30,282
8	62	West Bartow Partnership, Ltd., LLLP	\$124,770	\$93,555
9	12	Hampton Hills (AMP 4)	-\$20,922	-\$21,025
10	49	YouthBuild-Lakeland	-\$56,864	-\$23,816
11	99	Williamstown, LLLP (AMP 5)	\$52,161	\$54,210
12	100	West Lake 1, LTD (AMP 6)	\$429,100	\$375,399

Conclusion: Eight (8) of the twelve (12) properties continue to have positive Net Operating Income (NOI). Four (4) of the properties have negative NOI.

Central Office Costs Center (COCC): Please refer to the narrative for YouthBuild-Lakeland that is contained on the following page.





Hampton Hills: This project is officially closed out. Accordingly, the December 2022 financials statements that will be presented to the Board of Commissioners as part of its January 2023 Meeting will be the last submission for this property.

Bonnet Shores, LLLP: Although this property had a negative NOI during this reporting period, staff does not have concerns about the long-term viability of this property at this time. Negative NOI for this property reflects several unforeseen maintenance repairs and renewal of the crime and cyber insurance.

YouthBuild: This property continues to experience negative NOI because only one (1) of four (4) voucher requests submitted via Department of Health and Human Services Payment Management Service (PMS) has been funded. Staff continues to work with YouthBuild-Lakeland's Federal Project Officer (FPO) to resolve the issues. Specifically, on November 15, 2022, the FPO agreed to see if there was a software issue with PMS that was preventing the vouchers from being funded since DOL does not have a hold on YouthBuild-Lakeland's account. Based on information provided by the FPO, staff submitted a new voucher to PMS on November 17, 2022 and will notify him if the voucher is not funded by close of business on Friday, November 18, 2022.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current and Ten Months Ending October 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750	750	-	0.00%		7,500	7,500	-	0.00%	9,000
Public Housing, Sec 8 and Other Mgmt. Income	34,964	45,588	(10,624)	-23.30%	1	363,799	455,881	(92,082)	-20.20%	547,057
Government Subsidy	-	-	-			-	-	-		-
Other Income	19,267	33,300	(14,033)	-42.14%	2	223,203	333,000	(109,797)	-32.97%	399,600
Grants Salary Cont.(YB-Director)	-	955	(955)	-100.00%	3	-	9,546	(9,546)	-100.00%	11,455
Total Revenue	54,982	80,593	(25,611)	-31.78%		594,502	805,927	(211,424)	-26.23%	967,112
Administrative Expenses	66,491	78,523	(12,032)	-15.32%	4	771,007	785,232	(14,224)	-1.81%	942,278
Tenant Services	-	-	-			-	-	-		-
Utility Expense	590	-	590			1,438	-	1,438		-
Maintenance Expense	1,750	650	1,100	169.23%	5	18,344	6,500	11,844	182.21%	7,800
General Expenses	584	499	85	16.97%	6	7,083	4,994	2,089	41.83%	5,993
Financing Expenses	62	121	(59)	-48.56%	4	885	1,208	(323)	-26.77%	1,450
Total Expense before depreciation	69,477	79,793	(10,316)	-12.93%		798,757	797,934	823	0.10%	957,521
Operating Income (Loss) before Depreciation	(14,495)	799	(15,295)	(0)		(204,254)	7,993	(212,247)	(0)	9,591
Depreciation/Amortization	3,580	3,580	(0)			35,801	17,900	17,900		42,961
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	73,057	83,373	(10,316)			834,557	815,834	18,723		1,000,482
Net Operating Income (Loss)	(18,075)	(2,781)	(15,295)			(240,055)	(9,908)	(230,147)		- (33,370)

Comments

- 1 Fees from Public Housing and Section 8 Administration continue to be less than anticipated but are consistent with prior months.**
- 2 Variance in Other Income is due to management fee income received from various HUD programs being less than budgeted but are also consistent with prior months.**
- 3 Staff continued to work with YouthBuild-Lakeland Federal Project Officer (FPO) to determine "why" none of the vouchers submitted had been funded. Staff facilitated another call with the FPO on 11/15/2022. He verified that YouthBuild-Lakeland had no program issues that were preventing the vouchers from being funded. Accordingly, he determined that the problem may be with the Payment Management System (PMS) software. He agreed to follow up with their software contractor the same day and would confirm, by the following day, when to resubmit the vouchers for payment.**
- 4 Variance reflects expenses being less than or comparable to amounts budgeted.**
- 5 Variance is due to costs associated with maintenance and repair of the vehicles. It also includes cleaning and treating for mold within the Finance and Development area and rehabilitation of the downstairs storage area.**
- 6 Variance in General Expenses for the year is cost associated with renewal of insurance policies for the year; which consisted of property, liability, cyber, and crime.**

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

ASSETS

Unrestricted Cash	
Cash Operating 1	450.65
Cash-Payroll	93,412.76
Total Unrestricted Cash	<u>93,863.41</u>
TOTAL CASH	93,863.41
Cash - Vending	3,116.05
Cleared Interfund Account	-58,952.45
Due from Public Housing General	212,221.38
A/R - ROSS/HUD	1,933.36
A/R - Youthbuild DOL	11,454.60
A/R - Capital Fund Grants/HUD	10,152.42
TOTAL: DUE FROM	<u>235,761.76</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	179,925.36
OTHER CURRENT ASSETS	
Prepaid Insurance	4,927.58
TOTAL CURRENT ASSETS	<u>278,716.35</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	32,301.60
Furn, Fixt, & Equip	24,482.83
Accum Depreciation- Misc FF&E	-43,022.63
Intangible Assets	0.00
Lease-Right of Use Asset	235,523.00
Lease Amortization	<u>110,986.61</u>
TOTAL FIXED ASSETS (NET)	<u>138,298.19</u>
TOTAL NONCURRENT ASSETS	138,298.19
TOTAL ASSETS	<u>417,014.54</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	1,230.05
Workers Compensation	27,494.60
401 Plan Payable	332.97
457 Plan Payable	7.74
Health Insurance Payable	51,753.57
Other Current Liabilities	65,458.31
Lease payable-Short Term	-60,885.75
Due to Polk County Housing Dev.	315,837.78
Due to Development	<u>212,500.00</u>
TOTAL CURRENT LIABILITIES	634,195.07
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	33,964.24
Lease Payable	<u>146,755.15</u>
TOTAL NONCURRENT LIABILITIES	<u>180,719.39</u>
TOTAL LIABILITIES	<u>814,914.46</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net As	<u>-397,899.92</u>
TOTAL RETAINED EARNINGS:	-397,899.92
TOTAL EQUITY	<u>-397,899.92</u>
TOTAL LIABILITIES AND EQUITY	<u>417,014.54</u>

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

For the Current and Ten Months Ending October 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	13,302.36	450.65	-12,851.71
Cash-Payroll	101,433.77	93,412.76	-8,021.01
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	117,852.18	96,979.46	-20,872.72

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	60,467.12	450.65	-60,016.47
Cash-Payroll	54,766.87	93,412.76	38,645.89
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	118,350.04	96,979.46	-21,370.58

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Ten Months Ending October 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue/Port Revenue	89,774	79,303	10,471	13.20%		962,415	793,030	169,385	21.36%	951,636
Other Income	281	1,175	(894)	-76.09%		2,522	11,750	(9,228)	-78.53%	14,100
Total Revenue	90,055	80,478	9,577	11.90%		964,938	804,780	160,158	19.90%	965,736
Administrative Expenses	87,843	78,725	9,118	11.58%	7	897,031	787,247	109,784	13.95%	944,696
Tenant Services	-	-	-	0.00%		203	-	203		-
Utilities	-	-	-	0.00%		-	-	-		-
Maintenance Expense	4,138	1,108	3,029	273.36%	5	20,249	11,082	9,167	82.72%	13,299
General Expenses (Insurance, etc.)	823	645	177	27.51%	6	12,398	6,451	5,947	92.18%	7,742
HAP & URP Expenses - Port in Payments	-	-	-	0.00%		-	-	-	0.00%	-
Total Expense before Depreciation	92,803	80,478	12,325	15.31%		929,881	804,780	125,101	15.54%	965,736
Operating Income (Loss) before Depreciation	(2,748)	-	(2,748)			35,057	-	35,057		-
Depreciation	267	267	0	0.01%		2,670	2,670	0	0.01%	3,204
Prior Period adjustment	-	-	-			-	-	-		-
Transfer In/Out	-	-	-			(534)	-	-		-
Total Expense	93,070	80,745	12,325	15.26%		932,017	807,450	125,101	15.49%	968,940
Net Operating Income (Loss)	(3,015)	(267)	(2,748)			32,920	(2,670)	35,056		(3,204)

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	1,113,029	1,096,774	16,255	1.48%	1	11,128,420	10,967,740	160,680	1.47%	13,161,288
Other income	-	575	(294)	0.00%		(748)	5,750	(6,498)	0.00%	6,900
Total Revenue	1,113,029	1,097,349	15,961	1.45%		11,127,672	10,973,490	154,182	1.41%	13,168,188
Housing Assistance Payments	1,168,567	1,042,043	126,524	12.14%		10,793,747	10,420,430	373,317	3.58%	12,504,516
Tenant Utility Reimbursement	24,375	19,725	4,650	23.57%	2	222,543	197,250	25,293	12.82%	236,700
Port Out HAP Payments	19,770	27,741	(7,971)	-28.73%	3	238,521	277,410	(38,889)	-14.02%	332,892
FSS Escrow Payments	7,302	7,840	(538)	-6.86%	4	79,418	78,400	1,018	1.30%	94,080
FSS Forfeitures & Adjustments	-	-	-			(4,743)	-	(4,743)		-
Program Expenses Before Depreciation	1,220,014	1,097,349	122,665	11.18%		11,329,486	10,973,490	355,996	3.24%	13,168,188
Program Income (Loss) before Depreciation	(106,985)	-	(106,704)	(0)		(201,814)	-	(201,814)	(0)	-
Total Expense	1,220,014	1,097,349	122,665	11.18%		11,329,486	10,973,490	355,996	3.24%	13,168,188
Net Operating Income (Loss)	(106,985)	-	(106,704)			(201,814)	-	(201,814)	(0)	-
	(109,999.81)					(168,893.91)				

Comments

- | | |
|---|--|
| <p>Administration:</p> <p>Administration:</p> <p>Administration/HAP Program:</p> | <p>1 HAP revenue for the year is consistent with amounts budgeted.</p> <p>2 Costs associated with tenant utility reimbursement are higher than budgeted. Payments are based on utility allowances. The change in utility allowances for Lakeland, Polk County, Florida occurred after the Board approved LHA's 2022 Budget.</p> <p>3 Port-out activity is based on actual activity and is susceptible to monthly fluctuations.</p> <p>4 Variance in FSS escrow payments reflects current program participation.</p> <p>5 Variance is due to vehicle lease, storage fees, and other miscellaneous expenses.</p> <p>6 Variance in General Expenses is allowances for doubtful accounts.</p> <p>7 Variance in Administrative Expenses resulted from background checks and drug screenings for new employees. There were also additional consulting costs for inspections and revisions to the digital model administrative plan.</p> |
|---|--|

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

ASSETS

Unrestricted Cash	
Cash Operating 1	-12,969.96
Cash-Payroll	-38,673.72
Cash Operating 2B	-12,953.22
EHV Admin Cash Account	40,115.60
Total Unrestricted Cash	<u>-24,481.30</u>

Restricted Cash	
Cash Restricted - FSS Escrow	227,556.64
Total Restricted Cash	227,556.64

TOTAL CASH	<u>203,075.34</u>
------------	-------------------

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	249,751.50
Allowance for Doubtful Accounts-Tenants/Venc	-250,141.92
AR-TPA/Fraud Recovery	139.84
TOTAL: AR	<u>-250.58</u>
Allowance for Doubtful Accounts-Aff. Hsg. Sub	-4,550.48
Due from Section 8 Mainstream	17,747.33
Due from Section 8 Emergency Housing	107,350.00
Due from Section 8 Fair Share Voucher	-26,844.00
TOTAL: DUE FROM	<u>-26,844.00</u>

TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>93,142.01</u>
-------------------------------------	------------------

OTHER CURRENT ASSETS

Prepaid Insurance	5,742.97
Prepaid Software Licenses	21,955.43
S8 EHV Tenant Security Deposit	48,006.45
TOTAL OTHER CURRENT ASSETS	<u>75,704.85</u>
TOTAL CURRENT ASSETS	<u>371,922.20</u>

NONCURRENT ASSETS

FIXED ASSETS	
Automobiles/Vehicles	15,900.00
Furniture & Fixtures	29,083.08
Accum Depreciation- Misc FF&E	-42,630.80
Intangible Assets	0.00
TOTAL FIXED ASSETS (NET)	<u>2,352.28</u>
Non-Dwelling Equipment	2,406.00
TOTAL NONCURRENT ASSETS	<u>4,758.28</u>

TOTAL ASSETS	<u>376,680.48</u>
--------------	-------------------

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	-237,659.82
Tenant Security Deposits	600.00
Due to Central Office Cost Center	35.80
Tenant Prepaid Rents	12,422.31
State of FL Unclaimed Funds	20,932.76
Accrued Compensated Absences-Curr	5,912.45
Deferred Revenue	534.30
Deferred Revenue EHV	56,025.60
TOTAL CURRENT LIABILITIES	<u>-25,098.27</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	10,980.26
FSS Due to Tenant Long Term	242,609.57
TOTAL NONCURRENT LIABILITIES	<u>253,589.83</u>

TOTAL LIABILITIES	<u>228,491.56</u>
-------------------	-------------------

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net A	148,188.92
TOTAL RETAINED EARNINGS:	<u>148,188.92</u>

TOTAL EQUITY	<u>148,188.92</u>
--------------	-------------------

TOTAL LIABILITIES AND EQUITY	<u>376,680.48</u>
------------------------------	-------------------

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

For the Current and Ten Months Ending October 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	13,299.42	-12,969.96	-26,269.38
Cash-Payroll	-29,497.74	-38,673.72	-9,175.98
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	-1,242,600.22	-12,953.22	1,229,647.00
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	1,307,930.36	0.00	-1,307,930.36
TD Sec8 Voucher 2	0.00	0.00	0.00
EHV Admin Account	0.00	0.00	0.00
EHV Admin Cash Account	42,010.60	40,115.60	-1,895.00
Cash Restricted - FSS Escrow	227,533.55	227,556.64	23.09
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	318,675.97	203,075.34	-115,600.63

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,667.85	-12,969.96	-19,637.81
Cash-Payroll	-44,738.06	-38,673.72	6,064.34
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	185,085.98	-12,953.22	-198,039.20
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	77,317.05	40,115.60	-37,201.45
Cash Restricted - FSS Escrow	186,231.42	227,556.64	41,325.22
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	410,564.24	203,075.34	-207,488.90

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Ten Months Ended October 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,660	15,125	(1,465)	-9.69%	1	125,754	151,250	(25,496)	-16.86%	181,500
Other Tenant Income	-	425	(425)	-100.00%		-	4,250	(4,250)	-100.00%	5,100
Government Subsidy Income	48,227	46,885	1,342	2.86%	2	466,483	468,853	(2,370)	-0.51%	562,624
Interest Income Restricted	9,130	9,140	(10)	-0.11%		91,097	91,397	(299)	-0.33%	109,676
Other Income	-	-	-			128,169	-	128,169		-
Total Revenue	71,017	71,575	(558)	-0.78%		811,503	715,750	95,753	13.38%	858,900
Administrative Expenses	25,417	31,098	(5,681)	-18.27%	4	340,430	310,982	29,448	9.47%	373,178
Tenant Services Expenses	-	325	(325)	-100.00%	3	106	3,250	(3,144)	-96.74%	3,900
Utility Expense	10,276	11,568	(1,292)	-11.17%	3	115,223	115,681	(457)	-0.40%	138,817
Maintenance and Development Expenses	18,256	23,912	(5,655)	-23.65%	3	228,534	239,116	(10,582)	-4.43%	286,939
General Expenses	5,843	3,192	2,651	83.04%	5	68,561	31,922	36,639	114.78%	38,306
Housing Assistance Payments	2,460	1,480	980	66.22%	3	13,263	14,800	(1,537)	-10.39%	17,760
Finance Expense	-	-	-			-	-	-		-
Operating expense before Depreciation	62,253	71,575	(9,322)	-13.02%		766,117	715,750	50,367	7.04%	858,900
Net Operating Income (Loss)	8,764	(0)	8,764			45,386	(0)	45,386		(0)
Depreciation	8,330	8,330	(0)	0.00%		83,298	83,298	0	0.00%	99,958
Capital Replacement Items	934	-	934	0		934	-	934		
Transfer Out	-	-	-			(30,000)	-	(30,000)		-
Intra-Funds Transfer In	-	-	-			(128)	-	(128)		-
Total Expenses	71,516	79,905	(8,389)	(10)		820,221	799,048	21,172	38	958,858
Net Income (Loss)	(499)	(8,330)	7,830	10		(8,718)	(83,299)	74,581	(38)	(99,958)

Comments

- 1 Property consists of 57 public housing units (John Wright and Cecil Gober Villas). Moving forward rental income will be less than budgeted since the remaining six (6) families that were living at WestLake have been relocated.**
- 2 Subsidy received from HUD for the period continues to be consistent with prior months.**
- 3 Variance reflects expenses being less than or comparable to the budget.**
- 4 Variance for the year is primarily due to additional auditing fees associated with closeout of the HOPE VI grant and addition of five (5) blended component units to the LHA audit.**
- 5 Variance is due to costs associated with annual renewal of insurance policies which consisted of property, crime, liability, and cyber.**

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

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	26,132.04
Cash-Payroll	27,221.27
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>54,153.31</u>
Restricted Cash	
Cash Restricted-Security Deposits	16,657.70
Cash Restricted - FSS Escrow	61,103.90
Total Restricted Cash	<u>77,761.60</u>
TOTAL CASH	<u>131,914.91</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	22,048.54
Allowance for Doubtful Accounts-Tenants/V	-12,484.06
AR-TPA/Fraud Recovery	355.97
TOTAL: AR	<u>9,920.45</u>
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
Due from Arbor Manor LTD	190.95
Due from West Lake Management, LLC	522.40
A/R - Capital Fund Grants/HUD	347,846.16
Due From FSS	40,978.90
TOTAL: DUE FROM	<u>406,546.70</u>
Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	450,845.00
Villas at Lake Bonnet Mortgage	1,009,877.00
A/R Villas at Lake Bonnet Mort. Interest	745,350.10
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,984,491.70</u>
OTHER CURRENT ASSETS	
Investments-Unrestricted	38,346.00
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	19,964.35
Prepaid Software Licenses	23,628.69
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>122,939.04</u>
TOTAL CURRENT ASSETS	<u>3,239,345.65</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	47,893.00
Accum Depreciation-Buildings	-10,002,934.55
Accum Depreciation- Misc FF&E	-675,991.01
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-8,640,965.90</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>2,094,240.88</u>
TOTAL ASSETS	<u>5,333,586.53</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	6,808.71
Tenant Security Deposits	15,900.00
Security Deposit Clearing Account	827.68
Security Deposit-Pet	1,200.00
Accrued audit fees - LHA	18,951.41
Due to Federal Master	-26.71
Dakota Park Subsidy Payable	9,331.50
Renaissance Subsidy Payable	30,515.00
Hampton Hills Subsidy Payable	0.01
Williamstown Subsidy Payable	20.00
Twin Lake I Subsidy Payable	2,291.50
Twin Lake II Subsidy Payable	2,377.50
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	1,112.76
Accrued Compensated Absences-Curre	2,079.83
TOTAL CURRENT LIABILITIES	<u>391,094.55</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,862.55
FSS Due to Tenant Long Term	61,103.90
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>367,966.45</u>
TOTAL LIABILITIES	<u>759,061.00</u>
EQUITY	
RETAINED EARNINGS	
Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net As	-1,093,527.47
TOTAL RETAINED EARNINGS:	<u>4,574,525.53</u>
TOTAL EQUITY	<u>4,574,525.53</u>
TOTAL LIABILITIES AND EQUITY	<u>5,333,586.53</u>

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

For the Current and Ten Months Ended October 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	48,104.33	26,132.04	-21,972.29
Cash-Payroll	29,424.32	27,221.27	-2,203.05
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	16,000.00	16,657.70	657.70
Cash Restricted - FSS Escrow	56,365.37	61,103.90	4,738.53
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	149,894.02	131,114.91	-18,779.11

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	12,812.65	26,132.04	13,319.39
Cash-Payroll	9,941.53	27,221.27	17,279.74
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	19,900.00	16,657.70	-3,242.30
Cash Restricted - FSS Escrow	52,646.24	61,103.90	8,457.66
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	95,300.42	131,114.91	35,814.49

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,024	13,786	(762)	-5.53%	1	135,091	137,860	(2,769)	-2.01%	165,432
Other Tenant Income	43	510	(467)	-91.57%	2	451	5,100	(4,649)	-91.15%	6,120
Government Subsidy	10,867	9,374	1,493	15.92%	3	105,655	93,742	11,913	12.71%	112,491
Other Income	-	20	(20)	-100.00%		-	200	(200)	-100.00%	240
Total Revenue	23,934	23,690	244	1.03%		241,198	236,902	4,296	1.81%	284,283
Administrative Expenses	7,061	9,077	(2,015)	-22.20%	4	71,581	90,768	(19,187)	-21.14%	108,922
Tenant Services Expense	-	36	(36)	-100.00%	4	154	360	(206)	-57.16%	432
Utility Expense	2,328	1,981	346	17.48%	5	21,019	19,814	1,205	6.08%	23,776
Maintenance Expense	4,446	6,359	(1,913)	-30.09%	4	43,531	63,585	(20,054)	-31.54%	76,302
General Expenses	2,706	2,749	(42)	-1.54%	6	34,722	27,486	7,236	26.32%	32,984
Housing Assistance Payments	3,572	485	3,087	636.49%	7	9,831	4,850	4,981	102.70%	5,820
Financing Expenses	-	3,394	(3,394)	-100.00%	4	23,760	33,943	(10,183)	-30.00%	40,732
Operating Expenses before Depreciation	20,113	24,081	(3,968)	-16.48%		204,598	240,806	(36,208)	-15.04%	288,968
Net Operating Income (Loss)	3,821	(390)	4,212	-1078.74%		36,600	(3,904)	40,504	-1037.47%	(4,685)
Depreciation & Amortization	2,114	2,357	(243)	-10.32%		21,137	23,571	(2,434)	-10.32%	28,285
Capital Replacement Items	1,389	7,800	(6,411)	-82.20%		28,685	78,000	(49,315)	-63.22%	93,600
Reimburse Replacement Reserves	-	(7,800)	7,800	-100.00%		-	(78,000)	78,000	-100.00%	(93,600)
Total Expense	23,615	26,438	(2,823)	-10.68%		254,420	264,377	(9,957)	-3.77%	317,253
Net Income (Loss)	319	(2,748)	3,066	-111.60%		(13,222)	(27,475)	14,253	-51.88%	(32,970)

Comments

- 1** Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is less than budgeted, but consistent with prior months.
- 2** Variance reflects timely payment of rents and residents causing less damages to their units.
- 3** Subsidy received from HUD was higher than anticipated but consistent with the prior month. It also included additional subsidy to compensate for amounts previously withheld.
- 4** Variance is due to most expenses being less than or consistent with amounts budgeted.
- 5** Variance in Utility Expense is due to costs associated with electricity.
- 6** Variance in General Expenses is reduction in rental income resulting from allowances for doubtful accounts.
- 7** Variance in HAP payments is tenant utility reimbursement. Amounts paid are based on new utility allowances for Lakeland, Polk County, Florida that went into effect after the Board approved LHA's 2022 budget.

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

ASSETS

Unrestricted Cash	
Cash Operating 1	43,117.47
Cash-Payroll	3,756.12
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	47,473.59
Restricted Cash	
Cash Restricted-Security Deposits	11,249.00
Cash Restricted - FSS Escrow	1,414.00
Cash Restricted-Reserve for Replac	<u>10,742.68</u>
Total Restricted Cash	23,405.68
TOTAL CASH	<u>70,879.27</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	18,941.58
Allowance for Doubtful Accounts-Tena	<u>-8,628.67</u>
TOTAL: AR	10,312.91
Due from Renaissance FAM Non ACC	5,424.10
Due from LPHC	75,251.87
Dakota Park-Operating Subsidy Receiv	<u>9,331.50</u>
TOTAL ACCOUNTS AND NOTES RECEIVAE	100,320.38
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	3,319.49
Prepaid Software Licenses	8,705.28
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	19,584.77
TOTAL CURRENT ASSETS	<u>190,784.42</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	-249,727.74
Accum Depreciation- Misc FF&E	-6,600.60
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>691,874.09</u>
TOTAL NONCURRENT ASSETS	691,874.09
TOTAL ASSETS	<u>882,658.51</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	3,522.68
Tenant Security Deposits	11,549.00
Security Deposit-Pet	300.00
Accrued Property Taxes	11,044.44
Accrued Interest - HOPE VI	742,876.07
Accrued Interest - HOPE VI	6,287.00
Accrued Interest - Future Advance	11,363.00
Accrued Audit Fees	2,466.67
Accrued audit fees - LHA	2,578.88
Due to (17) Renaissance Family Non-ACC	36,481.70
Tenant Prepaid Rents	2,089.60
Contract Retentions	19,974.37
Accrued Compensated Absences-Current	167.45
Note Payable PCHD	<u>239,503.97</u>
TOTAL CURRENT LIABILITIES	1,090,204.83
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	310.98
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	1,092,509.12
TOTAL LIABILITIES	<u>2,182,713.95</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	-978,613.87
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-321,441.57</u>
TOTAL RETAINED EARNINGS:	-321,441.57
TOTAL EQUITY	<u>-1,300,055.44</u>
TOTAL LIABILITIES AND EQUITY	<u>882,658.51</u>

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

**Changes in Cash
For the Current and Ten Months Ending October 31, 2022**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	41,182.92	43,117.47	1,934.55
Cash-Payroll	5,027.20	3,756.12	-1,271.08
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,149.00	11,249.00	-900.00
Cash Restricted - FSS Escrow	0.00	1,414.00	1,414.00
Cash Restricted-Reserve for Replacement	10,076.01	10,742.68	666.67
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	68,435.13	70,279.27	1,844.14

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	17,778.93	43,117.47	25,338.54
Cash-Payroll	9,079.05	3,756.12	-5,322.93
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,949.00	11,249.00	300.00
Cash Restricted - FSS Escrow	0.00	1,414.00	1,414.00
Cash Restricted-Reserve for Replacement	9,075.98	10,742.68	1,666.70
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	46,882.96	70,279.27	23,396.31

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	76,617	79,954	(3,337)	-4.17%	1	764,554	799,540	(34,986)	-4.38%	959,448
Other Tenant Income	767	770	(3)	-0.43%	2	5,292	7,700	(2,408)	-31.27%	9,240
Government Subsidy	43,850	36,581	7,268	19.87%	3	413,393	365,814	47,578	13.01%	438,977
Other Income	236	145	91	62.99%		3,730	1,450	2,280	157.25%	1,740
Total Revenue	121,470	117,450	4,019			1,186,969	1,174,504	12,465		1,409,405
Administrative Expenses	41,596	42,344	(748)	-1.77%	4	438,816	423,444	15,372	3.63%	508,133
Tenant Services	-	200	(200)	-100.00%	4	463	2,000	(1,537)	-76.84%	2,400
Utility Expense	9,586	8,135	1,451	17.84%	4	84,531	81,351	3,180	3.91%	97,621
Maintenance Expense	46,495	39,018	7,478	19.17%	5	419,045	390,175	28,870	7.40%	468,210
General Expenses	10,158	9,479	679	7.17%	6	132,193	94,788	37,405	39.46%	113,746
Housing Assistance Payments	1,072	2,179	(1,107)	-50.81%	4	20,359	21,790	(1,431)	-6.57%	26,148
Financing Expenses	4,516	(10,723)	15,240	-142.12%	4	45,889	48,586	(2,697)	-5.55%	58,303
Operating Expense before Depreciation	113,424	90,631	22,793	25.15%		1,141,296	1,062,134	79,162	7.45%	1,274,560
Net Operating Income (Loss)	8,046	26,819	(18,774)	-70.00%		45,673	112,371	(66,698)	-59.35%	134,845
Depreciation & Amortization	57,901	57,901	-	0.00%		579,012	579,012	-	0.00%	694,815
Capital Replacement Items	3,031	51,050	(48,019)	-94.06%		63,725	510,500	(446,775)	-87.52%	612,600
Reimburse Replacement Reserves	-	(51,050)	51,050	-100.00%		-	(510,500)	510,500	-100.00%	(612,600)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	174,356	250,633	(76,277)			1,784,033	2,662,146	(878,113)		1,969,375
Net Income (Loss)	(52,886)	(133,182)	80,296	-		(597,064)	(1,487,641)	890,577	-	(559,969)

Comments

- 1 Consists of 108 low and moderate-income family and senior apartment units and 88 Tax Credit units. Rental income is less than amounts budgeted but are consistent with prior months.**
- 2 Variance reflects timely payment of rents and residents not causing damages to their units.**
- 3 Subsidy received from HUD has been higher than budgeted and consistent with prior months. Subsidy received included additional funds to compensate for amounts withheld during prior months.**
- 4 Variance reflects expenses that are less than or comparable to amounts budgeted.**
- 5 Costs associated with miscellaneous maintenance supplies, vehicle repairs, and new hires is what caused the increase in Maintenance expense.**
- 6 Variance is due to costs associated with annual renewal of insurance policies (property, liability, crime, and cyber) as well as a reduction in rental income caused by allowances for doubtful accounts.**

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

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	10,057.93	A/P Vendors and Contractors	-31,201.80
Cash-Payroll	-2,308.35	Tenant Security Deposits	54,751.39
Petty Cash	<u>1,000.00</u>	Security Deposit Clearing Account	994.00
Total Unrestricted Cash	8,749.58	Security Deposit-Pet	6,505.60
Restricted Cash		Accrued audit fees - LHA	6,036.40
Cash Restricted-Security Deposits	60,065.99	Due to (13) Dakota Park Public Housing	2,672.05
Cash Restricted - FSS Escrow	35,212.36	Due to (16) Dakota Park Non-ACC	2,752.05
Cash Restricted-Reserve for Rep	84,785.18	Due to West Lake Mgmt.	40,998.00
Cash Restricted - Reserve/Escrow	1,953,234.30	HAP Overpayments	900.00
Restricted Cash - Partnership De	1,179.16	Tenant Prepaid Rents	6,343.22
Restricted Cash - OA Reserve	77,133.03	Contract Retentions	38,732.51
Restricted Cash - AA Reserve	<u>47,553.76</u>	State of FL Unclaimed Funds	-1,146.00
Total Restricted Cash	<u>2,259,163.78</u>	Accrued Compensated Absences-Current	<u>8,932.48</u>
Clearing	<u>-2,626.67</u>		
TOTAL CASH	<u>2,265,286.69</u>	TOTAL CURRENT LIABILITIES	<u>136,528.24</u>
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	62,602.80		
Allowance for Doubtful Accounts-Tenants	<u>-32,140.46</u>		
TOTAL: Accounts Receivable	<u>30,462.34</u>		
Due from Dakota Park Non-ACC	36,481.70		
Due from Central Office Cost Center	<u>65,458.31</u>		
TOTAL: DUE FROM	<u>101,940.01</u>		
Renaissance Family-Operating Subs	<u>30,514.00</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>162,916.35</u>		
		NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS		Accrued Compensated Absences-LT	16,549.75
Eviction Deposit Acct.	1,000.00	FSS Due to Tenant Long Term	35,212.36
Prepaid Insurance	23,363.68	Notes Payable-LT	381,200.32
Prepaid Software Licenses	27,359.35	Note Payable	2,031,210.59
Utility Deposit - Electric	<u>20,500.00</u>	Short Term - Note Payable	<u>-39,914.98</u>
TOTAL OTHER CURRENT ASSETS	<u>72,223.03</u>	TOTAL NONCURRENT LIABILITIES	<u>2,424,258.04</u>
TOTAL CURRENT ASSETS	<u>2,500,426.07</u>		
NONCURRENT ASSETS		TOTAL LIABILITIES	<u>2,560,786.28</u>
FIXED ASSETS			
Buildings	21,105,584.03		
Building Improvements	438,566.64		
Machinery & Equipment	150,483.39		
Automobiles/Vehicles	9,800.00	EQUITY	
Furniture & Fixtures	596,331.81		
Site Improvement-Infrastructure	2,382,356.15	CONTRIBUTED CAPITAL	
Accum Depreciation-Buildings	-9,937,436.98	Capital - LP	6,924,129.41
Accum Depreciation- Misc FF&E	-764,296.06	Capital - GP2	7,123,264.00
Accum Depreciation-Infrastructure	-2,272,616.60	GP Equity	<u>1,308,453.00</u>
Intangible Assets	0.00	TOTAL CONTRIBUTED CAPITAL	<u>15,355,846.41</u>
Loan Costs	-6,131.00		
Compliance Fees	-6.16		
Monitoring Fees	-131,658.00	RETAINED EARNINGS	
AA Compliance Fees	-8,608.62	Retained Earnings-Unrestricted Net Assets	<u>-3,705,455.02</u>
AA Monitoring Fees	11,706,288.60	TOTAL RETAINED EARNINGS:	<u>-3,705,455.02</u>
AA Loan Costs	<u>4,463.00</u>		
TOTAL FIXED ASSETS (NET)	<u>11,710,751.60</u>		
Dwelling Equipment	<u>0.00</u>		
TOTAL NONCURRENT ASSETS	<u>11,710,751.60</u>	TOTAL EQUITY	<u>11,650,391.39</u>
		TOTAL LIABILITIES AND EQUITY	<u>14,211,177.67</u>
TOTAL ASSETS	<u>14,211,177.67</u>		

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Changes in Cash
For the Current and Ten Months Ending October 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	25,143.92	10,057.93	-15,085.99
Cash-Payroll	-4,481.82	-2,308.35	2,173.47
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	61,264.99	60,065.99	-1,199.00
Cash Restricted - FSS Escrow	34,430.48	35,212.36	781.88
Cash Restricted-Reserve for Replacem	81,553.75	84,785.18	3,231.43
Cash Restricted - Reserve/Escrow	1,953,009.19	1,953,234.30	225.11
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,128.06	77,133.03	4.97
Restricted Cash - AA Reserve	47,552.26	47,553.76	1.50
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,276,779.99	2,266,913.36	-9,866.63

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	71,136.21	10,057.93	-61,078.28
Cash-Payroll	25,156.33	-2,308.35	-27,464.68
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	58,564.99	60,065.99	1,501.00
Cash Restricted - FSS Escrow	28,422.44	35,212.36	6,789.92
Cash Restricted-Reserve for Replacem	52,502.04	84,785.18	32,283.14
Cash Restricted - Reserve/Escrow	2,133,919.79	1,953,234.30	-180,685.49
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,114.72	77,133.03	18.31
Restricted Cash - AA Reserve	47,547.99	47,553.76	5.77
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,495,543.67	2,266,913.36	-228,630.31

**Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	62,128	56,735	5,393	9.51%	1	574,606	567,350	7,256	1.28%	680,820
Other Tenant Income	130	700	(570)	-81.43%	2	1,640	7,000	(5,360)	-76.57%	8,400
Other Income	12	16	(4)	-24.25%		111	160	(49)	-30.74%	192
Total Revenue	62,270	57,451	4,819	8.39%		576,357	574,510	1,847	0.32%	689,412
Administrative Expense	14,865	16,912	(2,047)	-12.10%	3	156,112	169,119	(13,006)	-7.69%	202,942
Tenant Services	-	-	-	0.00%	3	-	-	-	0.00%	-
Utility Expense	10,889	8,630	2,259	26.18%	4	92,055	86,300	5,755	6.67%	103,560
Maintenance Expense	13,268	18,030	(4,763)	-26.41%	3	158,939	180,303	(21,363)	-11.85%	216,363
General Expense	8,169	8,735	(566)	-6.48%	3	73,293	87,352	(14,059)	-16.09%	104,822
Financing Expense	4,514	4,666	(152)	-3.26%	3	41,754	46,660	(4,906)	-10.52%	55,992
Operating Expense before Depreciation	51,705	56,973	(5,269)	-9.25%		522,153	569,733	(47,580)	-8.35%	683,680
Net Operating Income (Loss)	10,565	478	10,088	2111.72%		54,204	4,777	49,427	1034.68%	5,732
Depreciation & Amortization Expense	40,337	40,337	-	0.00%		403,366	403,366	-	0.00%	484,039
Capital Replacement Items	598	9,220	(8,622)	-93.51%		20,583	20,583	-	0.00%	110,640
Reimburse Replacement Reserves	-	(9,220)	9,220	-100.00%		-	(92,200)	92,200	-100.00%	(110,640)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	92,639	97,310	(4,671)	-4.80%		946,102	901,482	44,620	4.95%	1,167,719
Net Operating Income (Loss)	(30,369)	(39,859)	9,490	-23.81%		(369,745)	(326,972)	(42,773)	13.08%	(478,307)

Comments

- 1** Consists of 72 Tax Credit apartment units. Rental income for the year is comparable to amounts budgeted.
- 2** Variance reflects reflect timely payment of rents and residents causing less damages to their units.
- 3** Variance reflects expenses that are less than or comparable to amounts budgeted.
- 4** Utility expenses were higher than budgeted due to costs associated with electricity and garbage/trash removal.

Lakeland Housing Authority
Colton Meadow, LLLP
Balance Sheet
as of October 31, 2022

ASSETS	LIABILITIES & EQUITY
CASH	CURRENT LIABILITIES
Unrestricted Cash	A/P Vendors and Contractors 6,023.38
Cash Operating 1 8,995.17	Tenant Security Deposits 27,175.00
Cash-Payroll 19,990.65	Security Deposit Clearing Account 2,850.00
Petty Cash 600.00	Security Deposit-Pet 1,100.00
Total Unrestricted Cash <u>29,585.82</u>	Accrued Property Taxes 30,042.92
Restricted Cash	Accrued Interest Payable 11,796.86
Cash Restricted-Security Depo 28,275.00	Accrued Audit Fees 3,550.00
Cash Restricted-Operating Res 441,606.07	Due to Polk County Developers, Inc. 362,901.17
Cash Restricted-Reserve for R 194,609.13	Tenant Prepaid Rents 5,838.05
Cash-Tax & Insurance Escrow <u>82,225.46</u>	Accrued Compensated Absences-Current 1,885.77
Total Restricted Cash 746,715.66	First Mortgage - TCAP 1,231,424.00
	Tax Credit Exchange Program (TCEP) 3,032,960.40
	HOME Funds 115,899.60
	Mortgage Note Payable <u>450,845.00</u>
TOTAL CASH <u>776,301.48</u>	TOTAL CURRENT LIABILITIES <u>5,284,292.15</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors 19,419.45	
Allowance for Doubtful Accounts-1 <u>-2,358.45</u>	
TOTAL: AR <u>17,061.00</u>	
Due from Colton Meadow GP, Inc. <u>101,151.61</u>	
TOTAL: DUE FROM <u>101,151.61</u>	
TOTAL ACCOUNTS AND NOTES RECE <u>118,212.61</u>	
OTHER CURRENT ASSETS	NONCURRENT LIABILITIES
Eviction Deposit Acct. 1,000.00	Accrued Compensated Absences-LT <u>3,502.14</u>
Prepaid Expenses and Other Asse 1,312.97	TOTAL NONCURRENT LIABILITIES <u>3,502.14</u>
Prepaid Insurance 42,094.65	
Prepaid Software Licenses 7,461.65	
Utility Deposit <u>5,000.00</u>	
TOTAL OTHER CURRENT ASSETS <u>56,869.27</u>	
TOTAL CURRENT ASSETS <u>951,383.36</u>	TOTAL LIABILITIES <u>5,287,794.29</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land 300,000.00	
Buildings 856,353.89	
Building Acquisition 2,010,000.00	
Building Improvements 5,861,925.11	
Machinery & Equipment 67,970.48	EQUITY
Automobiles/Vehicles 15,484.50	CONTRIBUTED CAPITAL
Furniture & Fixtures 1,503,657.00	Capital - LP 1,205,286.00
Site Improvement-Infrastructure 1,496,187.97	GP Equity <u>46.12</u>
Accum Depreciation-Buildings -5,418,090.56	TOTAL CONTRIBUTED CAPITAL <u>1,205,332.12</u>
Intangible Assets 0.00	
Amortization Tax Credit Fees -163,463.36	
Monitoring Fees <u>208,695.00</u>	RETAINED EARNINGS
TOTAL FIXED ASSETS (NET) <u>6,738,720.03</u>	Retained Earnings-Unrestricted Net Assets <u>1,301,622.75</u>
Site Improvement 16,364.00	TOTAL RETAINED EARNINGS: <u>1,301,622.75</u>
Non-Dwelling Structures 28,019.32	
Non-Dwelling Equipment <u>60,262.45</u>	
TOTAL NONCURRENT ASSETS <u>6,843,365.80</u>	TOTAL EQUITY <u>2,506,954.87</u>
TOTAL ASSETS <u>7,794,749.16</u>	TOTAL LIABILITIES AND EQUITY <u>7,794,749.16</u>

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

For the Current and Ten Months Ending October 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	22,994.60	8,995.17	-13,999.43
Cash-Payroll	13,378.79	19,990.65	6,611.86
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,275.00	28,275.00	0.00
Cash Restricted-Operating Reserve	441,598.57	441,606.07	7.50
Cash Restricted-Reserve for Replac	192,479.92	194,609.13	2,129.21
Cash-Tax & Insurance Escrow	73,079.56	82,225.46	9,145.90
Total Cash	771,806.44	775,701.48	3,895.04
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	42,022.41	8,995.17	-33,027.24
Cash-Payroll	9,547.59	19,990.65	10,443.06
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	29,305.00	28,275.00	-1,030.00
Cash Restricted-Operating Reserve	441,532.52	441,606.07	73.55
Cash Restricted-Reserve for Replac	175,743.44	194,609.13	18,865.69
Cash-Tax & Insurance Escrow	60,462.46	82,225.46	21,763.00
Total Cash	758,613.42	775,701.48	17,088.06

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	61,972	56,754	5,218	9.19%	1	585,697	567,540	18,157	3.20%	681,048
Other Tenant Income	350	415	(65)	-15.66%	2	1,780	4,150	(2,370)	-57.11%	4,980
Other Income	13	20	(7)	-36.05%		120	200	(80)	-40.03%	240
Total Revenue	62,335	57,189	5,146	9.00%		587,597	571,890	15,707	2.75%	686,268
Administrative Expense	15,568	15,292	276	1.81%	3	173,777	152,922	20,856	13.64%	183,506
Tenant Services	-	25	(25)	-100.00%	4	195	250	(55)	-22.11%	300
Utility Expense	9,508	7,375	2,133	28.92%	5	82,204	73,750	8,454	11.46%	88,500
Maintenance Expense	19,564	15,946	3,618	22.69%	6	177,235	159,464	17,770	11.14%	191,357
General Expense	7,913	8,037	(124)	-1.55%	4	81,709	80,371	1,338	1.66%	96,445
Financing Expense	11,432	10,304	1,128	10.95%	4	104,169	103,043	1,126	1.09%	123,652
Operating Expense before Depreciation	63,985	56,980	7,005	12.29%		619,288	569,801	49,488	8.69%	683,761
Net Operating Income (Loss)	(1,651)	209	(1,859)			(31,691)	2,089	(33,781)		2,507
Depreciation & Amortization Expense	41,152	41,760	(607.45)	-1.45%		411,524	417,598	(6,074.50)	-1.45%	501,118
Capital Replacement Items	2,443	10,060	(7,617.14)	-75.72%		35,600	100,600	(64,999.91)	-64.61%	120,720
Reimburse Replacement Reserve	-	(10,060)	10,060.00	-100.00%		-	(100,600)	100,600.00	-100.00%	(120,720)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	107,581	98,740	8,841	8.95%		1,066,412	987,399	79,013	8.00%	1,184,879
Net Income (Loss)	(45,246)	(41,551)	(3,695)	8.89%		(478,815)	(415,509)	(63,306)	15.24%	(498,611)

Comments

- 1 Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. Tenant rental income is consistent with the budget and prior months.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 The variance in Administrative Expense is due to background checks for new employees.**
- 4 Variance reflects expense being less than or comparable to amounts budgeted.**
- 5 Variance is due to increased costs for all utilities (electricity, garbage removal, water, and sewer).**
- 6 Maintenance expenses were higher than anticipated due to replacement of a toilet, water heater, and door hardware.**

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

ASSETS

Unrestricted Cash	
Cash Operating 1	53,435.47
Cash-Payroll	15,284.79
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	69,320.26
Restricted Cash	
Cash Restricted-Security Deposits	30,875.00
Cash Restricted-Operating Reserve	460,993.47
Cash Restricted-Reserve for Replacem	221,723.87
Cash-Tax & Insurance Escrow	76,039.81
Total Restricted Cash	789,632.15
TOTAL CASH	<u>858,952.41</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	7,543.00
Allowance for Doubtful Accounts-Tenants/	<u>-1,590.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	5,953.00
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	1,241.06
Prepaid Insurance	33,047.46
Prepaid Software Licenses	7,461.65
Utility Deposit	<u>5,000.00</u>
TOTAL OTHER CURRENT ASSETS	<u>47,250.17</u>
TOTAL CURRENT ASSETS	912,155.58
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	-455,689.13
Accum Depreciation-Infrastructure	-537,959.60
Intangible Assets	0.00
Loan Costs	41,419.00
Amortization Loan Cost	24,526.60
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-194,532.84
TOTAL FIXED ASSETS (NET)	<u>7,060,686.14</u>
TOTAL NONCURRENT ASSETS	7,060,686.14
TOTAL ASSETS	<u>7,972,841.72</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	1,529.32
Tenant Security Deposits	27,875.00
Security Deposit Clearing Account	98.65
Security Deposit-Pet	3,400.00
Accrued Property Taxes	38,816.52
Accrued Management Fee Payable	9,512.00
Accrued Audit Fees	3,550.00
Due to Central Office Cost Center	11.00
Tenant Prepaid Rents	4,298.02
Accrued Compensated Absences-Curr	2,052.07
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	<u>1,009,877.00</u>
TOTAL CURRENT LIABILITIES	5,820,768.18
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>3,810.98</u>
TOTAL NONCURRENT LIABILITIES	13,322.98
TOTAL LIABILITIES	<u>5,834,091.16</u>
EQUITY	
CONTRIBUTED CAPITAL	
Contributed Capital	-57,442.26
Capital - LP	6,807,962.00
GP Equity	-162.00
Syndication Costs	<u>-40,000.00</u>
TOTAL CONTRIBUTED CAPITAL	6,710,357.74
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net A	<u>-4,571,607.18</u>
TOTAL RETAINED EARNINGS:	-4,571,607.18
TOTAL EQUITY	<u>2,138,750.56</u>
TOTAL LIABILITIES AND EQUITY	<u>7,972,841.72</u>

Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Ten Months Ending October 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	63,447.33	53,435.47	-10,011.86
Cash-Payroll	16,393.63	15,284.79	-1,108.84
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	34,458.00	30,875.00	-3,583.00
Cash Restricted-Operating Reserve	460,985.64	460,993.47	7.83
Cash Restricted-Reserve for Replacement	219,484.28	221,723.87	2,239.59
Cash-Tax & Insurance Escrow	66,772.57	76,039.81	9,267.24
Investment 2	0.00	0.00	0.00
Total Cash	861,541.45	858,352.41	-3,189.04

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	112,548.52	53,435.47	-59,113.05
Cash-Payroll	29,866.58	15,284.79	-14,581.79
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	20,675.00	30,875.00	10,200.00
Cash Restricted-Operating Reserve	460,916.68	460,993.47	76.79
Cash Restricted-Reserve for Replacement	199,985.20	221,723.87	21,738.67
Cash-Tax & Insurance Escrow	47,943.66	76,039.81	28,096.15
Investment 2	0.00	0.00	0.00
Total Cash	871,935.64	858,352.41	-13,583.23

Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	89,465	87,750.00	1,715	1.95%	1	867,887	877,500.00	(9,613)	-1.10%	1,053,000
Other Tenant Income	(354)	(495.00)	141	-28.43%	2	(5,907)	(4,950.00)	(957)	19.33%	(5,940)
Other Income	107	30.00	77	257.07%		504	300.00	204	68.01%	360
Total Revenue	89,218	87,285	1,933	2.21%		862,484	872,850	(10,366)	-1.19%	1,047,420
Administrative Expenses	20,759	21,552.00	(793)	-3.68%	3	224,819	215,520.00	9,299	4.31%	258,624
Tenants Service Expenses	-	74.58	(75)	-100.00%	4	806	745.83	60	8.01%	895
Utility Expense	8,986	8,700.00	286	3.29%	3	89,280	87,000.00	2,280	2.62%	104,400
Maintenance Expense	17,344	18,777.51	(1,433)	-7.63%	3	157,709	187,775.10	(30,066)	-16.01%	225,330
General Expenses	9,153	8,595.98	557	6.48%	3	79,124	85,959.78	(6,836)	-7.95%	103,152
Financing Expenses	528	21,263.89	(20,736)	-97.52%	3	185,978	212,638.91	(26,661)	-12.54%	255,167
Operating expense before depreci	56,770	78,964	(22,194)	-28.11%		737,715	789,640	(51,925)	-6.58%	947,568
Net Operating Income (Loss)	32,448	8,321	24,127	289.95%		124,770	83,210	41,559	49.94%	99,852
Depreciation & Amortization	33,669	33,669	-	0.00%		336,694	336,694	-	0.00%	404,033
Capital/Operational Replacement I	3,430	11,175	(7,745)	-69.31%		16,320	111,750	(95,430)	-85.40%	134,100
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(134,100)
Total Expense	93,869	123,808	(29,939)	-24.18%		1,090,729	1,238,084	(147,355)	-11.90%	1,351,601
Net Operating Income (Loss)	(4,651)	(36,523)	31,872	-87.26%		(228,245)	(365,234)	136,989	-37.51%	(304,181)

Comments

- 1 **Property consists of 100 senior apartments comprised of 99 Tax Credit/Project-Based Section 8 Voucher units and one maintenance unit. Tenant rents are consistent with the budget and prior months.**
- 2 **Variance reflects management charging residents for causing damages to their units. Management is also enforcing collection of late fees for delinquent payment of rents.**
- 3 **Variance reflects expenses that are less than or consistent with amounts budgeted.**
- 4 **Variance reflects actual costs of the monthly resident newsletter.**

Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Balance Sheet
as of October 31, 2022

ASSETS

Unrestricted Cash	
Cash Operating 1	50,881.64
Cash-Payroll	58,396.73
Petty Cash	600.00
Total Unrestricted Cash	<u>109,878.37</u>
Restricted Cash	
Cash Restricted-Security Dep	10,700.00
Cash Restricted-Operating R	19.62
Cash Restricted-Reserve for	219,993.04
Cash-Tax & Insurance Escrov	64,795.33
Restricted Investment	156,621.54
Total Restricted Cash	<u>452,129.53</u>
TOTAL CASH	<u>562,007.90</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	-72.00
Allowance for Doubtful Accounts	-1,540.00
Allowance for Doubtful Accounts	0.00
TOTAL: AR	<u>-1,612.00</u>
TOTAL ACCOUNTS AND NOTES REC	<u>-1,612.00</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Ass	3,171.06
Prepaid Insurance	53,213.96
Prepaid Software Licenses	9,946.83
TOTAL OTHER CURRENT ASSETS	<u>66,831.85</u>
TOTAL CURRENT ASSETS	<u>627,227.75</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	12,796,743.00
Buildings	53,499.32
Building Improvements	1,212,730.94
Furn, Fixt, & Equip	-4,291,876.64
Accum Depreciation-Buildings	-1,199,953.61
Accum Depreciation- Misc FF&E	-474,399.30
Accum Depreciation-Infrastruct	0.00
Intangible Assets	335,121.42
Loan Costs	248,222.30
Amortization Loan Cost	200,558.00
Compliance Fees	-178,266.70
Amortization Tax Credit Fees	0.00
TOTAL FIXED ASSETS (NET)	<u>8,638,651.13</u>
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>9,350,248.13</u>
TOTAL ASSETS	<u>9,977,475.88</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	-4,852.10
Tenant Security Deposits	9,600.00
Security Deposit Clearing Account	-18.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	4,368.21
Accrued Interest NLP Loan	2,679.40
Accrued Interest - Pacific Life Loan	16,218.00
Accrued Audit Fees	2,570.00
Tenant Prepaid Rents	696.56
Accrued Compensated Absences-Current	880.02
Mortgage Note Payable	2,731,335.93
Second Mortgage Payable	850,000.00
Third Mortgage Payable	286,517.93
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

4,899,821.99

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	1,634.31
Accrued Compensated Absences-LT	5,000.00
TOTAL NONCURRENT LIABILITIES	<u>6,634.31</u>

TOTAL LIABILITIES

4,906,456.30

EQUITY

CONTRIBUTED CAPITAL

Capital Private Investors	5,437,398.00
GP Equity	-89.00
Special LP Equity	1,530,905.56
Syndication Costs	-30,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,938,214.56</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Asset:	-1,867,194.98
TOTAL RETAINED EARNINGS:	<u>-1,867,194.98</u>

TOTAL EQUITY

5,071,019.58

TOTAL LIABILITIES AND EQUITY

9,977,475.88

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Changes in Cash
For the Current and Ten Months Ending October 31, 2022**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	43,040.18	50,881.64	7,841.46
Cash-Payroll	59,289.50	58,396.73	-892.77
Cash Restricted-Security Deposits	10,800.00	10,700.00	-100.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacement	219,965.70	219,993.04	27.34
Cash-Tax & Insurance Escrow	64,795.33	64,795.33	0.00
Investment 1	0.00	0.00	0.00
Restricted Investment	156,568.76	156,621.54	52.78
Total Cash	554,479.09	561,407.90	6,928.81

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	103,100.15	50,881.64	-52,218.51
Cash-Payroll	9,709.14	58,396.73	48,687.59
Cash Restricted-Security Deposits	10,800.00	10,700.00	-100.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacement	193,605.35	219,993.04	26,387.69
Cash-Tax & Insurance Escrow	76,122.97	64,795.33	-11,327.64
Investment 1	0.00	0.00	0.00
Restricted Investment	156,520.17	156,621.54	101.37
Total Cash	549,877.40	561,407.90	11,530.50

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Ten Months Ended October 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	-	620	(620)	-100.00%	1	2,005	6,200	(4,195)	-67.66%	7,440
Other Tenant Income	-	-	-	0.00%		-	-	-	0.00%	-
Grant Income	267	1,054	(787)	-74.70%	2	1,985	10,535	(8,551)	-81.16%	12,642
Other Income	-	-	-			(10,369)	-	(10,369)		-
Total Revenue	267	1,674	(1,407)	-174.70%		(6,380)	16,735	(23,115)	-148.82%	20,082
Administrative Expenses	76	838	(762)	-90.93%	3	14,581	8,376	6,204	74.07%	10,052
Tenant Services Expenses	-	5	(5)	-100.00%	4	-	50	(50)	-100.00%	60
Utility Expense	-	-	-	0.00%	4	-	-	-	0.00%	-
Maintenance and Development	-	700	(700)	-100.00%	4	561	7,000	(6,439)	-91.99%	8,400
General Expenses	87	129	(41)	-32.12%	4	(599)	1,286	(1,885)	-146.62%	1,543
Housing Assistance Payments	-	-	-	0.00%		-	-	-		-
Operating expense before Dep	163	1,671	(1,508)	-323.05%		14,542	16,712	(2,170)	-264.54%	20,055
Net Operating Income (Los	103	2	101			(20,922)	23	(20,945)		27
Depreciation	-	-	-			-	-	-		-
Operational Expenses - Replac	-	-	-			-	-	-		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	163	1,671	(1,508)			14,542	16,712	(2,170)		20,055
Net Income (Loss)	103	2	101			(20,922)	23	(20,945)		27

Comments

- 1** Property was comprised of twelve (12), Section 32 Public Housing lease-to-purchase units. The last home was sold on March 17, 2022.
- 2** This project is officially closed out. The only other reporting requirements to HUD will occur as part of the submission of LHA's 2022 financial data schedule and audit; which are due on February 28, 2023 and September 30, 2023 respectively.
- 3** Administrative Expenses were over budget due to outside legal and title work services required by law to sell the home.
- 4** Variance reflects expenses being less than budgeted.

**Lakeland Housing Authority
Hampton Hills (AMP 4)
Balance Sheet
as of October 31, 2022**

ASSETS

CASH

Unrestricted Cash

Cash Operating 1	2,710.57
Cash-Payroll	339,389.12
Cash Operating 3	0.00
Total Unrestricted Cash	<u>342,099.69</u>

Restricted Cash

Cash Restricted - FSS Escrow	<u>350.50</u>
Total Restricted Cash	350.50

TOTAL CASH 342,450.19

ACCOUNTS AND NOTES RECEIVABLE

Due from Public Housing Gen 57,497.99

TOTAL: DUE FROM 57,497.99

Lakeridge Homes 2nd Mortgag 402,070.45

Hampton Hills Operating Subsidi 0.01

TOTAL ACCOUNTS AND NOTES RECEIVABLE 459,568.45

OTHER CURRENT ASSETS

Eviction Deposit Acct. 500.00

Prepaid Insurance 180.00

TOTAL OTHER CURRENT ASSETS 680.00

TOTAL CURRENT ASSETS 802,698.64

NONCURRENT ASSETS

FIXED ASSETS

Buildings 17,819.41

Furniture & Fixtures 2,248.94

Accum Depreciation- Misc FF& -2,248.94

Intangible Assets 0.00

TOTAL FIXED ASSETS (NET) 17,819.41

TOTAL NONCURRENT ASSETS 17,819.41

TOTAL ASSETS 820,518.05

LIABILITIES & EQUITY

CURRENT LIABILITIES

Tenant Security Deposits	300.00
Lease Purchase Escrow	84.00
A/P Other	671.35
Accrued audit fees - LHA	1,443.94
Accrued Compensated Absences-Current	804.82

TOTAL CURRENT LIABILITIES 3,304.11

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT 1,494.67

TOTAL NONCURRENT LIABILITIES 1,494.67

TOTAL LIABILITIES 4,798.78

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets 815,719.27

TOTAL RETAINED EARNINGS: 815,719.27

TOTAL EQUITY 815,719.27

TOTAL LIABILITIES AND EQUITY 820,518.05

**Lakeland Housing Authority
Hampton Hills (AMP 4)
Changes in Cash**

For the Current and Ten Months Ended October 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,710.57	2,710.57	0.00
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	339,391.01	339,389.12	-1.89
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	84.00	350.50	266.50
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	342,185.58	342,450.19	264.61
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,387.77	2,710.57	-677.20
Cash-Payroll	410.63	0.00	-410.63
Cash Operating 3	325,043.04	339,389.12	14,346.08
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	600.00	0.00	-600.00
Cash Restricted - FSS Escrow	84.00	350.50	266.50
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	329,525.44	342,450.19	12,924.75

Lakeland Housing Authority

YouthBuild-DOL 2021 (49)

Statement of Operations

For the Current and Ten Months Ending October 31, 2022

	Current Month				Year to Date				Annual Budget	
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance		
Government Subsidy Income	-	26,026	(26,026)	-100.00%	1	39,267	260,259	(220,992)	-84.91%	312,311
Other Income	-	-	-			-	-	-		-
Total Revenue	-	26,026	(26,026)	-100.00%		39,267	260,259	(220,992)	-84.91%	312,311
Administrative Expenses	23,372	20,877	2,495	11.95%	1	147,273	208,767	(61,494)	-29.46%	250,520
Tenant Services Expenses (Tr	14,447	4,616	9,831	212.99%	2	21,409	46,158	(24,749)	-53.62%	55,390
Utility Expense	-	183	(183)	-100.00%	2	-	1,833	(1,833)	-100.00%	2,200
Maintenance and Development	148	63	85	133.68%	3	1,118	634	484	76.47%	760
General Expenses	1,285	287	998	348.18%	4	8,543	2,868	5,676	197.94%	3,441
Operating expense before Dep	39,252	26,026	13,226	50.82%		178,344	260,259	(81,916)	-31.47%	312,311
Transfer Out	-	-	-			(82,212)	-	(82,212)		-
Net Operating Income (Los	(39,252)	(0)	(39,252)			(56,864)	(1)	(56,864)		0
Depreciation	-	-	-			-	-	-		-
Total Expenses	39,252	26,026	13,226	50.82%		96,131	260,259	(164,128)	-63.06%	312,311
Net Income (Loss)	(39,252)	(0)	(39,252)			(56,864)	(1)	(56,864)		0

Comments

- 1 DOL only funded 1 of 4 vouchers. Federal Project Officer (FPO) assigned to YBL confirmed that DOL does not have a hold on the account. The problem may be a software issue. He is in the process of resolving the matter with Payment Management System.
- 2 Variance is due to expenses being less than or equal to amounts budgeted.
- 3 Variance in Maintenance is costs associated with maintenance and repair of the vehicle.
- 4 Variance in General expense is costs associated with insurance of the vehicle.

Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Balance Sheet
as of October 31, 2022

ASSETS

LIABILITIES & EQUITY

CASH		CURRENT LIABILITIES	
Cash Operating 1	1,256.32	A/P Vendors and Contractors	1,855.69
Cash-Payroll	-23,206.53	Due to LPHC General	800.00
Petty Cash	1,000.00	Due to Magnolia Pointe	19,000.00
Total Unrestricted Cash	-20,950.21	Due to Magnolia Pointe Sales	50,000.00
		Due to Central Office Cost Center	11,454.60
		State of FL Unclaimed Funds	-100.00
TOTAL CASH	-20,950.21	TOTAL CURRENT LIABILITIES	83,010.29
OTHER CURRENT ASSETS			
Prepaid Insurance	13,200.35		
TOTAL CURRENT ASSETS	-7,749.86	TOTAL LIABILITIES	83,010.29
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Automobiles/Vehicles	21,299.00	Retained Earnings-Unrestricted	-104,032.15
Accum Depreciation- Misc FF&E	-21,299.00	Retained Earnings - Restricted M	13,272.00
TOTAL FIXED ASSETS (NET)	0.00	TOTAL RETAINED EARNINGS:	-90,760.15
TOTAL NONCURRENT ASSETS	0.00		
		TOTAL EQUITY	-90,760.15
TOTAL ASSETS	-7,749.86	TOTAL LIABILITIES AND EQUITY	-7,749.86

**Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Changes in Cash
For the Current and Ten Months Ending October 31, 2022**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	42,243.00	1,256.32	-40,986.68
Cash-Payroll	-45,493.69	-23,206.53	22,287.16
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-3,250.69	-21,950.21	-18,699.52
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	19,203.04	1,256.32	-17,946.72
Cash-Payroll	-10,937.77	-23,206.53	-12,268.76
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	8,265.27	-21,950.21	-30,215.48

Lakeland Housing Authority
Williamstown, LLLP
Statement of Operations
For the Current and Ten Months Ending October 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,765	11,920	(155)	-1.30%	1	119,397	119,200	197	0.17%	143,040
Other Tenant Income	-	75	(75)	-100.00%	2	-	750	(750)	-100.00%	900
Government Subsidy	14,876	12,555	2,321	18.49%	3	149,011	125,550	23,461	18.69%	150,660
Other Income	0	10	(10)			1	100	(99)		120
Total Revenue	26,641	24,550	2,091	8.52%		268,409	245,500	22,908	9.33%	294,720
Administrative Expense	12,037	12,099	(63)	-0.52%	4	112,011	120,992	(8,981)	-7.42%	145,190
Tenant Services	-	-	-	0.00%	4	-	-	-		-
Utility Expense	4,003	2,170	1,833	84.45%	4	21,726	21,702	25	0.11%	26,042
Maintenance Expense	9,497	7,837	1,660	21.18%	4	60,670	78,374	(17,704)	-22.59%	94,049
General Expense	1,941	2,205	(264)	-11.96%	4	21,842	22,051	(210)	-0.95%	26,462
Operating Expense before Depreciat	27,478	24,312	3,166	13.02%		216,248	243,119	(26,870)	-11.05%	291,742
Net Operating Income (Loss)	(837)	238	(1,075)	-451.57%		52,161	2,381	49,778	2090.39%	2,978
Depreciation & Amortization Expense	7,965	7,957	8	0.11%		79,653	79,569	84	0.11%	95,482
Capital Replacement Items	-	6,900	(6,900)	-100.00%		48	69,000	(68,952)	-99.93%	82,800
Transfer in/Out	-	(6,900)	6,900	-100.00%		-	(69,000.00)	69,000	-100.00%	(82,800)
Total Expense	35,443	32,269	3,175	9.84%		295,949	322,687	(26,738)	-8.29%	387,225
Net Operating Income (Loss)	(8,802)	(7,719)	(1,083)	14.04%		(27,540)	(77,187)	49,647	-64.32%	(92,505)

Comments

- 1 Consists of 48 public housing units for seniors age 62 and older with a preference for veterans. Rent collection is consistent with amounts budgeted.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Subsidy received from HUD has been higher than anticipated. It also contained additional subsidy to compensate for underpayments during prior months.**
- 4 Variance reflects expenses being less than or comparable to amounts budgeted.**

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of October 31, 2022

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	56,961.00
Cash-Payroll	31,291.38
Total Unrestricted Cash	<u>88,252.38</u>
Restricted Cash	
Cash Restricted-Security Deposits	14,701.00
Cash Restricted-Reserve for Replac	41,000.33
Total Restricted Cash	<u>55,701.33</u>
 TOTAL CASH	 <u>143,953.71</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	10,185.00
Allowance for doubtful accounts tenants	-2,819.00
TOTAL: AR	<u>7,366.00</u>
Williamstown Operating Subsidy Rec	20.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>7,386.00</u>
 OTHER CURRENT ASSETS	
Prepaid Insurance	3,882.82
Prepaid Software Licenses	6,218.02
TOTAL OTHER CURRENT ASSETS	<u>10,100.84</u>
TOTAL CURRENT ASSETS	<u>161,440.55</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Buildings	3,751,341.13
Furniture & Fixtures	8,494.29
Accum Depreciation-Buildings	-361,181.78
Accum Depreciation- Misc FF&E	-5,120.72
Intangible Assets	0.00
TOTAL NONCURRENT ASSETS	<u>3,393,532.92</u>
TOTAL ASSETS	<u>3,554,973.47</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	1,650.11
Tenant Security Deposits	15,000.00
Security Deposit Clearing Account	16.00
Security Deposit-Pet	1,200.00
Accrued Audit Fees	6,600.00
Accrued audit fees - LHA	30,713.38
Tenant Prepaid Rents	782.00
Accrued Compensated Absences-Current	1,119.91
TOTAL CURRENT LIABILITIES	<u>57,081.40</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	2,079.83
TOTAL NONCURRENT LIABILITIES	<u>2,079.83</u>
TOTAL LIABILITIES	<u>59,161.23</u>
 EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	3,495,812.24
TOTAL RETAINED EARNINGS:	<u>3,495,812.24</u>
TOTAL EQUITY	<u>3,495,812.24</u>
TOTAL LIABILITIES AND EQUITY	<u>3,554,973.47</u>

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

For the Current and Ten Months Ending October 31, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	60,123.28	56,961.00	-3,162.28
Cash-Payroll	28,421.03	31,291.38	2,870.35
Cash Restricted-Security Deposits	15,000.00	14,701.00	-299.00
Cash Restricted-Reserve for Replac	40,000.17	41,000.33	1,000.16
Total Cash	143,544.48	143,953.71	409.23
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	18,425.22	56,961.00	38,535.78
Cash-Payroll	13,595.71	31,291.38	17,695.67
Cash Restricted-Security Deposits	15,300.00	14,701.00	-599.00
Cash Restricted-Reserve for Replac	31,000.77	41,000.33	9,999.56
Total Cash	78,321.70	143,953.71	65,632.01

West Lake I, LTD (30004200)

Income Statement

Period = Sep 2022

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
40000-100	OPERATING REVENUE				
41028-000	Gross Mkt Rent Potential	65,898.00	226.89	561,267.00	169.14
41099-999	Total Gross Mkt Rent Potential	65,898.00	226.89	561,267.00	169.14
41100-000	Vacancy Losses				
41104-000	Gain/Loss To Lease	33,457.10	115.20	229,197.32	69.07
41106-000	Vacancy Loss	0.00	0.00	-6,587.75	-1.99
41199-999	Total Vacancy Losses	33,457.10	115.20	222,609.57	67.08
41999-999	Total Rent Revenue	99,355.10	342.09	783,876.57	236.22
42000-000	Tenant Recovery Revenue				
42010-000	Bad Debt Recovery				
42012-000	Bad Debt Recovery	0.00	0.00	459.24	0.14
42099-999	Total Bad Debt Recovery	0.00	0.00	459.24	0.14
42700-000	Direct Billable Revenue				
42702-014	Direct Bill Rev-Pest Control	0.00	0.00	700.00	0.21
42704-002	Direct Bill Rev-Electric	15.66	0.05	92.05	0.03
42704-022	Direct Bill Rev-Water & Sewer	3,149.91	10.85	37,097.17	11.18
42799-999	Total Direct Billable Revenue	3,165.57	10.90	37,889.22	11.42
42999-999	Total Tenant Recovery Revenue	3,165.57	10.90	38,348.46	11.56
43000-000	Other Operating Revenue				
43024-000	Locks & Keys	0.00	0.00	6.77	0.00
43032-000	Late Fee	0.00	0.00	825.00	0.25
43036-000	NSF Fee	0.00	0.00	50.00	0.02
43038-000	Application Fee	0.00	0.00	160.00	0.05
43054-000	Other Operating	0.00	0.00	50.00	0.02
43086-000	Washer / Dryer Tenant Income	4,228.50	14.56	37,635.70	11.34
43999-999	Total Other Operating Revenue	4,228.50	14.56	38,727.47	11.67
49999-999	TOTAL OPERATING REVENUE	106,749.17	367.55	860,952.50	259.45
50000-000	OPERATING EXPENSES				
51000-000	Admin & General Expense				
51106-000	Equipment Lease	44.95	0.15	930.65	0.28
51206-000	Office Supplies	-57.51	-0.20	305.53	0.09
51208-000	Safety Supplies	0.00	0.00	599.25	0.18
51212-000	Postal/Express Mail	170.44	0.59	1,236.95	0.37
51214-000	Bank Fees	0.00	0.00	15.00	0.00
51216-000	Late Fees & Interest	0.00	0.00	156.04	0.05
51220-000	Background/Credit Check	225.00	0.77	1,748.00	0.53
51224-000	Uniforms	0.00	0.00	110.82	0.03
51232-000	Dues And Subscriptions	517.14	1.78	517.14	0.16
51234-000	Trainings	250.00	0.86	2,250.00	0.68
51238-000	Incentive & Award Programs	0.00	0.00	2,100.00	0.63
51308-000	Meals	0.00	0.00	901.93	0.27
51314-000	Other Travel Exp	216.18	0.74	1,823.01	0.55
51404-000	Bad Debt Expense - Resident	0.00	0.00	-766.00	-0.23
51708-000	Third-Party Property Inspection	0.00	0.00	850.00	0.26
51712-000	Compliance Administration Fee	650.00	2.24	6,090.00	1.84
51822-000	Onsite-Software	1,097.75	3.78	12,483.76	3.76
51902-000	Licenses	0.00	0.00	605.00	0.18
51999-999	Total Admin & General Expense	3,113.95	10.72	31,957.08	9.63
52102-000	Prop Mgmt Salaries/Wages				

West Lake I, LTD (30004200)

Income Statement

Period = Sep 2022

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
52102-002	Prop Mgmt Salaries/Wages	18,387.19	63.31	101,419.82	30.56
52104-002	Prop Mgmt Benefits & Other	2,153.49	7.41	18,073.77	5.45
52104-014	Prop Mgmt Workers Comp	347.29	1.20	2,357.59	0.71
52104-016	Prop Mgmt Bonus	0.00	0.00	3,787.13	1.14
52104-018	Prop Mgmt Taxes	1,429.46	4.92	7,857.77	2.37
52106-002	Prop Mgmt Payroll Processing Fees	157.69	0.54	896.64	0.27
52199-999	Total Prop Mgmt Payroll	22,475.12	77.38	134,392.72	40.50
54000-000	Sales & Marketing Expense				
54021-100	Online Advertising	0.00	0.00	1,303.00	0.39
54022-000	Promotional	0.00	0.00	131.52	0.04
54023-000	Gifts & Gift Cards	0.00	0.00	105.72	0.03
54024-000	Resident Functions/Parties	229.84	0.79	242.79	0.07
54099-999	Total Sales & Marketing Expense	229.84	0.79	1,783.03	0.54
55000-000	Repairs, Supplies & Contract Services				
55112-000	Elevator & Escalator	0.00	0.00	1,060.80	0.32
55114-000	Doors & Windows	239.47	0.82	1,302.43	0.39
55120-000	Painting	0.00	0.00	1,804.08	0.54
55124-000	Plumbing	0.00	0.00	446.89	0.13
55128-000	Lighting	0.00	0.00	2,634.38	0.79
55142-000	Locks & Keys	0.00	0.00	748.99	0.23
55148-000	Tools & Supplies	0.00	0.00	2,215.91	0.67
55202-000	Fire Alarm & Sprinklers	0.00	0.00	3,304.12	1.00
55204-000	Elec Supplies/Installation	0.00	0.00	154.56	0.05
55208-000	HVAC	3,756.70	12.93	7,285.13	2.20
55216-000	Appliance	141.34	0.49	625.12	0.19
55306-000	Nonplant Supplies	0.00	0.00	33.36	0.01
55504-000	Cleaning Services	0.00	0.00	908.13	0.27
55516-000	Parking & Garage	0.00	0.00	261.20	0.08
55522-000	Cleaning Supplies	34.30	0.12	2,547.34	0.77
55599-999	Total Repairs & Supplies	4,171.81	14.36	25,332.44	7.63
55800-000	Property Contract Services				
55802-000	Elevator & Escalator Contract	458.66	1.58	4,113.43	1.24
55812-000	Security-Alarm Contract	0.00	0.00	2,034.60	0.61
55816-000	Landscape Contract	450.00	1.55	13,050.00	3.93
55820-000	Pest Control Contract	1,642.50	5.66	2,782.50	0.84
55822-000	Termite Bond	204.42	0.70	613.26	0.18
55899-999	Total Property Contract Services	2,755.58	9.49	22,593.79	6.81
55999-999	Total Repairs, Supplies & Contract Services	6,927.39	23.85	47,926.23	14.44
56000-000	Utilities Expense				
56010-000	Utilities				
56012-000	Utilities-Electric	1,741.02	5.99	10,286.53	3.10
56018-000	Utilities-Trash	1,579.00	5.44	14,211.00	4.28
56020-000	Utilities-Telephone	363.88	1.25	3,076.18	0.93
56042-000	Utilities-Other Utility Costs	391.05	1.35	3,598.20	1.08
56099-999	Total Utilities	4,074.95	14.03	31,171.91	9.39
56100-000	Vacant Expense				
56102-000	Vacant-Electric	71.50	0.25	708.52	0.21
56199-999	Total Vacant Expense	71.50	0.25	708.52	0.21
56200-000	Direct Billable Utility Expense				
56212-000	Direct Bill-Water & Sewer	3,472.39	11.96	29,978.96	9.03
56299-999	Total Direct Billable Utility Expense	3,472.39	11.96	29,978.96	9.03
56999-999	Total Utilities Expense	7,618.84	26.23	61,859.39	18.64

West Lake I, LTD (30004200)

Income Statement

Period = Sep 2022

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
57000-000	Non-Capitalized Expenditure				
57028-000	NCAP-Landscaping	2,000.00	6.89	2,000.00	0.60
57038-000	NCAP-Doors & Windows	0.00	0.00	5,588.50	1.68
57046-000	NCAP-Gutters and Downspouts	0.00	0.00	4,125.00	1.24
57112-000	NCAP-HVAC	0.00	0.00	1,312.64	0.40
57128-000	NCAP-Computers & Softwares Setup	0.00	0.00	1,687.39	0.51
57999-999	Total Non-Cap Expenditure	2,000.00	6.89	14,713.53	4.43
60000-000	Management Fees				
60102-002	Property Management Fees	-19,307.29	-66.48	25,800.63	7.78
60102-004	Other Management Fees	25,800.56	88.83	25,800.56	7.78
60999-999	Total Management Fee Expenses	6,493.27	22.36	51,601.19	15.55
61000-000	Property Tax Ins & Other Expenses				
61300-000	Property Insurance Expense				
61302-002	Property Insurance	10,256.00	35.31	86,919.13	26.19
61302-999	Total Property Insurance	10,256.00	35.31	86,919.13	26.19
61399-999	Total Capitalized RE Tax & Ins Contra	10,256.00	35.31	86,919.13	26.19
61999-999	Total Property Tax Ins & Other Exp	10,256.00	35.31	86,919.13	26.19
74000-000	Professional Service Expense				
74302-000	Third-Party Consultants	0.00	0.00	700.00	0.21
74999-999	Total Professional Service Exp	0.00	0.00	700.00	0.21
75100-000	Corporate Licenses, Tax & Insurance				
79999-998	TOTAL OPERATING EXPENSES	59,114.41	203.54	431,852.30	130.14
79999-999	NET OPERATING INCOME (LOSS)	47,634.76	164.01	429,100.20	129.31
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	154.70	0.53	410.24	0.12
80299-999	Total Interest Inc-Checking&MM	154.70	0.53	410.24	0.12
80999-999	Total Interest Income & Other	154.70	0.53	410.24	0.12
82999-999	TOTAL NON-OPERATING REVENUE	154.70	0.53	410.24	0.12
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	20,983.12	72.25	175,717.78	52.95
83299-999	Total Interest Exp-N/P & LOC	20,983.12	72.25	175,717.78	52.95
83500-000	Financing Fee Expense				
83502-000	Loan Servicing Fee	483.75	1.67	4,350.46	1.31
83504-000	Loan Servicing Fee - W&D	833.33	2.87	7,499.97	2.26
83506-000	SAIL Loan Svc and Compliance Fee	916.50	3.16	8,248.50	2.49
83520-000	ELI Loan Svc and Compliance Fee	287.50	0.99	2,587.50	0.78
83522-000	Trustee Ordinary Fees	354.17	1.22	2,854.17	0.86
83524-000	Issuer Administration Fee	833.33	2.87	7,500.05	2.26
83599-999	Total Financing Fee Expense	3,708.58	12.77	33,040.65	9.96

West Lake I, LTD (30004200)

Income Statement

Period = Sep 2022

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
83799-999	Total Interest Exp & Fin Fees	24,691.70	85.02	208,758.43	62.91
83800-000	Audit & Tax Filing Fees				
83802-000	Audit Fee	468.75	1.61	4,218.75	1.27
83806-000	Tax Preparation Fee	289.58	1.00	2,606.22	0.79
83899-999	Total Audit & Tax Filing Fees	758.33	2.61	6,824.97	2.06
84000-000	Depreciation & Amortization				
84100-000	Dep/Amort-Fixed Assets				
84102-000	Depr-FA-Leasehold Improvements	46,860.32	161.34	421,742.88	127.09
84199-999	Total Dep/Amort-Fixed Assets	46,860.32	161.34	421,742.88	127.09
84400-000	Amort-Intangible Assets				
84402-000	Amort-Intangible Assets	2,079.88	7.16	18,718.92	5.64
84499-999	Total Amort-Intangible Assets	2,079.88	7.16	18,718.92	5.64
84999-999	Total Deprec & Amort	48,940.20	168.51	440,461.80	132.73
86100-000	Partnership Fee				
86102-000	Asset Management Fee	442.92	1.52	3,986.28	1.20
86112-000	Incentive Management Fee	0.00	0.00	99,317.15	29.93
86130-000	Other Non-Op-Expense	2,000.00	6.89	2,000.00	0.60
86999-999	Total Partnership Fees	2,442.92	8.41	105,303.43	31.73
89999-999	TOTAL NON-OPERATING EXPENSES	76,833.15	264.54	761,348.63	229.43
99997-999	TOTAL NON-OP INCOME (LOSS)	-76,678.45	-264.01	-760,938.39	-229.31
99998-999	NET INCOME (LOSS)	-29,043.69	-100.00	-331,838.19	-100.00

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
10000-000	ASSETS	
10003-000	Cash	
10010-000	Operating Cash-Owner	
10018-000	Operating Cash - Chase/Truist	208,414.53
10019-000	Security Deposit - Chase/Truist	31,500.00
10049-999	Total Operating Cash-Owner	239,914.53
10090-000	Petty Cash	
10091-000	Petty Cash 1	500.00
10098-999	Total Petty Cash	500.00
10099-999	Total Cash	240,414.53
10400-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10506-000	Operating Deficit Reserve	355,340.19
10510-000	Debt Service Reserves	3,835.14
10515-000	ACC Reserve	26,160.00
10529-999	Total Operating Impound Resrve	385,335.33
10530-000	Bond Reserve Accounts	
10531-000	Bond Fund - Interest Fund	0.19
10532-000	Bond Fund - Principal	596.80
10536-000	Bond Fund - Escrow Account	24,461.27
10537-000	Bond Fund - Replacement Reserve	77,768.57
10542-000	Bond Fund - Debt Service	20,369.46
10545-000	Bond Fund - Subordinate Loan	0.41
10569-999	Total Bond Reserve Accounts	123,196.70
10600-000	Investing Impound Reserve	
10699-999	Total Investing Impound Resrve	0.00
10999-999	Total Restricted Cash	508,532.03
11010-000	A/R-Accounts Receivable	
11011-000	A/R-Resident	1,088.85
11012-000	A/R-Subsidy	777.00
11039-999	Total A/R-Accounts Receivable	1,865.85
11099-999	Total Accounts Receivable	1,865.85
11600-000	Due from Affiliate-Net	
11620-000	A/R-Intercompany	448.50
11699-999	Total Due from Affiliate-Net	448.50
11800-000	Intercompany-Net	
11810-000	Due from/to Intercompany	-1,611.49
11899-999	Total Intercompany-Net	-1,611.49
11999-999	Total Accounts Receivable-Net	702.86

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
12100-000	Prepaid Expenses	
12200-000	Prepaid Operating Expense	
12210-000	Prepaid Cost of RE Operations	
12213-000	Prepaid Property Insurance	60,660.00
12217-000	Prepaid Admin & General	3,403.25
12239-999	Total Prepaid Cost of RE Ops	64,063.25
12299-999	Total Prepaid Operating Expense	64,063.25
12999-999	Total Prepaid Expenses	64,063.25
16000-000	Operating Property-Net	
16001-000	Operating Property	
16010-000	OP-Land	
16010-100	OP-Land-Acquisition	190,625.00
16019-999	Total OP-Land	190,625.00
16020-000	OP-Site Improvements	
16020-100	OP-SI-Acquisition	1,504,669.88
16029-999	Total OP-Site Improvements	1,504,669.88
16030-000	OP-Building	
16030-100	OP-Bldg-Acquisition	12,354,187.00
16039-999	Total OP-Building	12,354,187.00
16099-999	Total Operating Property	14,049,481.88
16200-000	Accumulated Depreciation	
16210-000	A/D-OP-Site Improvements	
16210-700	A/D-OP-SI-Amort	-338,828.76
16219-999	Total A/D-OP-Site Improvements	-338,828.76
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-1,043,242.69
16229-999	Total A/D-OP-Building	-1,043,242.69
16299-999	Total Accumulated Depreciation	-1,382,071.45
16399-999	Total Operating Property-Net	12,667,410.43
17000-000	Fixed Assets-Net	
17001-000	Fixed Assets	
17020-000	FA-Furniture	
17020-200	FA-Furniture-Addition	765,789.40
17029-999	Total FA-Furniture	765,789.40
17099-999	Total Fixed Assets	765,789.40
17100-000	Accumulated Deprec & Amort	

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
17120-000	A/D-FA-Furniture	
17120-700	A/D-FA-Furniture-Amort	-517,333.55
17129-999	Total A/D-FA-Furniture	-517,333.55
17199-999	Total Accum Deprec & Amort	-517,333.55
17299-999	Total Fixed Assets-Net	248,455.85
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	-19,787.99
19359-999	Total A/A-Franchise Licenses	-19,787.99
19399-999	Total Accumulated Amortization	-19,787.99
19499-999	Total Goodwill&Intngibles-Net	68,086.01
19900-000	Suspense	
19901-000	Suspense Clearing	
19911-000	Treasury Clearing	-20,369.45
19915-050	A/R Clearing-Subsidy Suspense	-265.00
19919-999	Total Suspense Clearing	-20,634.45
19999-900	Total Suspense	-20,634.45
19999-999	TOTAL ASSETS	13,782,622.51
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
20111-000	A/P-Trade	36,414.19
20119-999	Total Accounts Payable-Trade	36,414.19
20399-999	Total Accounts Payable-Net	36,414.19
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	
20510-650	Accrued Admin & General Expense	7,443.06
20510-680	Accrued Audit Fee	4,218.75
20510-700	Accrued Tax Consulting Fee	5,706.22
20510-720	Accrued Assets Management Fees	-1,328.72
20519-999	Total Accrued Operating Cost	16,039.31
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	22,048.87
20539-999	Total Accrued Prop Mgmt Salaries/Wages	22,048.87
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	354.17
20641-725	Accrued Issuer Fees	833.33
20641-735	Accrued Service Fee	483.75
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	10,836.00
20649-999	Total Accrued Financing Cost	12,507.25
20900-000	Other Liabilities	
20999-999	Total Accrued Exp & Other Liab	50,595.43
21500-000	Interest Payable-Net	
21501-000	Int Payable-N/P-Promissory	
21510-000	I/P-N/P-Promissory	
21510-700	I/P-N/P-Promissory-Accrual	48,194.03
21519-999	Total I/P-N/P-Promissory	48,194.03
21600-000	Int Payable-N/P-Affiliate	
21700-000	Int Payable-LOC-Secured	
21800-000	Int Payable-LOC-Unsecured	
21900-000	Int Payable-LOC-Affiliate	
21999-999	Total Interest Payable-Net	48,194.03
22000-000	Due to Related Party-Net	
22001-000	Due to Affiliates-Net	
22012-000	A/P-Intercompany	1,848.00
22019-999	Total Due to Affiliates-Net	1,848.00
22299-999	Total Due to Related Party-Net	1,848.00

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
23000-000	Notes Payable-Net	
23001-000	Note Payable-Promissory	
23010-000	N/P-Promissory	
23010-100	N/P-Promissory-Initial Advance	10,244,160.07
23010-200	N/P-Promissory-Payment	-31,555.53
23019-999	Total N/P-Promissory	10,212,604.54
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	54,445.49
23069-999	Total A/A-Loan Fee-N/P-Prom	54,445.49
23099-999	Total Note Payable-Promissory	9,694,043.81
23199-999	Total Notes Payable-Net	9,694,043.81
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	1,937.25
27099-999	Total Unearned Tenant Rent	1,937.25
27399-999	Total Unearned Revenue	1,937.25
28500-000	Liability Deposits	
28501-000	Other Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	31,500.00
28529-999	Total Tenant Security Deposits	31,500.00
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	1,616.41
28569-999	Total Deposits & Other Liabilities	1,616.41
28599-900	Total Other Liability Deposits	33,116.41
28599-999	Total Liability Deposits	33,116.41
29999-999	TOTAL LIABILITIES	9,866,149.12
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	-4,567.75
30199-900	Total Control Partner Equity	6,004,064.78

West Lake I, LTD (30004200)

Balance Sheet

Period = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
30199-999	Total Control Ptnr Equity-Net	6,004,064.78
39000-000	Retained Earnings	
39001-000	Retained Earnings	
39010-700	Retained Earnings	-2,087,591.39
39099-900	Total Retained Earnings	-2,087,591.39
39099-999	Total Retained Earnings	-2,087,591.39
39999-990	TOTAL EQUITY	3,916,473.39
39999-998	TOTAL LIABILITIES & EQUITY	13,782,622.51

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

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2011	07-15-11	08-03-13	08-02-15	\$ 562,980.00	\$ 506,682.00	\$ 562,980.00	\$ 562,980.00	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 583,721.87	\$ 583,258.85	\$ 24,810.15
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ -	\$ -	\$ 971,182.00
CFP - 2020	03-26-20	09-25-23	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ -	\$ -	\$ 1,115,701.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,085,963.00	\$ 977,366.70	\$ -	\$ -	\$ 1,085,963.00
			CFP Total:	\$ 6,902,546.00	\$ 6,212,291.40	\$ 3,705,352.87	\$ 3,704,889.85	\$ 3,197,656.15
Replacement Housing Factor (HUD)								
RHF - 2009(a)	09-15-09	10-29-16	07-29-17	\$ 282,108.00	\$ 253,897.20	\$ 282,108.00	\$ 282,108.00	\$ -
RHF - 2009(b)	04-02-10	10-29-16	07-29-17	\$ 149,804.00	\$ 134,823.60	\$ 149,804.00	\$ 149,804.00	\$ -
RHF - 2010	07-15-10	10-29-16	07-29-18	\$ 441,385.00	\$ 397,246.50	\$ 441,385.00	\$ 441,385.00	\$ -
RHF - 2011	08-03-11	10-29-16	10-29-18	\$ 380,321.00	\$ 342,288.90	\$ 380,321.00	\$ 380,321.00	\$ -
RHF - 2012(b)	03-12-12	10-29-16	10-29-18	\$ 70,661.00	\$ 63,594.90	\$ 70,661.00	\$ 70,661.00	\$ -
RHF - 2013(a)	09-09-13	10-29-18	04-12-19	\$ 208,904.00	\$ 188,013.60	\$ 208,904.00	\$ 208,904.00	\$ -
RHF - 2013(b)	09-09-13	10-29-16	10-29-18	\$ 62,529.00	\$ 56,276.10	\$ 62,529.00	\$ 62,529.00	\$ -
RHF - 2014	05-13-14	10-29-18	04-12-19	\$ 185,710.00	\$ 167,139.00	\$ 185,710.00	\$ 185,710.00	\$ -
RHF - 2015	04-13-15	10-29-18	04-12-19	\$ 187,612.00	\$ 168,850.80	\$ 187,612.00	\$ 187,612.00	\$ -
RHF - 2016	04-13-16	10-29-18	04-12-20	\$ 193,574.00	\$ 174,216.60	\$ 193,574.00	\$ 193,574.00	\$ -
			RHF Total:	\$ 2,162,608.00	\$ 1,946,347.20	\$ 2,162,608.00	\$ 2,162,608.00	\$ -
HOPE VI (HUD)	04-05-00		12-31-17	\$ 21,842,801.00	\$ 19,658,520.90	\$21,842,801.00	\$21,842,801.00	\$ -
Safety & Security Grant (HUD)	03-20-13	03-19-14	03-19-15	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
			Safety & Security Total:	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Family Self Sufficiency 2020	01-01-21	12-31-21	12-31-21	\$ 72,000.00	\$ 64,800.00	\$ 72,000.00	\$ 72,000.00	\$ -
ROSS-Service Coordinator 2020	06-01-21	05-31-24	05-31-24	\$ 198,900.00	\$ 179,010.00	\$ 70,470.47	\$ 70,470.47	\$ 128,429.53
ROSS-Family Self Sufficiency 2021	01-01-2022	12-31-2022	12-31-22	\$ 127,574.00	\$ 114,816.60	\$ 85,196.10	\$ 85,196.10	\$ 42,377.90
			ROSS Total:	\$ 398,474.00	\$ 358,626.60	\$ 142,470.47	\$ 227,666.57	\$ 170,807.43
YouthBuild 2018 Grant (DOL)	01-01-19		08-31-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
YouthBuild 2021 Grant	05-01-22		09-01-25	\$ 1,500,000.00	\$ 1,350,000.00	\$ 39,266.81	\$ 39,266.81	\$ 1,460,733.19
			YouthBuild Total:	\$ 2,575,472.00	\$ 2,317,924.80	\$ 1,114,738.81	\$ 1,114,738.81	\$ 1,460,733.19
CARES Act								
AMP 1 (WestLake/Cecil Gober Villas/John Wright Homes)	05-01-20	12-31-20	12-31-20	\$ 104,415.00	\$ 93,973.50	\$ 104,415.00	\$ 104,415.00	\$ -
AMP 2 (Dakota Park dba Carrington Place)	05-01-20	12-31-20	12-31-20	\$ 14,635.00	\$ 13,171.50	\$ 14,635.00	\$ 14,635.00	\$ -
AMP 3 (Renaissance at Washington Park)	05-01-20	12-31-20	12-31-20	\$ 64,418.00	\$ 57,976.20	\$ 64,418.00	\$ 64,418.00	\$ -
AMP 4 (Hampton Hills)	05-01-20	12-31-20	12-31-20	\$ 2,391.00	\$ 2,151.90	\$ 2,391.00	\$ 2,391.00	\$ -
AMP 5 (Williamstown)	05-01-20	12-31-20	12-31-20	\$ 17,105.00	\$ 15,394.50	\$ 17,105.00	\$ 17,105.00	\$ -
AMP 6 (Twin Lakes Estates)	05-01-20	12-31-20	12-31-20	\$ 7,677.00	\$ 6,909.30	\$ 7,677.00	\$ 7,677.00	\$ -
			CARES Act Total:	\$ 210,641.00	\$ 189,576.90	\$ 210,641.00	\$ 210,641.00	\$ -
Emergency Rental Assistance Program (ERAP-Polk County)	06-01-21	10-31-22	12-31-21	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -
			ERAP Total:	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -

RESOLUTIONS

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

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

Re: Resolution # 22-1522
The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to negotiate and execute a Master Development Agreement with the *PCJ Consultants, Inc.* to become a Developer Partner specifically for, but not restricted to, the development of the 10th Street Lease Purchase Homeownership, N. Florida Avenue Elderly Community and Bartow Redevelopment Projects.

2. Who is making request:

A. Entity: The Housing Authority of the City of Lakeland
B. Project: Master Developer Agreement with the *PCJ Consultants, Inc.*
C. Originator: Benjamin Stevenson

3. Cost Estimate:

n/a

Narrative:

Resolution 21-1501 authorized the Executive Director to submit a proposal to PCJ Consultants, Inc., an authorized representative of Zion Bank, to obtain financing and enter into negotiations to finalize and secure financing for the 10th Street Affordable Housing Development Project. On August 23, 2021 LHA issued a Request for Qualifications for Project Development and Financing (RFQ) for future affordable housing development projects. The RFQ invited developers with extensive experience in the fields of urban redevelopment and master planning to submit statements of qualifications for a vast array of comprehensive services related to the master planning and development of affordable housing developments and the provision of financing to cover the costs of same. PCJ Consultants, Inc. was selected as the best respondent to the RFQ. In that regard, LHA staff entered into negotiations with PCJ Consultants, Inc., and Zion Bank for purposes of obtaining the funds necessary to finance future development efforts.

A draft Master Developer Agreement was created on May 18, 2022, but never completed. A Predevelopment Agreement between LHA and PCJ Consultants was written and executed on December 2, 2021. The Predevelopment Agreement serves as a placeholder under a Master Developer Agreement can be negotiated and executed. The Predevelopment Agreement was amended on June 22, 2022 (First Amendment) and September 9, 2022 (Second Amendment). A Third Amendment will be executed no later than the first week of December 2022. Staff is seeking permission to allow the LHA Attorney to complete the drafting of the Master Development Agreement to include the development of the 10th Street Lease Purchase Homeownership, N. Florida Avenue Elderly Community and Bartow Redevelopment Projects. PCJ Consultants, Inc. and Zion Bank are reviewing the LHA proposal for financing and has provided a conditional funding commitment letter for the development of at least one of these projects. LHA has been working diligently with PCJ

Consultants on the design, pricing and proposed construction of the projects mentioned above over the past several months.

Based on the above selection process and progress over the past several months, staff is recommending that the Board of Commissioners approve Resolution 22-1522 and authorize the Executive Director to finalize the negotiations and execute a Master Developer Agreement with *PCJ Consultants, Inc.* The Executive Director will work with LHA's legal advisor, Saxon Gilmore, to complete the terms of the agreement. The agreement will be presented to the Board of Commissioners at a later date where they may approve, reject, or approve with revisions, the negotiated terms.

RESOLUTION NO. 15-1522

AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND FINALIZE A MASTER DEVELOPMENT AGREEMENT WITH THE PCJ CONSULTANTS, INC.

WHEREAS, via Resolution 21-1501, the Board of Commissioners of the Housing Authority of the City of Lakeland authorized the Executive Director to submit a proposal to PCJ Consultants, Inc., an authorized representative of Zion Bank, to obtain financing and enter into negotiations to finalize and secure financing for the 10th Street Affordable Housing Development Project; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland is requested to authorize the Executive Director to negotiate a Master Developer Agreement with the PCJ Consultants, Inc.; and

WHEREAS, the Master Developer Agreement will require PCJ Consultants, Inc. to provide master planning and secure financial funding from Zion Bank and related resources necessary for the successful development of the 10th Street Affordable Housing Development, N. Florida Avenue Elderly Community and Bartow Redevelopment Projects; and

WHEREAS, the terms of this Master Developer Agreement will allow the Housing Authority of the City of Lakeland at its sole discretion to partner with the PCJ Consultants for the redevelopment of other properties owned and controlled by the Housing Authority of the City of Lakeland; and

WHEREAS, the Master Developer Agreement with the PCJ Consultants, Inc. will be presented to the Board of Commissioners of the Housing Authority of the City of Lakeland for acceptance, rejection, or acceptance with revisions.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby authorizes the Executive Director to negotiate and finalize a Master Development Agreement with the PCJ Consultants, Inc. for the development of the 10th Street Affordable Housing Development, N. Florida Avenue Elderly Community and Bartow Redevelopment Projects and other properties owned and controlled 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. 22-1522 dated November 28, 2022.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chair

(Place holder for 2 pages .pdf file)

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

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

Re: Resolution # 22-1523

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to complete negotiations and execute all documents necessary to complete a financial closing with PCJ Consultants, Inc., and Zion Bank to provide financing for the 4-Acre N. Florida Avenue Senior Development Project and to take all actions necessary to carry out the intent of this Resolution.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: 4-Acre N. Florida Avenue Senior Development Project
- C. Originator: Benjamin Stevenson

3. Cost Estimate:

N/A

Narrative:

The Housing Authority is desiring to create more affordable housing opportunities for seniors and veterans within the Lakeland Metropolitan Statistical Area (MSA). Specifically, the Housing Authority is desiring to develop an approximately 4-acre site into an affordable rental housing community providing approximately 104 opportunities for senior citizens aged sixty-two and older. Construction costs for the approximate 104-unit elderly community is being privately financed.

A key component of this development project will be to obtain the financing necessary to cover the cost of administration, construction, and development of this project. The Executive Director has been working with the Investment Partner for the past several years to identify potential funding sources for this development project.

On August 23, 2021, LHA issued a Request for Qualifications for Project Development and Financing (RFQ) for future affordable housing development projects and PCJ Consultants, Inc. was selected as the best respondent to said RFQ. In that regard, LHA staff entered into negotiations with PCJ Consultants, Inc., and Zion Bank for purposes of obtaining the funds necessary to finance this development effort. PCJ Consultants, Inc. and Zion Bank are reviewing the LHA proposal for financing and have provided a conditional funding commitment letter for the development.

PCJ Consultants, Inc. have engaged an architectural firm to design the affordable rental housing units and, thereby, provide the information necessary to create a construction budget and overall development project. LHA has also identified a 4-acre property on N. Florida Avenue that is for sale by the Owner. LHA and the Owner have negotiated a sales

price of \$600,000 that includes \$450,000 cash and \$150,000 credit for a tax-exempt donation to LHA. The next proper step is for staff to finish the negotiations and execute all documents necessary to complete the financial closing with the lender.

Based on the above information, staff is recommending that the Board of Commissioners approve this Resolution No. 22-1523 to authorize the Executive Director to finish negotiations and execute all documents necessary to obtain funding from PCJ Consultants, Inc. and Zion Bank for the purchase of the 4-acre site on N. Florida Avenue and the construction of a senior affordable housing community that will provide rental opportunities for elderly persons in the moderate- to low-income category and complete all work necessary to achieve this objective.

Copies of the Purchase Agreement and project description are attached.

RESOLUTION NO. 22-1523

AUTHORIZE THE EXECUTIVE DIRECTOR TO COMPLETE NEGOTIATIONS AND EXECUTE ALL DOCUMENTS NECESSARY TO OBTAIN FINANCING FOR THE PURCHASE OF A 4-ACRE SITE ON N. FLORIDA AVENUE AND THE DEVELOPMENT OF A SENIOR AFFORDABLE HOUSING COMMUNITY AT THIS LOCATION AND FURTHER AUTHORIZE THE EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT THE INTENT OF THIS RESOLUTION.

WHEREAS, the Housing Authority of the City of Lakeland, Florida desires to pursue all viable opportunities to provide additional affordable housing within its service area; and

WHEREAS, the Housing Authority of the City of Lakeland has identified a 4-acre property on N. Florida Avenue available for development that will provide additional affordable rental housing opportunities for its clientele; and

WHEREAS, the Housing Authority of the City of Lakeland desires to build a senior affordable housing community on the 4-acre site that will provide a maximum of one hundred four (104) rental housing opportunities for moderate to low-income elderly citizens; and

WHEREAS, via Resolution 20-1494, the Board of Commissioners of the Housing Authority of the City of Lakeland authorized the Executive Director to begin negotiations with potential partners to obtain financing necessary for the construction of the 10th Street Homeownership Development Project; and

WHEREAS, On August 23, 2021, the Housing Authority of the City of Lakeland issued a Request for Qualifications for Project Development and Financing for future affordable housing development projects; and

WHEREAS, PCJ Consultants, Inc. was selected as the best respondent to the Request for Qualifications for Project Development and Financing for future affordable housing development projects; and

WHEREAS, the Executive Director of the Housing Authority of the City of Lakeland has obtained a conditional funding commitment offer letter from PCJ Consultants, Inc., and Zion Bank to finance the development of affordable housing; and

WHEREAS, the Owner of the 4-acre desires to sell the land and has entered into a Sales Purchase Agreement with the Housing Authority of the City of Lakeland; and

WHEREAS, PCJ Consultants, Inc. and Zion Bank have agreed to provide the financing for the purchase of the 4-acre site at the time of the financial closing; and

WHEREAS, the Housing Authority of the City of Lakeland desires to obtain private financing for the purchase of the 4-acre site on N. Florida Avenue and the construction of a senior affordable housing community that will provide rental opportunities for elderly

persons in the moderate- to low-income category and complete all work necessary to achieve this objective.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby authorizes the Executive Director to complete negotiations and execute all documents with PCJ Consultants, Inc. and Zion Bank necessary to provide the financing for the purchase of the 4-acre site on N. Florida Avenue and the construction of a senior affordable housing community that will provide rental opportunities for elderly persons in the moderate- to low-income category and further authorize the Executive Director to take all actions necessary to carry out the intent of this Resolution.

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. 22-1523, dated November 28, 2022.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chair

(Place holder for 3 pages .pdf file)

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

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

Re: Resolution # 22-1524

The Board of Commissioners is requested to approve the above-referenced resolution authorizing its Executive Director to negotiate and execute all documents necessary for a Purchase and Sale Agreement with a Potential Buyer for the 10th Street Development property.

2. Who is making request:

A. Entity: The Housing Authority of the City of Lakeland
B. Project: Sale of the 10.46-acre vacant tract known as 10th Street Development Property located south of N. 10th Street and west of Brunell Parkway in Lakeland, Florida.
C. Originator: Benjamin Stevenson

3. Cost Estimate:

No fee – Contract to sell.

Narrative:

For a number of years, the Housing Authority of the City of Lakeland (LHA) has owned a vacant 10.46-acre vacant tract known as 10th Street Development Property located south of N. 10th Street and west of Brunell Parkway in Lakeland. Based upon its location and an analysis completed by staff of the Housing Authority of the City of Lakeland, Florida, it has been determined that the *highest and best* use of this parcel would be the development of affordable housing or the sale of the property which would provide revenue to be used for the development of affordable housing.

PCJ Consultants, Inc. ("Buyer") expressed a desire to purchase the parcel from the Housing Authority for \$800,000 or the appraised value whichever is higher and have the property for affordable housing development associated with the 10th Street Lease Purchase Homeownership Project. Purchase of the property is provided as another incentive for LHA to do business with Zion Bank.

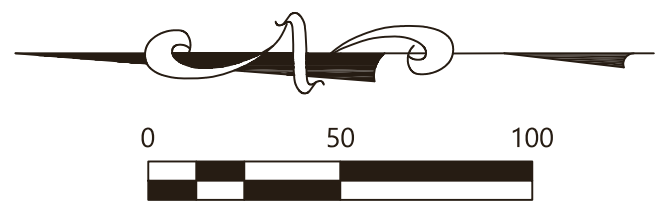
The purpose of this resolution, #22-1524, is to obtain authorization from the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida for its Executive Director to negotiate and execute all documents necessary for a Purchase and Sale Agreement with the Buyer for the 10th Street Development property.

LEGAL DESCRIPTION
(OFFICIAL RECORDS BOOK 7193, PAGE 2266)

PROPERTY IN POLK COUNTY, FLORIDA DESCRIBED AS:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4. RUN THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 305.0 FEET. THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION. RUN THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 544.38 FEET. RUN THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 936.47 FEET TO THE NORTH LINE OF THE SOUTH 381.48 FEET OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4. RUN THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 426.69 FEET. RUN THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 404.95 FEET TO THE SOUTH LINE OF THE NORTH 667.04 FEET OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4. RUN THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 117.69 FEET. RUN THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 532.04 FEET TO THE POINT OF BEGINNING.



LEGEND:

F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	FOUND IRON ROD	W.F.	WOOD FENCE
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	B.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2"	V.F.	VINYL FENCE
	PSM#5761	COR.	CORNER
SM&D	SET MAG NAIL & DISK	F.F.	FINISHED FLOOR
	P.S.M.#5761	P.P.F.	POOL PUMP/FILTER
LB.	LICENSED BUSINESS	EL.	ELEVATION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	T.O.B.	TOP OF BANK
PK&N&D	FOUND PK NAIL & DISK	T.O.S.	TOE OF SLOPE
F.R.R.S.	FOUND RAILROAD SPIKE	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
D	DEED	E.P.	EDGE OF PAVEMENT
P	PLAT	C.E.	COVERED ENTRY
F	FIELD	P.O.B.	POINT OF BEGINNING
C	CALCULATED	P.O.C.	POINT OF COMMENCEMENT
CONC.	CONCRETE	W.U.P.	WOOD UTILITY POLE
A/C	AIR CONDITIONER	E.M.P.	ELECTRIC METER POLE
C.B.	CONCRETE BLOCK	W.L.P.	WOOD LIGHT POLE
⊕	WOOD UTILITY POLE	T.B.M.	TEMPORARY BENCH MARK GUY ANCHOR

--- OVERHEAD UTILITY LINES
--- CHAIN LINK FENCE
--- LAND LINE
--- PLAT LINE

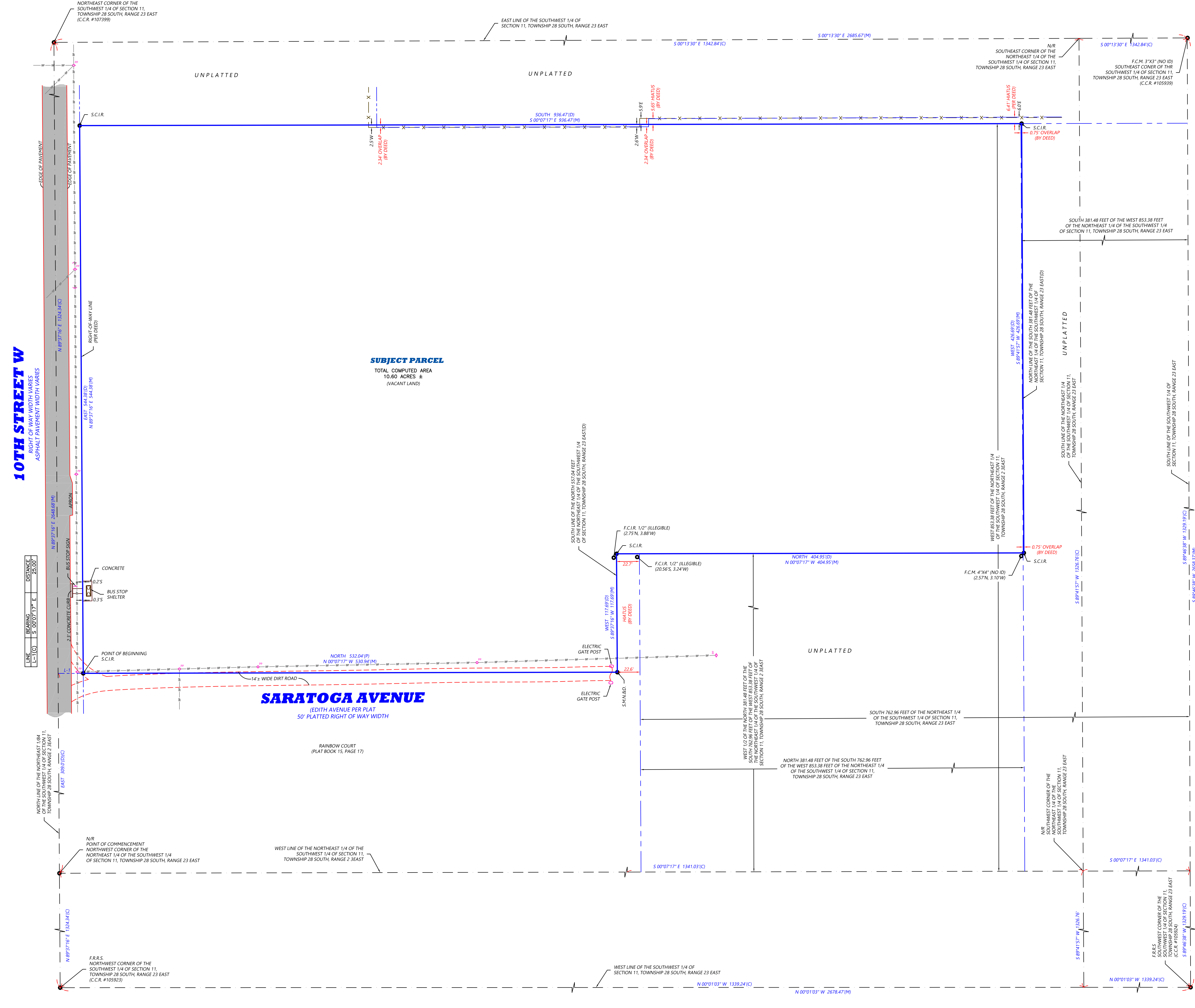
SURVEYORS NOTES:

- NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
- BEARINGS SHOWN HEREON ASSUMED IN LINE OF THE NE 1/4 OR THE SW 1/4 OF SECTION 11-28-23 BEING N 89°37'16" E.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
- PURPOSE OF SURVEY: PURCHASE, SELL, MORTGAGE.
- THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
- NO METEOROLOGICAL, JURISDICTIONAL, AREA OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FROM MICHAEL D. CROW & ASSOCIATES, INC. OR THE CERTIFYING LAND SURVEYOR.
- THE SIGNING SURVEYOR OR MICHAEL D. CROW & ASSOCIATES, INC. CANNOT BE RESPONSIBLE FOR ANY ADDITIONS, DELETIONS OR ALTERATIONS TO THE IMPROVEMENTS THEREON OR TO THE SURVEY MONUMENTS THAT MAY OCCUR AFTER HE/SHE LEAVES THE SITE. THIS SURVEY MAP OR REPORT IS THE PROPERTY OF MICHAEL D. CROW & ASSOCIATES, INC. AND ANY ADDITIONS, DELETIONS OR ALTERATIONS BY ANY OTHER THAN THE SIGNING SURVEYOR IS STRICTLY PROHIBITED.
- THE RE-USE OF THIS SURVEY BY ANY THIRD PARTY FOR PURPOSE OTHER THAN WHICH IT WAS INTENDED IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF VERIFICATION OF THE ORIGINAL SIGNING SURVEYOR. ANY RE-USER WILL BE AT SOLE RISK AND WITHOUT ANY LIABILITY TO THE SIGNING SURVEYOR OF THEIR REPRESENTING FIRM.
- UNLESS ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE WITH DATE AND DIGITAL SEAL OR ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL, THIS DOCUMENT HAS NOT BEEN AUTHORIZED AND IS FOR INFORMATIONAL PURPOSES ONLY.

10TH STREET W
RIGHT OF WAY WIDTH VARIES
ASPHALT PAVEMENT WIDTH VARIES

SUBJECT PARCEL
TOTAL COMPUTED AREA
10.60 ACRES ±
(VACANT LAND)

SARATOGA AVENUE
(EDITH AVENUE PER PLAT
50' PLATTED RIGHT OF WAY WIDTH)



DWG. NO.: 200408	LAST DATE OF FIELDWORK: 4/15/2020	DRAWN BY: JB	DATE PREPARED: 4/20/2020	FIELD CREW: BM, DV	PARCEL ID #: 23-28-11-000000-041040	REVISIONS:	
SHEET # 1 OF 1 SHEET	FLOOD ZONE DESIGNATION THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER THE FLOOD INSURANCE RATE MAP FOR: POLK COUNTY, FLORIDA. PANEL #: 12105C 0311 G, DATED: 12/22/2016. THERE MAY BE MAP AMENDMENTS OR REVISIONS THAT WERE FILED AFTER THE EFFECTIVE DATE OF THE MAP THAT WERE NOT FOUND OR PROVIDED. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEDERAL EMERGENCY MANAGEMENT AGENCY SHOULD BE CONTACTED FOR VERIFICATION.		Michael D. CROW & ASSOCIATES INC. CERTIFICATE OF AUTHORIZATION # 7936 2004 THONOTOSASSA RD., STE #102 PLANT CITY, FL 33563 PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM		BOUNDARY SURVEY FOR FLORIDA HOUSING FINANCE CORPORATION		CERTIFIED TO: FLORIDA HOUSING FINANCE CORPORATION MICHAEL D. CROW, P.S.M., L.S. 5761 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

RESOLUTION 22-1524

A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF LAKELAND, FLORIDA TO EXECUTE CLOSING DOCUMENTS FOR THE SALE OF APPROXIMATELY 10.46 ACRES ON N. 10TH STREET IN THE CITY OF LAKELAND, FLORIDA AND KNOWN AS THE 10TH STREET DEVELOPMENT PROPERTY.

WHEREAS, the Housing Authority of the City of Lakeland, Florida (“LHA”) is the owner of 10.46-acre vacant tract known as 10th Street Development Property located south of N. 10th Street and west of Brunell Parkway in Lakeland, Florida.; and

WHEREAS, via Resolution 21-1501, the Board of Commissioners of the Housing Authority of the City of Lakeland authorized the Executive Director to submit a proposal to PCJ Consultants, Inc., an authorized representative of Zion Bank, to obtain financing and enter into negotiations to finalize and secure financing for the 10th Street Affordable Housing Development Project; and

WHEREAS, via Resolution 21-1522, the Board of Commissioners of the Housing Authority of the City of Lakeland authorized the Executive Director to negotiate and finalize a Master Development Agreement with the PCJ Consultants, Inc. for the development of the 10th Street Affordable Housing Development; and

WHEREAS, expressed a desire to purchase the parcel from the Housing Authority for \$800,000 or the appraised value whichever is higher and have the property for affordable housing development associated with the 10th Street Lease Purchase Homeownership Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida hereby approves this resolution and authorizes its Executive Director to negotiate and execute all documents necessary for a Purchase and Sale Agreement with PCJ Consultants, Inc., for the 10th Street Development property.

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. 22-1524, dated November 28, 2022.

Attested by:

Don Brown, Chair

Benjamin Stevenson, Secretary

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

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

Re: Resolution # 22-1525

The Board of Commissioners is requested to approve the 2023 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 2023 Annual Budgets
- C. Originator: Valerie Turner and Carlos R. Pizarro An

3. Cost Estimate:

N/A

Narrative:

The Board of Commissioners provides oversight and direction to the Housing Authority of the City of Lakeland. Annually, the Board reviews, comments, and when satisfied, approves the Annual Budget for the following programs that receive funding from the U.S. Department of Housing and Urban Development: Central Office Cost Center; Section 8 Housing Choice Voucher program; West Lake Management and the Public Housing program (which includes AMP 1, 2, 3, 4, 5, 6 and 7). This resolution requests approval of the 2023 Annual Budgets and organizational chart for those programs and acknowledges the receipt of the additional business activities and partnership 2023 budgets as presented to the owners and investors pursuant to the operating and management agreements for each affordable housing development.



BUDGET REPORT

2023 FISCAL YEAR

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

The Housing Authority of the City of Lakeland

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

Website: www.lakelandhousing.org

Table of Contents

Contents

To Our Board of Commissioners	1
Summary	4

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

To Our Board of Commissioners

Strategic Highlights

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

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

Budget Highlights

Budgets that must be approved by the Board of Commissioners on November 28, 2022:

1. Central Office Cost Center (Lakeland Housing Authority Executive Office)
2. AMP 1 Public Housing (John Wright Homes and Cecil Gober Villas)
3. Housing Choice Voucher Program (Section 8)
4. West Lake Management LLC.
5. New Organizational Chart

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

1. Colton Meadow Apartments
2. The Villas at Lake Bonnet
3. The Manor at West Bartow

4. Carrington Place Apartments
5. Renaissance at Washington Ridge
6. The Micro-Cottages at Williamstown
7. Twin Lakes Estates 1 and 2

Operating Highlights

2022 Net Operating Income Forecast per Program and/or Community

1. AMP 1 Public Housing- Break even
2. HCV Section 8 HAP- Break even
3. HCV Section 8 Admin- \$3,204.48
4. COCC LHA Executive- Break even
5. West Lake Management- \$92,273.12
6. Colton Meadow Apartments- \$57,929.00
7. The Villas at Lake Bonnet- \$25,350.08
8. The Manor at West Bartow- \$40,381.46
9. Carrington Place Apartments- \$5,538.73
10. Renaissance at Washington Ridge - \$3,553.13
11. Williamstown – \$11,939.35
12. Twin Lakes 1- \$200,616.00
13. Twin Lakes 2- \$267,138.00

Looking Ahead

1. What challenges and opportunities do we anticipate for the Lakeland Housing Authority?
 - a. Funding
 - b. Not having enough units or vouchers
 - c. Debt
 - d. Public Housing Offline units or pending demolition
 - e. Resident Outreach to process and access LHA services online
 - f. Adjust LHA's policy to safeguard employee and resident safety

2. What are some of the needs we foresee in the community for 2023?
 - a. Public and Private Partnerships
 - b. LHA has to work with business to provide ideas
 - c. Getting residents to work
 - d. Continue with the Homeownership Programs
 - e. Assist the aging population in Polk County
 - f. Assist the disabled and underprivileged families
3. What are some of the plans LHA has for 2023 to generate more income?
 - a. Expand the business activities (Landscaping/HVAC/Tree Cutting/Pre.Washing/Maintenance contracts outside LHA Portfolio. Also, West Lake Realty related services such as sale of homes)
 - b. Develop more communities
 - c. Manage new communities
 - d. More training
4. What would you the Board of Commissioners like to see LHA accomplish in 2023?
 - a. Ideas?

Sincerely,

Carlos R. Pizarro An

Carlos R. Pizarro An, PHM, AHM, M.A.
Senior Vice-President of Housing

Summary

Most Housing Experts would expect the Public Housing, Section 8 and Property Management industry to fall apart during the economic downturn but this was not the case with the Lakeland Housing Authority even during the Covid-19 pandemic. We were able to stabilize the agency and reduce the debt we inherited with the Public Housing Program. Revenues have increased faster than the operating expense, the operating expense is being revised constantly to make sure the Agency continue to be solvent.

The LHA Staff and the Board of Commissioners have taken measures to stop the “bleeding” of funds. The Agency’s overall return on cash and assets for the past 11 years have been the best going back 24 years.

Increasing margins within the proposed budgets and gross margins will result in more cash flow for FY 2023. This will allow West Lake Management to increase its monthly management fees to the maximum allowed under each management agreement.

The proposed 2023 budgets (Draft Format) do not include any future income from Deferred Development Fees or any sale proceeds, as these funds will be designated for future developments and job programs.

AMP 1-LHA Owned (.amp1)
2023 Budget

		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	163,920.00
3119-00-000	Total Rental Income	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	13,660.00	163,920.00
3120-00-000	Other Tenant Income													
3120-01-600	FSS Forfeitures	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-05-000	Legal Fees - Tenant	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-06-000	NSF Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-11-000	Forfeited Security Deposits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3129-00-000	Total Other Tenant Income	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	14,085.00	14,085.00	14,085.00	14,085.00	14,085.00	14,085.00	14,085.00	14,085.00	14,085.00	14,085.00	14,085.00	14,085.00	169,020.00
3400-00-000	GRANT INCOME													
3401-00-000	Government Subsidy Income	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	578,562.96
3499-00-000	TOTAL GRANT INCOME	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	48,213.58	578,562.96
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	109,556.76
3610-01-000	Interest Income - Unrestricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3699-00-000	TOTAL OTHER INCOME	9,139.73	9,139.73	9,139.73	9,139.73	9,139.73	9,139.73	9,139.73	9,139.73	9,139.73	9,139.73	9,139.73	9,139.73	109,676.76
3999-00-000	TOTAL INCOME	71,438.31	71,438.31	71,438.31	71,438.31	71,438.31	71,438.31	71,438.31	71,438.31	71,438.31	71,438.31	71,438.31	71,438.31	857,259.72
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE	2512.075												
4100-99-000	Administrative Salaries	7536.225												
4110-00-000	Administrative Salaries	5,024.15	5,024.15	7,536.22	5,024.15	5,024.15	7,536.22	5,024.15	5,024.15	7,536.22	5,024.15	5,024.15	7,536.22	70,338.08
4110-00-001	401K-401A Admin	200.97	200.97	301.45	200.97	200.97	301.45	200.97	200.97	301.45	200.97	200.97	301.45	2,813.52
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	401.93	401.93	602.90	401.93	401.93	602.90	401.93	401.93	602.90	401.93	401.93	602.90	5,627.05
4110-00-004	Workers Comp Admin	206.20	206.20	206.20	206.20	206.20	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2,474.40
4110-00-006	Legal Shield - Administrative	143.55	143.55	143.55	143.55	143.55	143.55	143.55	143.55	143.55	143.55	143.55	143.55	1,722.60
4110-00-007	Payroll Prep Fees	50.24	50.24	75.36	50.24	50.24	75.36	50.24	50.24	75.36	50.24	50.24	75.36	703.38
4110-07-000	Health/Life Insurance	744.66	744.66	744.66	744.66	744.66	744.66	744.66	744.66	744.66	744.66	744.66	744.66	8,935.92
4110-99-000	Total Administrative Salaries	6,771.70	6,771.70	9,610.34	6,771.70	6,771.70	9,610.34	6,771.70	6,771.70	9,610.34	6,771.70	6,771.70	9,610.34	92,614.95
4120-99-000	Total Admin. Salaries & Benefits	6,771.70	6,771.70	9,610.34	6,771.70	6,771.70	9,610.34	6,771.70	6,771.70	9,610.34	6,771.70	6,771.70	9,610.34	92,614.95
4130-00-000	Legal Expense													
4130-00-001	Eviction Legal Fees	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
4130-02-000	Criminal Background / Credit Checks/Drug Testing	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00
4130-04-000	General Legal Expense	500.00	685.00	685.00	685.00	685.00	685.00	685.00	685.00	685.00	685.00	685.00	685.00	8,035.00
4130-99-000	Total Legal Expense	625.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	9,535.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4140-00-100	Travel/Mileage	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4150-00-000	Commissioner Travel	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
4171-00-000	Auditing Fees	3,628.70	3,628.70	3,628.70	3,628.70	3,628.70	3,628.70	3,628.70	3,628.70	3,628.70	3,628.70	3,628.70	3,628.70	43,544.40
4173-00-000	Management Fee	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	82,875.96
4173-01-000	Bookkeeping Fee	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	8,010.00
4173-02-000	Asset Management Fee	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	10,680.00
4182-00-000	Consultants	1,240.00	1,240.00	1,240.00	1,240.00	1,240.00	1,240.00	1,240.00	1,240.00	1,240.00	1,240.00	1,240.00	1,240.00	14,880.00
4189-00-000	Total Other Admin Expenses	13,942.53	13,942.53	13,942.53	13,942.53	13,942.53	13,942.53	13,942.53	13,942.53	13,942.53	13,942.53	13,942.53	13,942.53	167,310.36
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-02-000	Printing/Publications & Subscriptions	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4190-03-000	Advertising Publications	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-04-000	Stationery & Office Supplies	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	2,463.12
4190-07-000	Telephone	1,085.90	1,085.90	1,085.90	1,085.90	1,085.90	1,085.90	1,085.90	1,085.90	1,085.90	1,085.90	1,085.90	1,085.90	13,030.80

**AMP 1-LHA Owned (.amp1)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
4190-08-000 Postage	113.09	113.09	113.09	113.09	113.09	113.09	113.09	113.09	113.09	113.09	113.09	113.09	1,357.08
4190-09-000 Computer Software License Fees/Exp	2,163.97	2,163.97	2,163.97	2,163.97	2,163.97	2,163.97	2,163.97	2,163.97	2,163.97	2,163.97	2,163.97	2,163.97	25,967.64
4190-10-000 Copiers - Lease & Service	484.09	484.09	484.09	484.09	484.09	484.09	484.09	484.09	484.09	484.09	484.09	484.09	5,809.08
4190-11-000 Admin Service Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4190-13-000 Internet	767.17	767.17	767.17	767.17	767.17	767.17	767.17	767.17	767.17	767.17	767.17	767.17	9,206.04
4190-18-000 Small Office Equipment	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-19-000 IT Contract Fees	1,610.45	1,610.45	1,610.45	1,610.45	1,610.45	1,610.45	1,610.45	1,610.45	1,610.45	1,610.45	1,610.45	1,610.45	19,325.40
4190-20-100 Bank Fees - Unrestricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-22-000 Other Misc Admin Expenses	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4190-22-300 Misc Renting Expense & Compliance Contracts	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
4190-24-000 Govt Licenses-Fees-Permits	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-25-000 Office Cleaning and Repairs	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-30-000 Equipment Service Contracts	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4191-00-000 Total Miscellaneous Admin Expenses	7,249.93	7,249.93	7,249.93	7,249.93	7,249.93	7,249.93	7,249.93	7,249.93	7,249.93	7,249.93	7,249.93	7,249.93	86,999.16
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	28,589.16	28,774.16	31,612.80	28,774.16	28,774.16	31,612.80	28,774.16	28,774.16	31,612.80	28,774.16	28,774.16	31,612.80	356,459.47
4200-00-000 TENANT SERVICES													
4220-00-000 Resident Functions	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4230-00-000 Resident Services Exp	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
4300-00-000 UTILITIES													
4310-00-000 Water	1,373.39	1,373.39	1,373.39	1,373.39	1,373.39	1,373.39	1,373.39	1,373.39	1,373.39	1,373.39	1,373.39	1,373.39	16,480.68
4320-00-000 Electricity	3,218.43	3,218.43	3,218.43	3,218.43	3,218.43	3,218.43	3,218.43	3,218.43	3,218.43	3,218.43	3,218.43	3,218.43	38,621.16
4340-00-000 Garbage/Trash Removal	4,824.33	4,824.33	4,824.33	4,824.33	4,824.33	4,824.33	4,824.33	4,824.33	4,824.33	4,824.33	4,824.33	4,824.33	57,891.96
4390-00-000 Sewer	2,594.10	2,594.10	2,594.10	2,594.10	2,594.10	2,594.10	2,594.10	2,594.10	2,594.10	2,594.10	2,594.10	2,594.10	31,129.20
4399-00-000 TOTAL UTILITY EXPENSES	12,010.25	12,010.25	12,010.25	12,010.25	12,010.25	12,010.25	12,010.25	12,010.25	12,010.25	12,010.25	12,010.25	12,010.25	144,123.00
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	4,697.08	4,697.08	7,045.62	4,697.08	4,697.08	7,045.62	4,697.08	4,697.08	7,045.62	4,697.08	4,697.08	7,045.62	65,759.12
4410-06-000 401K-401A Maintenance	187.88	187.88	281.82	187.88	187.88	281.82	187.88	187.88	281.82	187.88	187.88	281.82	2,630.36
4410-07-000 Payroll Taxes Maintenance	375.77	375.77	563.65	375.77	375.77	563.65	375.77	375.77	563.65	375.77	375.77	563.65	5,260.73
4410-08-000 Health/Life Insurance Maint.	819.53	819.53	819.53	819.53	819.53	819.53	819.53	819.53	819.53	819.53	819.53	819.53	9,834.36
4410-09-000 Workers Comp Maintenance	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	161.78	1,941.36
4410-10-000 Payroll Prep Fees Maint.	46.97	46.97	70.46	46.97	46.97	70.46	46.97	46.97	70.46	46.97	46.97	70.46	657.59
4410-11-000 Legal Shield - Maint	108.70	108.70	108.70	108.70	108.70	108.70	108.70	108.70	108.70	108.70	108.70	108.70	1,304.40
4411-00-000 Maintenance Uniforms	298.19	298.19	298.19	298.19	298.19	298.19	298.19	298.19	298.19	298.19	298.19	298.19	3,578.28
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	759.34	759.34	759.34	759.34	759.34	759.34	759.34	759.34	759.34	759.34	759.34	759.34	9,112.08
4419-00-000 Total General Maint Expense	7,455.24	7,455.24	10,109.09	7,455.24	7,455.24	10,109.09	7,455.24	7,455.24	10,109.09	7,455.24	7,455.24	10,109.09	100,078.29
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-02-000 Supplies-Appliance Parts	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-03-000 Supplies-Painting/Decorating	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-03-100 Hardware Doors/Windows/Locks	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-03-200 Window Treatments	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-04-000 Electrical - Supplies/Fixtures	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
4420-06-000 Supplies-Janitorial/Cleaning	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	3,300.00
4420-07-000 Repairs - Materials & Supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-08-000 Supplies-Plumbing	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-09-000 Supplies- Tools Equipmt	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-09-100 Security Equipment,Locks,Alarms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-10-000 Maint - Miscellaneous Supplies	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-10-200 Carpet and Flooring Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000 Supplies- HVAC	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
4420-12-000 Supplies- Painting	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4429-00-000 Total Materials	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	18,600.00
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	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
4430-03-000 Contract-Building Repairs - Exterior	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-03-100 Contract-Building Repairs - Interior	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00

**AMP 1-LHA Owned (.amp1)
2023 Budget**

		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
4430-03-300	Repairs - Windows/Glass	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	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	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
4430-13-000	Contract-HVAC - Repairs & Maint	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4430-14-000	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	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4430-23-000	Contract-Consultants	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
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	Contract-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	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4430-99-000	Other Contracted Services	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4439-00-000	Total Contract Costs	12,615.69	12,615.69	12,615.69	12,615.69	12,615.69	12,615.69	12,615.69	12,615.69	12,615.69	12,615.69	12,615.69	12,615.69	151,388.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	21,620.93	21,620.93	24,274.78	21,620.93	21,620.93	24,274.78	21,620.93	21,620.93	24,274.78	21,620.93	21,620.93	24,274.78	270,066.57
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	4,668.39	4,668.39	4,668.39	4,668.39	4,668.39	4,668.39	4,668.39	4,668.39	4,668.39	4,668.39	4,668.39	4,668.39	56,020.68
4510-01-000	General Liability Insurance - Auto	662.50	662.50	662.50	662.50	662.50	662.50	662.50	662.50	662.50	662.50	662.50	662.50	7,950.00
4599-00-000	TOTAL GENERAL EXPENSES	5,330.89	5,330.89	5,330.89	5,330.89	5,330.89	5,330.89	5,330.89	5,330.89	5,330.89	5,330.89	5,330.89	5,330.89	63,970.68
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-001	Tenant Utility Payments-PH	121.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	6,501.00
4715-03-000	FSS Escrow Payments	2,339.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	12,239.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	2,460.00	1,480.00	1,480.00	1,480.00	1,480.00	1,480.00	1,480.00	1,480.00	1,480.00	1,480.00	1,480.00	1,480.00	18,740.00
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	99,958.08
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	8,329.84	99,958.08
8000-00-000	TOTAL EXPENSES	78,666.07	77,871.07	83,363.56	77,871.07	77,871.07	83,363.56	77,871.07	77,871.07	83,363.56	77,871.07	77,871.07	83,363.56	957,217.80
9000-00-000	NET INCOME	-7,227.76	-6,432.76	-11,925.25	-6,432.76	-6,432.76	-11,925.25	-6,432.76	-6,432.76	-11,925.25	-6,432.76	-6,432.76	-11,925.25	-99,958.08

**Housing Choice Voucher Program
2023 Administrative Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
3000-00-000 INCOME													
3400-00-000 GRANT INCOME													
3410-02-000 Section 8 Admin. Fee Income	85,729.00	85,729.00	85,729.00	85,729.00	85,729.00	85,729.00	85,729.00	85,729.00	85,729.00	85,729.00	85,729.00	85,729.00	1,028,748.00
3410-08-000 Section 8 EHV Admin Fee	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	48,540.00
3499-00-000 TOTAL GRANT INCOME	89,774.00	89,774.00	89,774.00	89,774.00	89,774.00	89,774.00	89,774.00	89,774.00	89,774.00	89,774.00	89,774.00	89,774.00	1,077,288.00
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3610-01-000 Interest Income - Unrestricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3640-00-000 Fraud Recovery - UNP	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
3640-01-000 Fraud Recovery - RNP	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
3650-00-000 Miscellaneous Other Income	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
3699-00-000 TOTAL OTHER INCOME	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00
3999-00-000 TOTAL INCOME	91,524.00	91,524.00	91,524.00	91,524.00	91,524.00	91,524.00	91,524.00	91,524.00	91,524.00	91,524.00	91,524.00	91,524.00	1,098,288.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	29,989.60	29,989.60	43,484.40	29,989.60	29,989.60	43,484.40	29,989.60	29,989.60	43,484.40	29,989.60	29,989.60	43,484.40	413,854.40
4110-00-001 401K-401A Admin	1,199.58	1,199.58	1,739.38	1,199.58	1,199.58	1,739.38	1,199.58	1,199.58	1,739.38	1,199.58	1,199.58	1,739.38	16,554.18
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	2,399.17	2,399.17	3,478.75	2,399.17	2,399.17	3,478.75	2,399.17	2,399.17	3,478.75	2,399.17	2,399.17	3,478.75	33,108.35
4110-00-004 Workers Comp Admin	899.69	899.69	1,304.53	899.69	899.69	1,304.53	899.69	899.69	1,304.53	899.69	899.69	1,304.53	12,415.63
4110-00-006 Legal Shield - Administrative	328.00	328.00	328.00	328.00	328.00	328.00	328.00	328.00	328.00	328.00	328.00	328.00	3,936.00
4110-00-007 Payroll Prep Fees	299.90	299.90	434.84	299.90	299.90	434.84	299.90	299.90	434.84	299.90	299.90	434.84	4,138.54
4110-07-000 Health/Life Insurance	5,692.77	5,692.77	5,692.77	5,692.77	5,692.77	5,692.77	5,692.77	5,692.77	5,692.77	5,692.77	5,692.77	5,692.77	68,313.24
4110-99-000 Total Administrative Salaries	40,808.71	40,808.71	56,462.67	40,808.71	40,808.71	56,462.67	40,808.71	40,808.71	56,462.67	40,808.71	40,808.71	56,462.67	552,320.34
4120-99-000 Total Adm. Salaries & Benefits	40,808.71	40,808.71	56,462.67	40,808.71	40,808.71	56,462.67	40,808.71	40,808.71	56,462.67	40,808.71	40,808.71	56,462.67	552,320.34
4130-00-000 Legal Expense													
4130-02-000 Criminal Background / Credit Checks/Drug Testing	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
4130-04-000 General Legal Expense	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4130-99-000 Total Legal Expense	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
4172-00-000 Port Out Admin Fee Paid	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4173-00-000 Management Fee	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	366,000.00
4182-00-000 Consultants	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
4189-00-000 Total Other Admin Expenses	34,900.00	34,900.00	34,900.00	34,900.00	34,900.00	34,900.00	34,900.00	34,900.00	34,900.00	34,900.00	34,900.00	34,900.00	418,800.00
4190-00-000 Miscellaneous Admin Expenses													
4190-01-000 Membership/Subscriptions/Fees	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-02-000 Printing/Publications & Subscriptions	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-04-000 Stationery & Office Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4190-06-000 Computer Equipment	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-07-000 Telephone	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4190-08-000 Postage	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4190-09-000 Computer Software License Fees/Exp	991.94	991.94	991.94	991.94	991.94	991.94	991.94	991.94	991.94	991.94	991.94	991.94	11,903.28
4190-10-000 Copiers - Lease & Service	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	6,840.00
4190-13-000 Internet	436.00	436.00	436.00	436.00	436.00	436.00	436.00	436.00	436.00	436.00	436.00	436.00	5,232.00
4190-19-000 IT Contract Fees	2,129.34	2,129.34	2,129.34	2,129.34	2,129.34	2,129.34	2,129.34	2,129.34	2,129.34	2,129.34	2,129.34	2,129.34	25,552.08
4190-22-000 Other Misc Admin Expenses	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	3,300.00
4190-24-000 Govt Licenses-Fees-Permits	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4191-00-000 Total Miscellaneous Admin Expenses	6,527.28	6,527.28	6,527.28	6,527.28	6,527.28	6,527.28	6,527.28	6,527.28	6,527.28	6,527.28	6,527.28	6,527.28	78,327.36
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	84,435.99	84,435.99	100,089.95	84,435.99	84,435.99	100,089.95	84,435.99	84,435.99	100,089.95	84,435.99	84,435.99	100,089.95	1,075,847.70
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4411-00-000 Maintenance Uniforms	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00

**Housing Choice Voucher Program
2023 Administrative Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	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
4419-00-000 Total General Maint Expense	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2,520.00
4420-00-000 Materials													
4420-06-000 Supplies-Janitorial/Cleaning	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-07-000 Repairs - Materials & Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4429-00-000 Total Materials	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4430-00-000 Contract Costs													
4430-18-000 Contract-Alarm Monitoring	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	27.96	335.52
4430-23-000 Contract-Consultants	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4430-27-000 Contract - Lease	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	370.25	4,443.00
4439-00-000 Total Contract Costs	548.21	548.21	548.21	548.21	548.21	548.21	548.21	548.21	548.21	548.21	548.21	548.21	376.89
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,108.21	1,108.21	1,108.21	1,108.21	1,108.21	1,108.21	1,108.21	1,108.21	1,108.21	1,108.21	1,108.21	1,108.21	7,096.89
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	561.81	561.81	561.81	561.81	561.81	561.81	561.81	561.81	561.81	561.81	561.81	561.81	6,741.72
4510-01-000 General Liability Insurance - Auto	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	999.96
4599-00-000 TOTAL GENERAL EXPENSES	645.14	645.14	645.14	645.14	645.14	645.14	645.14	645.14	645.14	645.14	645.14	645.14	7,741.68
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	3,204.48
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	267.04	3,204.48
8000-00-000 TOTAL EXPENSES	86,456.38	86,456.38	102,110.34	86,456.38	86,456.38	102,110.34	86,456.38	86,456.38	102,110.34	86,456.38	86,456.38	102,110.34	1,093,890.75
9000-00-000 NET INCOME	5,067.62	5,067.62	-10,586.34	5,067.62	5,067.62	-10,586.34	5,067.62	5,067.62	-10,586.34	5,067.62	5,067.62	-10,586.34	4,397.25
											267.04	267.04	3,204.48
											5,334.66	-10,319.30	1,400.10

**Housing Choice Voucher Program
2023 Subsidy HAP Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
3000-00-000 INCOME													
3400-00-000 GRANT INCOME													
3410-01-000 Section 8 HAP Earned	1,084,250.00	1,084,250.00	1,084,250.00	1,084,250.00	1,084,250.00	1,084,250.00	1,084,250.00	1,084,250.00	1,084,250.00	1,084,250.00	1,084,250.00	1,084,250.00	13,011,000.00
3410-07-000 Section 8 HAP Earned EHV	49,018.00	49,018.00	49,018.00	49,018.00	49,018.00	49,018.00	49,018.00	49,018.00	49,018.00	49,018.00	49,018.00	49,018.00	588,216.00
3499-00-000 TOTAL GRANT INCOME	1,133,268.00	1,133,268.00	1,133,268.00	1,133,268.00	1,133,268.00	1,133,268.00	1,133,268.00	1,133,268.00	1,133,268.00	1,133,268.00	1,133,268.00	1,133,268.00	13,599,216.00
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3640-01-000 Fraud Recovery - RNP	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
3699-00-000 TOTAL OTHER INCOME	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	6,900.00
3999-00-000 TOTAL INCOME	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	13,606,116.00
4000-00-000 EXPENSES													
4700-00-000 HOUSING ASSISTANCE PAYMENTS													
4715-00-000 Housing Assistance Payments	1,077,432.00	1,077,432.00	1,077,432.00	1,077,432.00	1,077,432.00	1,077,432.00	1,077,432.00	1,077,432.00	1,077,432.00	1,077,432.00	1,077,432.00	1,077,432.00	12,929,184.00
4715-01-000 Tenant Utility Payments-S8	24,617.00	24,617.00	24,617.00	24,617.00	24,617.00	24,617.00	24,617.00	24,617.00	24,617.00	24,617.00	24,617.00	24,617.00	295,404.00
4715-02-000 Portable Out HAP Payments	23,852.00	23,852.00	23,852.00	23,852.00	23,852.00	23,852.00	23,852.00	23,852.00	23,852.00	23,852.00	23,852.00	23,852.00	286,224.00
4715-03-000 FSS Escrow Payments	7,942.00	7,942.00	7,942.00	7,942.00	7,942.00	7,942.00	7,942.00	7,942.00	7,942.00	7,942.00	7,942.00	7,942.00	95,304.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	13,606,116.00
8000-00-000 TOTAL EXPENSES	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	1,133,843.00	13,606,116.00

**Housing Choice Voucher Program
2023 Administrative Budget**

		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
9000-00-000	NET INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Micro Cottages at Williamstown (99)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	141,180.00
3119-00-000 Total Rental Income	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	11,765.00	141,180.00
3120-00-000 Other Tenant Income													
3120-03-000 Damages & Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-04-000 Late and Admin Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3129-00-000 Total Other Tenant Income	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
3199-00-000 TOTAL TENANT INCOME	11,840.00	11,840.00	11,840.00	11,840.00	11,840.00	11,840.00	11,840.00	11,840.00	11,840.00	11,840.00	11,840.00	11,840.00	142,080.00
3400-00-000 GRANT INCOME													
3401-00-000 Government Subsidy Income	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	150,660.00
3499-00-000 TOTAL GRANT INCOME	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	12,555.00	150,660.00
3600-00-000 OTHER INCOME													
3610-01-000 Interest Income - Unrestricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3699-00-000 TOTAL OTHER INCOME	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3999-00-000 TOTAL INCOME	24,405.00	24,405.00	24,405.00	24,405.00	24,405.00	24,405.00	24,405.00	24,405.00	24,405.00	24,405.00	24,405.00	24,405.00	292,860.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	2,990.10	2,990.10	4,485.15	2,990.10	2,990.10	4,485.15	2,990.10	2,990.10	4,485.15	2,990.10	2,990.10	4,485.15	41,861.40
4110-00-001 401K-401A Admin	119.60	119.60	179.41	119.60	119.60	179.41	119.60	119.60	179.41	119.60	119.60	179.41	1,674.46
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	239.21	239.21	358.81	239.21	239.21	358.81	239.21	239.21	358.81	239.21	239.21	358.81	3,348.91
4110-00-004 Workers Comp Admin	119.60	119.60	179.41	119.60	119.60	179.41	119.60	119.60	179.41	119.60	119.60	179.41	1,674.46
4110-00-007 Payroll Prep Fees	29.90	29.90	44.85	29.90	29.90	44.85	29.90	29.90	44.85	29.90	29.90	44.85	418.61
4110-07-000 Health/Life Insurance	217.86	217.86	217.86	217.86	217.86	217.86	217.86	217.86	217.86	217.86	217.86	217.86	2,614.32
4110-99-000 Total Administrative Salaries	3,716.28	3,716.28	5,465.49	3,716.28	3,716.28	5,465.49	3,716.28	3,716.28	5,465.49	3,716.28	3,716.28	5,465.49	51,592.16
4120-99-000 Total Admin. Salaries & Benefits	3,716.28	3,716.28	5,465.49	3,716.28	3,716.28	5,465.49	3,716.28	3,716.28	5,465.49	3,716.28	3,716.28	5,465.49	51,592.16
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4130-02-000 Criminal Background / Credit Checks/Drug Testing	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4130-04-000 General Legal Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4130-99-000 Total Legal Expense	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00
4139-00-000 Other Admin Expenses													
4170-00-000 Accounting/Bookkeeping Fees	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00
4171-00-000 Auditing Fees	858.34	858.34	858.34	858.34	858.34	858.34	858.34	858.34	858.34	858.34	858.34	858.34	10,300.08
4173-00-000 Management Fee	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	37,883.52
4173-02-000 Asset Management Fee	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	5,760.00
4189-00-000 Total Other Admin Expenses	4,855.30	4,855.30	4,855.30	4,855.30	4,855.30	4,855.30	4,855.30	4,855.30	4,855.30	4,855.30	4,855.30	4,855.30	58,263.60
4190-00-000 Miscellaneous Admin Expenses													
4190-02-000 Printing/Publications & Subscriptions	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-04-000 Stationery & Office Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-07-000 Telephone	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-08-000 Postage	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4190-09-000 Computer Software License Fees/Exp	590.00	590.00	590.00	590.00	590.00	590.00	590.00	590.00	590.00	590.00	590.00	590.00	7,080.00
4190-13-000 Internet	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	15,991.44
4190-18-000 Small Office Equipment	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-22-000 Other Misc Admin Expenses	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-22-300 Misc Renting Expense & Compliance Contracts	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	2,304.00
4190-24-000 Govt Licenses-Fees-Permits	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00

**Micro Cottages at Williamstown (99)
2023 Budget**

		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
4191-00-000	Total Miscellaneous Admin Expenses	2,474.62	2,474.62	2,474.62	2,474.62	2,474.62	2,474.62	2,474.62	2,474.62	2,474.62	2,474.62	2,474.62	2,474.62	29,695.44
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	11,216.20	11,216.20	12,965.41	11,216.20	11,216.20	12,965.41	11,216.20	11,216.20	12,965.41	11,216.20	11,216.20	12,965.41	141,591.20
4300-00-000	UTILITIES													
4310-00-000	Water	506.92	506.92	506.92	506.92	506.92	506.92	506.92	506.92	506.92	506.92	506.92	506.92	6,083.04
4320-00-000	Electricity	308.41	308.41	308.41	308.41	308.41	308.41	308.41	308.41	308.41	308.41	308.41	308.41	3,700.92
4340-00-000	Garbage/Trash Removal	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	6,548.16
4390-00-000	Sewer	599.53	599.53	599.53	599.53	599.53	599.53	599.53	599.53	599.53	599.53	599.53	599.53	7,194.36
4399-00-000	TOTAL UTILITY EXPENSES	1,960.54	1,960.54	1,960.54	1,960.54	1,960.54	1,960.54	1,960.54	1,960.54	1,960.54	1,960.54	1,960.54	1,960.54	23,526.48
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	2,604.98	2,604.98	3,907.47	2,604.98	2,604.98	3,907.47	2,604.98	2,604.98	3,907.47	2,604.98	2,604.98	3,907.47	36,469.72
4410-06-000	401K-401A Maintenance	104.20	104.20	156.30	104.20	104.20	156.30	104.20	104.20	156.30	104.20	104.20	156.30	1,458.79
4410-07-000	Payroll Taxes Maintenance	208.40	208.40	312.60	208.40	208.40	312.60	208.40	208.40	312.60	208.40	208.40	312.60	2,917.58
4410-08-000	Health/Life Insurance Maint.	574.98	574.98	574.98	574.98	574.98	574.98	574.98	574.98	574.98	574.98	574.98	574.98	6,899.76
4410-09-000	Workers Comp Maintenance	104.20	104.20	156.30	104.20	104.20	156.30	104.20	104.20	156.30	104.20	104.20	156.30	1,458.79
4410-10-000	Payroll Prep Fees Maint.	26.05	26.05	39.07	26.05	26.05	39.07	26.05	26.05	39.07	26.05	26.05	39.07	364.70
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4419-00-000	Total General Maint Expense	3,662.81	3,662.81	5,186.72	3,662.81	3,662.81	5,186.72	3,662.81	3,662.81	5,186.72	3,662.81	3,662.81	5,186.72	50,049.33
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-02-000	Supplies-Appliance Parts	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-03-000	Supplies-Painting/Decorating	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-04-000	Electrical - Supplies/Fixtures	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-06-000	Supplies-Janitorial/Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-07-000	Repairs - Materials & Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-08-000	Supplies-Plumbing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-09-100	Security Equipment,Locks,Alarms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000	Supplies- HVAC	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-12-000	Supplies- Painting	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4429-00-000	Total Materials	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-07-000	Contract-Exterminating/Pest Control	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	1,740.00
4430-13-000	Contract-HVAC - Repairs & Maint	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	7,680.00
4430-18-000	Contract-Alarm Monitoring	159.34	159.34	159.34	159.34	159.34	159.34	159.34	159.34	159.34	159.34	159.34	159.34	1,912.08
4430-24-000	Contract-Grounds-Landscaping	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4430-24-300	Contract-Pressure Wash	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4430-28-000	Unit Inspections	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
4439-00-000	Total Contract Costs	2,749.34	2,749.34	2,749.34	2,749.34	2,749.34	2,749.34	2,749.34	2,749.34	2,749.34	2,749.34	2,749.34	2,749.34	32,992.08
4499-00-000	TOTAL MAINTENANCE EXPENSES	6,937.15	6,937.15	8,461.06	6,937.15	6,937.15	8,461.06	6,937.15	6,937.15	8,461.06	6,937.15	6,937.15	8,461.06	89,341.41
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	1,855.13	22,261.56
4525-00-000	Real Estate Taxes	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4570-00-000	Reduction in Rental Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	2,205.13	2,205.13	2,205.13	2,205.13	2,205.13	2,205.13	2,205.13	2,205.13	2,205.13	2,205.13	2,205.13	2,205.13	26,461.56
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	95,482.32
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	7,956.86	95,482.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000	Refrigerators	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-02-000	Stoves/Ranges	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-06-000	Cabinet/Counter Tops	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00

**Micro Cottages at Williamstown (99)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
5600-07-000 Grounds Improvements	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5600-08-000 HVAC(Buildings, units, etc...)	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-12-000 Carpet & Flooring Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-14-000 Doors, Windows, Exterior	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
5600-16-000 Interior Replacements	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-17-000 Ceiling Fans	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-18-000 Other Captial Replacement	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	82,800.00
5699-01-000 Rmbrs. Replacement Reserve	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-82,800.00
8000-00-000 TOTAL EXPENSES	30,275.87	30,275.87	33,549.00	30,275.87	30,275.87	33,549.00	30,275.87	30,275.87	33,549.00	30,275.87	30,275.87	33,549.00	376,402.97
9000-00-000 NET INCOME	-5,870.87	-5,870.87	-9,144.00	-5,870.87	-5,870.87	-9,144.00	-5,870.87	-5,870.87	-9,144.00	-5,870.87	-5,870.87	-9,144.00	-83,542.97
Net Operating Income After Depreciation													0
													11,939.35

The Manor at West Bartow (62)
2023 Budget

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	20,141.00	20,141.00	20,141.00	20,141.00	20,141.00	20,141.00	20,141.00	20,141.00	20,141.00	20,141.00	20,141.00	20,141.00	241,692.00
3112-02-000 Gain to Lease Sec8	74,116.08	74,116.08	74,116.08	74,116.08	74,116.08	74,116.08	74,116.08	74,116.08	74,116.08	74,116.08	74,116.08	74,116.08	889,392.96
3119-00-000 Total Rental Income	94,257.08	94,257.08	94,257.08	94,257.08	94,257.08	94,257.08	94,257.08	94,257.08	94,257.08	94,257.08	94,257.08	94,257.08	1,131,084.96
3120-00-000 Other Tenant Income													
3120-01-100 Laundry Room Income	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
3120-03-000 Damages & Cleaning	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
3120-04-000 Late and Admin Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-06-000 NSF Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	1,380.00
3120-06-100 Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-12,000.00
3120-09-000 Misc.Tenant Income	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-10-000 Application Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3120-11-000 Forfeited Security Deposits	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3129-00-000 Total Other Tenant Income	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-9,900.00
3199-00-000 TOTAL TENANT INCOME	93,547.08	93,547.08	93,547.08	93,547.08	93,547.08	93,547.08	93,547.08	93,547.08	93,547.08	93,547.08	93,547.08	93,547.08	1,122,564.96
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3610-01-000 Interest Income - Unrestricted	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
3699-00-000 TOTAL OTHER INCOME	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
3999-00-000 TOTAL INCOME	93,577.08	93,577.08	93,577.08	93,577.08	93,577.08	93,577.08	93,577.08	93,577.08	93,577.08	93,577.08	93,577.08	93,577.08	1,122,924.96
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	10,211.62	10,211.62	10,211.62	10,211.62	10,211.62	14,211.62	10,211.62	10,211.62	10,211.62	10,211.62	10,211.62	14,211.62	130,539.39
4110-00-001 401K-401A Admin	408.46	408.46	408.46	408.46	408.46	568.46	408.46	408.46	408.46	408.46	408.46	568.46	5,221.58
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	816.93	816.93	816.93	816.93	816.93	1,136.93	816.93	816.93	816.93	816.93	816.93	1,136.93	10,443.15
4110-00-004 Workers Comp Admin	408.46	408.46	408.46	408.46	408.46	568.46	408.46	408.46	408.46	408.46	408.46	568.46	5,221.58
4110-00-007 Payroll Prep Fees	102.12	102.12	102.12	102.12	102.12	142.12	102.12	102.12	102.12	102.12	102.12	142.12	1,305.39
4110-07-000 Health/Life Insurance	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	1,438.90	17,266.80
4110-99-000 Total Administrative Salaries	13,386.49	13,386.49	13,386.49	13,386.49	13,386.49	18,066.49	13,386.49	13,386.49	13,386.49	13,386.49	13,386.49	18,066.49	169,997.89
4120-99-000 Total Admin. Salaries & Benefits	13,386.49	13,386.49	13,386.49	13,386.49	13,386.49	18,066.49	13,386.49	13,386.49	13,386.49	13,386.49	13,386.49	18,066.49	169,997.89
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4130-02-000 Criminal Background / Credit Checks/C	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
4130-03-000 Tenant Screening	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
4130-04-000 General Legal Expense	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4130-99-000 Total Legal Expense	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	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
4140-00-100 Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4171-00-000 Auditing Fees	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	9,300.00
4173-00-000 Management Fee	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	63,912.24
4182-00-000 Consultants	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4189-00-000 Total Other Admin Expenses	6,376.02	6,376.02	6,376.02	6,376.02	6,376.02	6,376.02	6,376.02	6,376.02	6,376.02	6,376.02	6,376.02	6,376.02	76,512.24

The Manor at West Bartow (62)
2023 Budget

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
4190-00-000	Miscellaneous Admin Expenses												
4190-01-000	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4190-02-000	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-03-000	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4190-04-000	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-07-000	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	11,700.00
4190-08-000	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
4190-09-000	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500.00
4190-10-000	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	162.82	1,953.84
4190-13-000	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	1,380.00
4190-18-000	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4190-19-000	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	9,480.00
4190-20-000	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	264.00
4190-20-100	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-22-000	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-24-000	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4190-30-000	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
4191-00-000	5,069.82	5,069.82	5,069.82	5,069.82	5,069.82	5,069.82	5,069.82	5,069.82	5,069.82	5,069.82	5,069.82	5,069.82	60,837.84
4199-00-000	25,382.33	25,382.33	25,382.33	25,382.33	25,382.33	30,062.33	25,382.33	25,382.33	25,382.33	25,382.33	25,382.33	30,062.33	313,947.97
4200-00-000	TENANT SERVICES												
4230-00-000	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4299-00-000	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4300-00-000	UTILITIES												
4310-00-000	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	20,400.00
4320-00-000	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	28,800.00
4320-01-000	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
4330-00-000	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4340-00-000	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
4390-00-000	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	33,600.00
4399-00-000	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONS												
4400-99-000	General Maint Expense												
4410-00-000	6,784.16	6,784.16	6,784.16	6,784.16	6,784.16	9,784.16	6,784.16	6,784.16	6,784.16	6,784.16	6,784.16	9,784.16	87,409.92
4410-01-000	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4410-02-500	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4410-06-000	271.37	271.37	271.37	271.37	271.37	391.37	271.37	271.37	271.37	271.37	271.37	391.37	3,496.40
4410-07-000	542.73	542.73	542.73	542.73	542.73	782.73	542.73	542.73	542.73	542.73	542.73	782.73	6,992.79
4410-08-000	1,109.60	1,109.60	1,109.60	1,109.60	1,109.60	1,109.60	1,109.60	1,109.60	1,109.60	1,109.60	1,109.60	1,109.60	13,315.20
4410-09-000	271.37	271.37	271.37	271.37	271.37	391.37	271.37	271.37	271.37	271.37	271.37	391.37	3,496.40
4410-10-000	67.84	67.84	67.84	67.84	67.84	97.84	67.84	67.84	67.84	67.84	67.84	97.84	874.10
4411-00-000	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
4412-00-000	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4413-00-000	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4419-00-000	9,922.07	9,922.07	9,922.07	9,922.07	9,922.07	13,432.07	9,922.07	9,922.07	9,922.07	9,922.07	9,922.07	13,432.07	126,084.81
4420-00-000	Materials												
4420-01-000	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4420-02-000	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
4420-03-000	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-03-100	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-03-200	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-04-000	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4420-06-000	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-07-000	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-08-000	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

The Manor at West Bartow (62)
2023 Budget

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
4420-09-000	Supplies- Tools Equipmt	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-09-100	Security Equipment,Locks,Alarms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000	Supplies- HVAC	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-12-000	Supplies- Painting	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-13-000	Materials- Emergency Roof	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4429-00-000	Total Materials	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	32,040.00
4430-00-000	Contract Costs												
4430-01-000	Contract-Fire Alarm/Extinguisher	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4430-01-100	Fire Alarms/Extinguisher Repairs	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-03-000	Contract-Building Repairs - Exterior	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-03-100	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	600.00
4430-04-000	Contract-Carpet Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-05-200	Painting Contract - Cycle Paint	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4430-11-000	Contract-Plumbing	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-13-000	Contract-HVAC - Repairs & Maint	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	500.00	51,000.00
4430-13-400	Repairs/Maint - A/C Units	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4430-24-000	Contract-Grounds-Landscaping	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
4430-24-200	Grounds-Tree Cutting	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.04
4430-24-300	Contract-Pressure Wash	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-24-400	Unit Turn Services	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
4430-26-000	Contract-Security Camera System	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-28-000	Unit Inspections	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	6,999.96
4430-99-000	Other Contracted Services	61.50	61.50	61.50	61.50	61.50	61.50	61.50	61.50	61.50	61.50	61.50	738.00
4439-00-000	Total Contract Costs	12,011.50	12,011.50	12,011.50	12,011.50	12,011.50	12,011.50	12,011.50	12,011.50	12,011.50	12,011.50	12,011.50	135,138.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	24,603.57	24,603.57	24,603.57	24,603.57	24,603.57	24,603.57	24,603.57	24,603.57	24,603.57	24,603.57	24,603.57	293,262.81
4500-00-000	GENERAL EXPENSES												
4510-00-000	Insurance -Property/Liability	8,746.90	8,746.90	8,746.90	8,746.90	8,746.90	8,746.90	8,746.90	8,746.90	8,746.90	8,746.90	8,746.90	104,962.80
4510-01-000	General Liability Insurance - Auto	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4525-00-000	Real Estate Taxes	364.07	364.07	364.07	364.07	364.07	364.07	364.07	364.07	364.07	364.07	364.07	4,368.84
4570-00-000	Reduction in Rental Income	332.00	332.00	332.00	332.00	332.00	332.00	332.00	332.00	332.00	332.00	332.00	3,984.00
4599-00-000	TOTAL GENERAL EXPENSES	9,702.97	9,702.97	9,702.97	9,702.97	9,702.97	9,702.97	9,702.97	9,702.97	9,702.97	9,702.97	9,702.97	116,435.64
4800-00-000	FINANCING EXPENSE												
4853-02-000	Loan Servicing Fee	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
4855-00-000	Interest Expense-Mortgage	16,077.37	16,077.37	16,077.37	16,077.37	16,077.37	16,077.37	16,077.37	16,077.37	16,077.37	16,077.37	16,077.37	192,928.44
4855-01-000	Interest - Third Mortgage	527.59	527.59	527.59	527.59	527.59	527.59	527.59	527.59	527.59	527.59	527.59	6,331.08
4855-02-000	Interest Expense - Developer Fee	4,263.13	4,263.13	4,263.13	4,263.13	4,263.13	4,263.13	4,263.13	4,263.13	4,263.13	4,263.13	4,263.13	51,157.56
4899-00-000	TOTAL FINANCING EXPENSES	21,068.09	21,068.09	21,068.09	21,068.09	21,068.09	21,068.09	21,068.09	21,068.09	21,068.09	21,068.09	21,068.09	252,817.08
5000-00-000	NON-OPERATING ITEMS												
5100-01-000	Depreciation Expense	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	404,033.28
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS												
5600-01-000	Refrigerators	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
5600-02-000	Stoves/Ranges	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-03-000	Roofs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-05-000	Parking Lots/Paving	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5600-06-000	Cabinet/Counter Tops	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
5600-07-000	Grounds Improvements	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00

**The Manor at West Bartow (62)
2023 Budget**

		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
5600-08-000	HVAC(Buildings, units, etc...)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-12-000	Carpet & Flooring Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-13-000	Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-14-000	Doors, Windows, Exterior	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5600-16-000	Interior Replacements	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5600-17-000	Ceiling Fans	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5600-18-000	Other Capital Replacement	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	134,100.00
5699-01-000	Rmbrs. Replacement Reserve	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-134,100.00
8000-00-000	TOTAL EXPENSES	123,266.40	123,266.40	123,266.40	123,266.40	123,266.40	126,956.40	123,266.40	123,266.40	123,266.40	123,266.40	123,266.40	126,956.40	1,486,576.78
9000-00-000	NET INCOME	-29,689.32	-29,689.32	-29,689.32	-29,689.32	-29,689.32	-33,379.32	-29,689.32	-29,689.32	-29,689.32	-29,689.32	-29,689.32	-33,379.32	-363,651.82
														40,381.46

Central Office Cost Center (96)
2023 Budget

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3120-00-000 Other Tenant Income													
3120-06-100 Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3129-00-000 Total Other Tenant Income	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3199-00-000 TOTAL TENANT INCOME	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3600-00-000 OTHER INCOME													
3620-00-000 Mgmt Fee Income (generic)	7,700.80	7,700.80	7,700.80	7,700.80	7,700.80	7,700.80	7,700.80	7,700.80	7,700.80	7,700.80	7,700.80	7,700.80	92,409.60
3620-00-600 Mgmt Fee Income - HCV	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	30,500.00	366,000.00
3620-00-700 Mgmt Fee Income - PH	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	6,906.33	82,875.96
3620-01-000 Bookkeeping Fee Income	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	667.50	8,010.00
3620-03-000 Administrative Fees - ROSS	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	5,800.08
3620-02-000 Asset Management Fee Income	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	10,680.00
3690-00-000 Other Income	4,984.04	4,984.04	4,984.04	4,984.04	4,984.04	4,984.04	4,984.04	4,984.04	4,984.04	4,984.04	4,984.04	4,984.04	59,808.48
3690-01-000 Grants Salary Cont.(YB-Director)	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	9,908.04
3691-09-000 FSS Activities	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
3691-09-001 Front Line Activities & Other Income	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	180,000.00
3699-00-000 TOTAL OTHER INCOME	69,057.68	69,057.68	69,057.68	69,057.68	69,057.68	69,057.68	69,057.68	69,057.68	69,057.68	69,057.68	69,057.68	69,057.68	828,692.16
3999-00-000 TOTAL INCOME	70,057.68	70,057.68	70,057.68	70,057.68	70,057.68	70,057.68	70,057.68	70,057.68	70,057.68	70,057.68	70,057.68	70,057.68	840,692.16
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	44,699.65	44,699.65	62,174.47	44,699.65	44,699.65	62,174.47	44,699.65	44,699.65	62,174.47	44,699.65	44,699.65	62,174.47	606,295.08
4110-00-001 401K-401A Admin	1,787.99	1,787.99	2,486.98	1,787.99	1,787.99	2,486.98	1,787.99	1,787.99	2,486.98	1,787.99	1,787.99	2,486.98	24,251.80
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	3,575.97	3,575.97	4,973.96	3,575.97	3,575.97	4,973.96	3,575.97	3,575.97	4,973.96	3,575.97	3,575.97	4,973.96	48,503.61
4110-00-004 Workers Comp Admin	1,043.49	1,043.49	1,043.49	1,043.49	1,043.49	1,043.49	1,043.49	1,043.49	1,043.49	1,043.49	1,043.49	1,043.49	12,521.88
4110-00-006 Legal Shield - Administrative	306.46	306.46	306.46	306.46	306.46	306.46	306.46	306.46	306.46	306.46	306.46	306.46	3,677.52
4110-00-007 Payroll Prep Fees	447.00	447.00	621.74	447.00	447.00	621.74	447.00	447.00	621.74	447.00	447.00	621.74	6,062.95
4110-07-000 Health/Life Insurance	3,352.17	3,352.17	3,352.17	3,352.17	3,352.17	3,352.17	3,352.17	3,352.17	3,352.17	3,352.17	3,352.17	3,352.17	40,226.04
4110-99-000 Total Administrative Salaries	55,212.72	55,212.72	74,959.27	55,212.72	55,212.72	74,959.27	55,212.72	55,212.72	74,959.27	55,212.72	55,212.72	74,959.27	741,538.88
4120-99-000 Total Admin. Salaries & Benefits	55,212.72	55,212.72	74,959.27	55,212.72	55,212.72	74,959.27	55,212.72	55,212.72	74,959.27	55,212.72	55,212.72	74,959.27	741,538.88
4130-00-000 Legal Expense													
4130-02-000 Criminal Background / Credit Checks/Drug Testing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4130-04-000 General Legal Expense	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4130-99-000 Total Legal Expense	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00
4140-00-100 Travel/Mileage	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4182-00-000 Consultants	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4189-00-000 Total Other Admin Expenses	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	17,700.00
4190-00-000 Miscellaneous Admin Expenses													
4190-01-000 Membership/Subscriptions/Fees	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4190-03-000 Advertising Publications	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-04-000 Stationery & Office Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4190-06-000 Computer Equipment	200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,300.00
4190-07-000 Telephone	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-08-000 Postage	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4190-09-000 Computer Software License Fees/Exp	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	3,888.00
4190-10-000 Copiers - Lease & Service	747.93	747.93	747.93	747.93	747.93	747.93	747.93	747.93	747.93	747.93	747.93	747.93	8,975.16
4190-11-001 Fee Accounting Contract	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
4190-13-000 Internet	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4190-19-000 IT Contract Fees	532.00	532.00	532.00	532.00	532.00	532.00	532.00	532.00	532.00	532.00	532.00	532.00	6,384.00
4190-22-000 Other Misc Admin Expenses	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4191-00-000 Total Miscellaneous Admin Expenses	4,918.93	4,818.93	4,818.93	4,818.93	4,818.93	4,818.93	4,818.93	4,818.93	4,818.93	4,818.93	4,818.93	4,818.93	57,927.16
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	61,706.65	61,606.65	81,353.20	61,606.65	61,606.65	81,353.20	61,606.65	61,606.65	81,353.20	61,606.65	61,606.65	81,353.20	818,366.04
4400-00-000 MAINTENANCE AND OPERATIONS													

Central Office Cost Center (96)
2023 Budget

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
4400-99-000 General Maint Expense													
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	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
4419-00-000 Total General Maint Expense	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
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	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
4420-03-100 Hardware Doors/Windows/Locks	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
4420-04-000 Electrical - Supplies/Fixtures	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
4420-06-000 Supplies-Janitorial/Cleaning	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
4420-09-100 Security Equipment,Locks,Alarms	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
4420-12-000 Supplies- Painting	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
4429-00-000 Total Materials	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
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4430-05-000 Contract-Decorating/Painting	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
4430-15-000 Contract-Equipment Rental	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4430-18-000 Contract-Alarm Monitoring	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
4439-00-000 Total Contract Costs	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	2,075.00	2,075.00	2,075.00	2,075.00	2,075.00	2,075.00	2,075.00	2,075.00	2,075.00	2,075.00	2,075.00	2,075.00	24,900.00
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	251.91	251.91	251.91	251.91	251.91	251.91	251.91	251.91	251.91	251.91	251.91	251.91	3,022.92
4510-01-000 General Liability Insurance - Auto	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	332.25	3,987.00
4599-00-000 TOTAL GENERAL EXPENSES	584.16	584.16	584.16	584.16	584.16	584.16	584.16	584.16	584.16	584.16	584.16	584.16	7,009.92
4800-00-000 FINANCING EXPENSE													
4855-00-100 Interest Expense	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	793.44
4899-00-000 TOTAL FINANCING EXPENSES	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12	793.44
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	366.05	4,392.60
5100-50-000 Amortization Expense	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	3,214.04	38,568.48
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	3,580.09	42,961.08
8000-00-000 TOTAL EXPENSES	68,012.02	67,912.02	87,658.57	67,912.02	67,912.02	87,658.57	67,912.02	67,912.02	87,658.57	67,912.02	67,912.02	87,658.57	894,030.48
9000-00-000 NET INCOME	2,045.66	2,145.66	-17,600.89	2,145.66	2,145.66	-17,600.89	2,145.66	2,145.66	-17,600.89	2,145.66	2,145.66	-17,600.89	-53,338.32
	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	3580.09	42,961.08

**Carrington Place (Dakota Park) (16)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	11,565.00	11,565.00	11,565.00	11,565.00	11,565.00	11,565.00	11,565.00	11,565.00	11,565.00	11,565.00	11,565.00	11,565.00	86,654.00
3112-02-000 Gain to Lease Sec8	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	27,646.00
3119-00-000 Total Rental Income	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	114,300.00
3120-00-000 Other Tenant Income													
3120-03-000 Damages & Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-04-000 Late and Admin Charges	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
3120-05-000 Legal Fees - Tenant	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-06-000 NSF Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-09-000 Misc. Tenant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120-10-000 Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120-11-000 Forfeited Security Deposits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3129-00-000 Total Other Tenant Income	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	6,120.00
3199-00-000 TOTAL TENANT INCOME	15,065.00	15,065.00	15,065.00	15,065.00	15,065.00	15,065.00	15,065.00	15,065.00	15,065.00	15,065.00	15,065.00	15,065.00	120,420.00
3400-00-000 GRANT INCOME													
3401-00-000 Government Subsidy Income	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	130,404.00
3499-00-000 TOTAL GRANT INCOME	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	130,404.00
3600-00-000 OTHER INCOME													
3610-01-000 Interest Income - Unrestricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3650-00-000 Miscellaneous Other Income	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3699-00-000 TOTAL OTHER INCOME	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
3999-00-000 TOTAL INCOME	25,952.00	25,952.00	25,952.00	25,952.00	25,952.00	25,952.00	25,952.00	25,952.00	25,952.00	25,952.00	25,952.00	25,952.00	251,064.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	1,799.70	1,799.70	1,799.70	1,799.70	1,799.70	3,799.70	1,799.70	1,799.70	1,799.70	1,799.70	1,799.70	3,799.70	25,596.39
4110-00-001 401K-401A Admin	71.99	71.99	71.99	71.99	71.99	71.99	151.99	71.99	71.99	71.99	71.99	151.99	1,023.86
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	143.98	143.98	143.98	143.98	143.98	303.98	143.98	143.98	143.98	143.98	143.98	303.98	2,047.71
4110-00-004 Workers Comp Admin	71.99	71.99	71.99	71.99	71.99	151.99	71.99	71.99	71.99	71.99	71.99	151.99	1,023.86
4110-00-007 Payroll Prep Fees	18.00	18.00	18.00	18.00	18.00	38.00	18.00	18.00	18.00	18.00	18.00	38.00	255.96
4110-07-000 Health/Life Insurance	327.48	327.48	327.48	327.48	327.48	327.48	327.48	327.48	327.48	327.48	327.48	327.48	3,929.76
4110-99-000 Total Administrative Salaries	2,433.13	2,433.13	2,433.13	2,433.13	2,433.13	4,773.13	2,433.13	2,433.13	2,433.13	2,433.13	2,433.13	4,773.13	33,877.54
4120-99-000 Total Admin. Salaries & Benefits	2,433.13	2,433.13	2,433.13	2,433.13	2,433.13	4,773.13	2,433.13	2,433.13	2,433.13	2,433.13	2,433.13	4,773.13	33,877.54
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	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
4130-02-000 Criminal Background / Credit Checks/Drug Testing	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-04-000 General Legal Expense	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4130-99-000 Total Legal Expense	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4139-00-000 Other Admin Expenses													
4171-00-000 Auditing Fees	970.37	970.37	970.37	970.37	970.37	970.37	970.37	970.37	970.37	970.37	970.37	970.37	11,644.44
4173-00-000 Management Fee	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	20,791.20
4173-02-000 Asset Management Fee	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4189-00-000 Total Other Admin Expenses	3,202.97	3,202.97	3,202.97	3,202.97	3,202.97	3,202.97	3,202.97	3,202.97	3,202.97	3,202.97	3,202.97	3,202.97	38,435.64
4190-00-000 Miscellaneous Admin Expenses													
4190-02-000 Printing/Publications & Subscriptions	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4190-03-000 Advertising Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4190-04-000 Stationery & Office Supplies	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00

**Carrington Place (Dakota Park) (16)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
4190-08-000 Postage	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4190-09-000 Computer Software License Fees/Exp	757.49	757.49	757.49	757.49	757.49	757.49	757.49	757.49	757.49	757.49	757.49	757.49	9,089.90
4190-10-000 Copiers - Lease & Service	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4190-13-000 Internet	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-19-000 IT Contract Fees	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	2,284.80
4190-22-000 Other Misc Admin Expenses	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4190-22-300 Misc Renting Expense & Compliance Contracts	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	3,480.00
4190-24-000 Govt Licenses-Fees-Permits	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
4191-00-000 Total Miscellaneous Admin Expenses	1,747.89	1,747.89	1,747.89	1,747.89	1,747.89	1,747.89	1,747.89	1,747.89	1,747.89	1,747.89	1,747.89	1,747.89	20,974.70
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	8,033.99	8,033.99	8,033.99	8,033.99	8,033.99	10,373.99	8,033.99	8,033.99	8,033.99	8,033.99	8,033.99	10,373.99	101,087.87
4200-00-000 TENANT SERVICES													
4230-00-000 Resident Services Exp	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	431.76
4299-00-000 TOTAL TENANT SERVICES EXPENSES	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	35.98	431.76
4300-00-000 UTILITIES													
4310-00-000 Water	101.74	101.74	101.74	101.74	101.74	101.74	101.74	101.74	101.74	101.74	101.74	101.74	1,220.88
4320-00-000 Electricity	468.97	468.97	468.97	468.97	468.97	468.97	468.97	468.97	468.97	468.97	468.97	468.97	5,627.64
4340-00-000 Garbage/Trash Removal	1,156.57	1,156.57	1,156.57	1,156.57	1,156.57	1,156.57	1,156.57	1,156.57	1,156.57	1,156.57	1,156.57	1,156.57	13,878.84
4390-00-000 Sewer	73.33	73.33	73.33	73.33	73.33	73.33	73.33	73.33	73.33	73.33	73.33	73.33	879.96
4399-00-000 TOTAL UTILITY EXPENSES	1,800.61	1,800.61	1,800.61	1,800.61	1,800.61	1,800.61	1,800.61	1,800.61	1,800.61	1,800.61	1,800.61	1,800.61	21,607.32
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	2,120.25	2,120.25	2,120.25	2,120.25	4,120.25	2,120.25	2,120.25	2,120.25	2,120.25	2,120.25	2,120.25	4,120.25	29,442.98
4410-06-000 401K-401A Maintenance	84.81	84.81	84.81	84.81	164.81	84.81	84.81	84.81	84.81	84.81	84.81	164.81	1,177.72
4410-07-000 Payroll Taxes Maintenance	169.62	169.62	169.62	169.62	329.62	169.62	169.62	169.62	169.62	169.62	169.62	329.62	2,355.44
4410-09-000 Workers Comp Maintenance	84.81	84.81	84.81	84.81	164.81	84.81	84.81	84.81	84.81	84.81	84.81	164.81	1,177.72
4410-10-000 Payroll Prep Fees Maint	21.20	21.20	21.20	21.20	41.20	21.20	21.20	21.20	21.20	21.20	21.20	41.20	294.43
4419-00-000 Total General Maint Expense	2,480.69	2,480.69	2,480.69	2,480.69	4,820.69	2,480.69	2,480.69	2,480.69	2,480.69	2,480.69	2,480.69	4,820.69	34,448.28
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-02-000 Supplies-Appliance Parts	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-03-000 Supplies-Painting/Decorating	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-03-100 Hardware Doors/Windows/Locks	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-04-000 Electrical - Supplies/Fixtures	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-06-000 Supplies-Janitorial/Cleaning	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-07-000 Repairs - Materials & Supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-08-000 Supplies-Plumbing	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-09-000 Supplies- Tools Equipmt	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-10-000 Maint - Miscellaneous Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000 Supplies- HVAC	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-12-000 Supplies- Painting	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4429-00-000 Total Materials	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	11,100.00
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-03-000 Contract-Building Repairs - Exterior	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00
4430-05-000 Contract-Decorating/Painting	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-07-000 Contract-Exterminating/Pest Control	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	1,476.00
4430-09-000 Contract-Other	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4430-13-000 Contract-HVAC - Repairs & Maint	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-18-000 Contract-Alarm Monitoring	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
4430-24-000 Contract-Grounds-Landscaping	1,070.00	1,070.00	1,070.00	1,070.00	1,070.00	1,070.00	1,070.00	1,070.00	1,070.00	1,070.00	1,070.00	1,070.00	12,840.00
4430-24-200 Contract-Tree Cutting	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4430-24-300 Contract-Pressure Wash	268.75	268.75	268.75	268.75	268.75	268.75	268.75	268.75	268.75	268.75	268.75	268.75	3,225.00
4430-28-000 Unit Inspections	233.34	233.34	233.34	233.34	233.34	233.34	233.34	233.34	233.34	233.34	233.34	233.34	2,800.08
4439-00-000 Total Contract Costs	3,695.09	3,695.09	3,695.09	3,695.09	3,695.09	3,695.09	3,695.09	3,695.09	3,695.09	3,695.09	3,695.09	3,695.09	44,341.08

**Carrington Place (Dakota Park) (16)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
4499-00-000 TOTAL MAINTENANCE EXPENSES	7,100.78	7,100.78	7,100.78	7,100.78	9,440.78	7,100.78	7,100.78	7,100.78	7,100.78	7,100.78	7,100.78	9,440.78	89,889.36
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	1,713.54	1,713.54	1,713.54	1,713.54	1,713.54	1,713.54	1,713.54	1,713.54	1,713.54	1,713.54	1,713.54	1,713.54	20,562.48
4525-00-000 Real Estate Taxes	910.54	910.54	910.54	910.54	910.54	910.54	910.54	910.54	910.54	910.54	910.54	910.54	10,926.48
4570-00-000 Reduction in Rental Income	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,020.00
4599-00-000 TOTAL GENERAL EXPENSES	2,709.08	2,709.08	2,709.08	2,709.08	2,709.08	2,709.08	2,709.08	2,709.08	2,709.08	2,709.08	2,709.08	2,709.08	32,508.96
4700-00-000 HOUSING ASSISTANCE PAYMENTS													
4715-01-002 Tenant Utility Payments - PH	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	28,285.08
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	2,357.09	28,285.08
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000 Refrigerators	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-02-000 Stoves/Ranges	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5600-03-000 Roofs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-04-000 Hot Water Heaters	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-05-000 Parking Lots/Paving	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5600-06-000 Cabinet/Counter Tops	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-08-000 HVAC(Buildings, units, etc...)	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-12-000 Carpet & Flooring Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-13-000 Community Room	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-14-000 Doors, Windows, Exterior	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-15-000 Play Ground Equipment	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5600-16-000 Interior Replacements	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-17-000 Ceiling Fans	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-18-000 Other Capital Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	93,600.00
5699-01-000 Rmbrs. Replacement Reserve	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-93,600.00
8000-00-000 TOTAL EXPENSES	22,037.53	22,037.53	22,037.53	22,037.53	24,377.53	24,377.53	22,037.53	22,037.53	22,037.53	22,037.53	22,037.53	26,717.53	273,810.35
9000-00-000 NET INCOME	3,914.47	3,914.47	3,914.47	3,914.47	1,574.47	1,574.47	3,914.47	3,914.47	3,914.47	3,914.47	3,914.47	-765.53	-22,746.35
Net Operating Income After Depreciation													5,538.73

**Renaissance - Washington Ridge (17)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Budget
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	63,857.00	63,857.00	63,857.00	63,857.00	63,857.00	63,857.00	63,857.00	63,857.00	63,857.00	63,857.00	63,857.00	63,857.00	766,284.00
3112-02-000 Gain to Lease Sec8	16,586.90	16,586.90	16,586.90	16,586.90	16,586.90	16,586.90	16,586.90	16,586.90	16,586.90	16,586.90	16,586.90	16,586.90	199,042.80
3119-00-000 Total Rental Income	80,443.90	80,443.90	80,443.90	80,443.90	80,443.90	80,443.90	80,443.90	80,443.90	80,443.90	80,443.90	80,443.90	80,443.90	965,326.80
3120-00-000 Other Tenant Income													
3120-01-000 Vending Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-01-100 Laundry Room Income	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
3120-03-000 Damages & Cleaning	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
3120-04-000 Late and Admin Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-05-000 Legal Fees - Tenant	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-06-000 NSF Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-10-000 Application Fees	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
3120-11-000 Forfeited Security Deposits	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3129-00-000 Total Other Tenant Income	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	9,240.00
3199-00-000 TOTAL TENANT INCOME	81,213.90	81,213.90	81,213.90	81,213.90	81,213.90	81,213.90	81,213.90	81,213.90	81,213.90	81,213.90	81,213.90	81,213.90	974,566.80
3400-00-000 GRANT INCOME													
3401-00-000 Government Subsidy Income	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	510,799.20
3499-00-000 TOTAL GRANT INCOME	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	42,566.60	510,799.20
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
3610-01-000 Interest Income - Unrestricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3650-00-000 Miscellaneous Other Income	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3699-00-000 TOTAL OTHER INCOME	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	1,740.00
3999-00-000 TOTAL INCOME	123,925.50	123,925.50	123,925.50	123,925.50	123,925.50	123,925.50	123,925.50	123,925.50	123,925.50	123,925.50	123,925.50	123,925.50	1,487,106.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	17,621.76	17,621.76	29,832.64	17,621.76	17,621.76	32,432.64	17,621.76	17,621.76	29,832.64	17,621.76	17,621.76	32,432.64	265,504.64
4110-00-001 401K-401A Admin	704.87	704.87	1,193.31	704.87	704.87	1,297.31	704.87	704.87	1,193.31	704.87	704.87	1,297.31	10,620.19
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	1,409.74	1,409.74	2,386.61	1,409.74	1,409.74	2,594.61	1,409.74	1,409.74	2,386.61	1,409.74	1,409.74	2,594.61	21,240.37
4110-00-004 Workers Comp Admin	704.87	704.87	1,193.31	704.87	704.87	1,297.31	704.87	704.87	1,193.31	704.87	704.87	1,297.31	10,620.19
4110-00-006 Legal Shield - Administrative	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	198.29	2,379.48
4110-00-007 Payroll Prep Fees	176.22	176.22	298.33	176.22	176.22	324.33	176.22	176.22	298.33	176.22	176.22	324.33	2,655.05
4110-07-000 Health/Life Insurance	2,074.84	2,074.84	2,074.84	2,074.84	2,074.84	2,074.84	2,074.84	2,074.84	2,074.84	2,074.84	2,074.84	2,074.84	24,898.08
4110-99-000 Total Administrative Salaries	22,890.59	22,890.59	37,177.32	22,890.59	22,890.59	40,219.32	22,890.59	22,890.59	37,177.32	22,890.59	22,890.59	40,219.32	337,917.99
4120-99-000 Total Admin. Salaries & Benefits	22,890.59	22,890.59	37,177.32	22,890.59	22,890.59	40,219.32	22,890.59	22,890.59	37,177.32	22,890.59	22,890.59	40,219.32	337,917.99
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	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
4130-02-000 Criminal Background / Credit Checks/Drug Testing	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
4130-04-000 General Legal Expense	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4130-99-000 Total Legal Expense	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4140-00-100 Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4170-00-000 Accounting/Bookkeeping Fees	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	17,640.00
4171-00-000 Auditing Fees	1,529.63	1,529.63	1,529.63	1,529.63	1,529.63	1,529.63	1,529.63	1,529.63	1,529.63	1,529.63	1,529.63	1,529.63	18,355.56
4173-00-000 Management Fee	10,022.88	10,022.88	10,022.88	10,022.88	10,022.88	10,022.88	10,022.88	10,022.88	10,022.88	10,022.88	10,022.88	10,022.88	120,274.56

**Renaissance - Washington Ridge (17)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Budget
4173-02-000 Asset Management Fee	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	12,960.00
4182-00-000 Consultants	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4189-00-000 Total Other Admin Expenses	14,702.51	14,702.51	14,702.51	14,702.51	14,702.51	14,702.51	14,702.51	14,702.51	14,702.51	14,702.51	14,702.51	14,702.51	176,430.12
4190-00-000 Miscellaneous Admin Expenses													
4190-01-000 Membership/Subscriptions/Fees	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-02-000 Printing/Publications & Subscriptions	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-03-000 Advertising Publications	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-04-000 Stationery & Office Supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-06-000 Computer Equipment	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4190-07-000 Telephone	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
4190-08-000 Postage	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-09-000 Computer Software License Fees/Exp	2,740.00	2,740.00	2,740.00	2,740.00	2,740.00	2,740.00	2,740.00	2,740.00	2,740.00	2,740.00	2,740.00	2,740.00	32,880.00
4190-10-000 Copiers - Lease & Service	487.34	487.34	487.34	487.34	487.34	487.34	487.34	487.34	487.34	487.34	487.34	487.34	5,848.08
4190-13-000 Internet	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-19-000 IT Contract Fees	1,122.00	1,122.00	1,122.00	1,122.00	1,122.00	1,122.00	1,122.00	1,122.00	1,122.00	1,122.00	1,122.00	1,122.00	13,464.00
4190-22-000 Other Misc Admin Expenses	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4190-22-300 Misc Renting Expense & Compliance Contracts	1,270.00	1,270.00	1,270.00	1,270.00	1,270.00	1,270.00	1,270.00	1,270.00	1,270.00	1,270.00	1,270.00	1,270.00	15,240.00
4190-24-000 Govt Licenses-Fees-Permits	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4191-00-000 Total Miscellaneous Admin Expenses	8,444.34	8,444.34	8,444.34	8,444.34	8,444.34	8,444.34	8,444.34	8,444.34	8,444.34	8,444.34	8,444.34	8,444.34	101,332.08
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	47,237.44	47,237.44	61,524.17	47,237.44	47,237.44	64,566.17	47,237.44	47,237.44	61,524.17	47,237.44	47,237.44	64,566.17	630,080.19
4200-00-000 TENANT SERVICES													
4230-00-000 Resident Services Exp	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
4299-00-000 TOTAL TENANT SERVICES EXPENSES	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4300-00-000 UTILITIES													
4310-00-000 Water	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4320-00-000 Electricity	2,943.76	2,943.76	2,943.76	2,943.76	2,943.76	2,943.76	2,943.76	2,943.76	2,943.76	2,943.76	2,943.76	2,943.76	35,325.12
4340-00-000 Garbage/Trash Removal	1,644.47	1,644.47	1,644.47	1,644.47	1,644.47	1,644.47	1,644.47	1,644.47	1,644.47	1,644.47	1,644.47	1,644.47	19,733.64
4390-00-000 Sewer	2,746.82	2,746.82	2,746.82	2,746.82	2,746.82	2,746.82	2,746.82	2,746.82	2,746.82	2,746.82	2,746.82	2,746.82	32,961.84
4399-00-000 TOTAL UTILITY EXPENSES	8,135.05	8,135.05	8,135.05	8,135.05	8,135.05	8,135.05	8,135.05	8,135.05	8,135.05	8,135.05	8,135.05	8,135.05	97,620.60
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	17,917.12	17,917.12	25,842.00	17,917.12	17,917.12	25,842.00	17,917.12	17,917.12	25,842.00	17,917.12	17,917.12	25,842.00	246,704.96
4410-02-500 Maintenance - Temporary Labor	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
4410-06-000 401K-401A Maintenance	716.68	716.68	1,033.68	716.68	716.68	1,033.68	716.68	716.68	1,033.68	716.68	716.68	1,033.68	9,868.20
4410-07-000 Payroll Taxes Maintenance	1,433.37	1,433.37	2,067.36	1,433.37	1,433.37	2,067.36	1,433.37	1,433.37	2,067.36	1,433.37	1,433.37	2,067.36	19,736.40
4410-08-000 Health/Life Insurance Maint.	2,569.95	2,569.95	2,569.95	2,569.95	2,569.95	2,569.95	2,569.95	2,569.95	2,569.95	2,569.95	2,569.95	2,569.95	30,839.40
4410-09-000 Workers Comp Maintenance	716.68	716.68	1,033.68	716.68	716.68	1,033.68	716.68	716.68	1,033.68	716.68	716.68	1,033.68	9,868.20
4410-10-000 Payroll Prep Fees Maint.	179.17	179.17	258.42	179.17	179.17	258.42	179.17	179.17	258.42	179.17	179.17	258.42	2,467.05
4410-11-000 Legal Shield - Maint	118.90	118.90	118.90	118.90	118.90	118.90	118.90	118.90	118.90	118.90	118.90	118.90	1,426.80
4411-00-000 Maintenance Uniforms	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
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4419-00-000 Total General Maint Expense	24,281.88	24,281.88	33,553.99	24,281.88	24,281.88	33,553.99	24,281.88	24,281.88	33,553.99	24,281.88	24,281.88	33,553.99	328,471.00
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-02-000 Supplies-Appliance Parts	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
4420-03-000 Supplies-Painting/Decorating	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	3,480.00
4420-03-100 Hardware Doors/Windows/Locks	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-03-200 Window Treatments	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4420-04-000 Electrical - Supplies/Fixtures	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4420-05-000 Supplies-Exterminating	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
4420-06-000 Supplies-Janitorial/Cleaning	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	5,700.00
4420-07-000 Repairs - Materials & Supplies	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
4420-08-000 Supplies-Plumbing	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	5,700.00
4420-09-000 Supplies- Tools Equipmt	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00

**Renaissance - Washington Ridge (17)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Budget
4420-10-000 Maint - Miscellaneous Supplies	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-11-000 Supplies- HVAC	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4420-12-000 Supplies- Painting	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4429-00-000 Total Materials	4,950.00	4,950.00	4,950.00	4,950.00	4,950.00	4,950.00	4,950.00	4,950.00	4,950.00	4,950.00	4,950.00	4,950.00	59,400.00
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-03-000 Contract-Building Repairs - Exterior	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-03-100 Contract-Building Repairs - Interior	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-05-000 Contract-Decorating/Painting	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-06-000 Contract-Electrical	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-07-000 Contract-Exterminating/Pest Control	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	1,259.00	15,108.00
4430-09-000 Contract-Other	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	4,440.00
4430-13-000 Contract-HVAC - Repairs & Maint	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-17-000 Contract-Elevator Monitoring	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4430-18-000 Contract-Alarm Monitoring	639.84	639.84	639.84	639.84	639.84	639.84	639.84	639.84	639.84	639.84	639.84	639.84	7,678.08
4430-23-000 Contract-Consultants	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-24-000 Contract-Grounds-Landscaping	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	86,400.00
4430-24-200 Contract	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
4430-24-300 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	110.69	110.69	110.69	110.69	110.69	110.69	110.69	110.69	110.69	110.69	110.69	110.69	1,328.28
4430-28-000 Unit Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4439-00-000 Total Contract Costs	13,979.53	13,979.53	13,979.53	13,979.53	13,979.53	13,979.53	13,979.53	13,979.53	13,979.53	13,979.53	13,979.53	13,979.53	167,754.36
4499-00-000 TOTAL MAINTENANCE EXPENSES	43,211.41	43,211.41	52,483.52	43,211.41	43,211.41	52,483.52	43,211.41	43,211.41	52,483.52	43,211.41	43,211.41	52,483.52	555,625.36
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	8,699.28	8,699.28	8,699.28	8,699.28	8,699.28	8,699.28	8,699.28	8,699.28	8,699.28	8,699.28	8,699.28	8,699.28	104,391.36
4510-01-000 General Liability Insurance - Auto	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	4,784.40
4570-00-000 Reduction in Rental Income	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4599-00-000 TOTAL GENERAL EXPENSES	9,447.98	9,447.98	9,447.98	9,447.98	9,447.98	9,447.98	9,447.98	9,447.98	9,447.98	9,447.98	9,447.98	9,447.98	113,375.76
4700-00-000 HOUSING ASSISTANCE PAYMENTS													
4715-01-002 Tenant Utility Payments - PH	1,227.00	1,227.00	1,227.00	1,227.00	1,227.00	1,227.00	1,227.00	1,227.00	1,227.00	1,227.00	1,227.00	1,227.00	14,724.00
4715-03-000 FSS Escrow Payments	952.00	952.00	952.00	952.00	952.00	952.00	952.00	952.00	952.00	952.00	952.00	952.00	11,424.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	2,179.00	2,179.00	2,179.00	2,179.00	2,179.00	2,179.00	2,179.00	2,179.00	2,179.00	2,179.00	2,179.00	2,179.00	26,148.00
4800-00-000 FINANCING EXPENSE													
4856-00-000 TD Bank Loan	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	247,672.44
4857-00-000 Debt Service Contra Account	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-15,780.79	-189,369.48
4899-00-000 TOTAL FINANCING EXPENSES	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	4,858.58	58,302.96
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	57,653.22	691,838.64
5100-50-000 Amortization Expense	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	2,975.88
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	57,901.21	694,814.52
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000 Refrigerators	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-02-000 Stoves/Ranges	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
5600-03-000 Roofs	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-04-000 Hot Water Heaters	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-05-000 Parking Lots/Paving	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-06-000 Cabinet/Counter Tops	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-07-000 Grounds Improvements/tree cutting	400.00	400.00	400.00	6,000.00	400.00	400.00	400.00	6,000.00	400.00	400.00	400.00	6,000.00	21,600.00
5600-08-000 HVAC(Buildings, units, etc...)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-12-000 Carpet & Flooring Replacement	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-13-000 Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-14-000 Doors, Windows, Exterior	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00

**Renaissance - Washington Ridge (17)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Budget
5600-15-000 Play Ground Equipment	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00
5600-16-000 Interior Replacements	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-17-000 Ceiling Fans	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-18-000 Other Capital Replacement	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	240,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	51,050.00	51,050.00	51,050.00	56,650.00	51,050.00	51,050.00	51,050.00	56,650.00	51,050.00	51,050.00	51,050.00	56,650.00	629,400.00
5699-01-000 Rmbrs. Replacement Reserve	-51,050.00	-51,050.00	-51,050.00	-56,650.00	-51,050.00	-51,050.00	-51,050.00	-56,650.00	-51,050.00	-51,050.00	-51,050.00	-56,650.00	-629,400.00
8000-00-000 TOTAL EXPENSES	173,170.67	173,170.67	196,729.51	173,170.67	173,170.67	199,771.51	173,170.67	173,170.67	196,729.51	173,170.67	173,170.67	199,771.51	2,178,367.39
9000-00-000 NET INCOME	-49,245.17	-49,245.17	-72,804.01	-49,245.17	-49,245.17	-75,846.01	-49,245.17	-49,245.17	-72,804.01	-49,245.17	-49,245.17	-75,846.01	-691,261.39
Net Operating Income After Depreciation													3,553.13

**Colton Meadow, LLLP (56)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	46,973.00	46,973.00	46,973.00	46,973.00	46,973.00	46,973.00	46,973.00	46,973.00	46,973.00	46,973.00	46,973.00	46,973.00	563,676.00
3112-02-000 Gain to Lease Sec8	16,560.50	16,560.50	16,560.50	16,560.50	16,560.50	16,560.50	16,560.50	16,560.50	16,560.50	16,560.50	16,560.50	16,560.50	198,726.00
3119-00-000 Total Rental Income	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	762,402.00
3120-00-000 Other Tenant Income													
3120-03-000 Damages & Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-04-000 Late and Admin Charges	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3120-05-000 Legal Fees - Tenant	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-06-000 NSF Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-09-000 Misc.Tenant Income	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
3120-10-000 Application Fees	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
3120-11-000 Forfeited Security Deposits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3129-00-000 Total Other Tenant Income	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
3199-00-000 TOTAL TENANT INCOME	64,133.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	63,533.50	762,402.00
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	132.00
3610-01-000 Interest Income - Unrestricted	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
3699-00-000 TOTAL OTHER INCOME	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	192.00
3999-00-000 TOTAL INCOME	64,149.50	63,549.50	63,549.50	63,549.50	63,549.50	63,549.50	63,549.50	63,549.50	63,549.50	63,549.50	63,549.50	63,549.50	762,594.00
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	6,024.40	6,024.40	9,036.60	6,024.40	6,024.40	9,036.60	6,024.40	6,024.40	9,036.60	6,024.40	6,024.40	9,036.60	84,341.60
4110-00-001 401K-401A Admin	240.98	240.98	361.46	240.98	240.98	361.46	240.98	240.98	361.46	240.98	240.98	361.46	3,373.66
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	481.95	481.95	722.93	481.95	481.95	722.93	481.95	481.95	722.93	481.95	481.95	722.93	6,747.33
4110-00-004 Workers Comp Admin	240.98	240.98	361.46	240.98	240.98	361.46	240.98	240.98	361.46	240.98	240.98	361.46	3,373.66
4110-00-006 Legal Shield - Administrative	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
4110-00-007 Payroll Prep Fees	60.24	60.24	90.37	60.24	60.24	90.37	60.24	60.24	90.37	60.24	60.24	90.37	843.42
4110-07-000 Health/Life Insurance	1,017.46	1,017.46	1,017.46	1,017.46	1,017.46	1,017.46	1,017.46	1,017.46	1,017.46	1,017.46	1,017.46	1,017.46	12,209.52
4110-99-000 Total Administrative Salaries	8,101.01	8,101.01	11,625.28	8,101.01	8,101.01	11,625.28	8,101.01	8,101.01	11,625.28	8,101.01	8,101.01	11,625.28	111,309.19
4120-99-000 Total Admin. Salaries & Benefits	8,101.01	8,101.01	11,625.28	8,101.01	8,101.01	11,625.28	8,101.01	8,101.01	11,625.28	8,101.01	8,101.01	11,625.28	111,309.19
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4130-02-000 Criminal Background / Credit Checks/D	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4130-04-000 General Legal Expense	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
4130-99-000 Total Legal Expense	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4170-00-000 Accounting/Bookkeeping Fees	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	6,480.00
4171-00-000 Auditing Fees	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	9,300.00
4173-00-000 Management Fee	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	52,116.96
4173-03-000 Asset Management Fee-FHFC	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	3,000.00
4189-00-000 Total Other Admin Expenses	6,208.08	6,208.08	6,208.08	6,208.08	6,208.08	6,208.08	6,208.08	6,208.08	6,208.08	6,208.08	6,208.08	6,208.08	72,696.96
4190-00-000 Miscellaneous Admin Expenses													

**Colton Meadow, LLLP (56)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
4190-02-000 Printing/Publications & Subscriptions	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-03-000 Advertising Publications	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-04-000 Stationery & Office Supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-06-000 Computer Equipment	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-07-000 Telephone	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-08-000 Postage	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-09-000 Computer Software License Fees/Exp	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4190-10-000 Copiers - Lease & Service	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
4190-13-000 Internet	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-19-000 IT Contract Fees	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
4190-22-000 Other Misc Admin Expenses	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-22-300 Misc Renting Expense & Compliance C	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4190-24-000 Govt Licenses-Fees-Permits	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4191-00-000 Total Miscellaneous Admin Expenses	3,455.00	3,455.00	3,455.00	3,455.00	3,455.00	3,455.00	3,455.00	3,455.00	3,455.00	3,455.00	3,455.00	3,455.00	41,460.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	18,124.09	18,124.09	21,648.36	18,124.09	18,124.09	21,648.36	18,124.09	18,124.09	21,648.36	18,124.09	18,124.09	21,648.36	229,786.15
4300-00-000 UTILITIES													
4320-00-000 Electricity	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4340-00-000 Garbage/Trash Removal	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	37,200.00
4390-01-100 Water/Sewer Combined	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
4399-00-000 TOTAL UTILITY EXPENSES	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	96,600.00
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	6,738.65	6,738.65	8,107.97	6,738.65	6,738.65	8,107.97	6,738.65	6,738.65	8,107.97	6,738.65	6,738.65	8,107.97	86,341.08
4410-06-000 401K-401A Maintenance	269.55	269.55	324.32	269.55	269.55	324.32	269.55	269.55	324.32	269.55	269.55	324.32	3,453.64
4410-07-000 Payroll Taxes Maintenance	539.09	539.09	648.64	539.09	539.09	648.64	539.09	539.09	648.64	539.09	539.09	648.64	6,907.29
4410-08-000 Health/Life Insurance Maint.	534.96	534.96	534.96	534.96	534.96	534.96	534.96	534.96	534.96	534.96	534.96	534.96	6,419.52
4410-09-000 Workers Comp Maintenance	269.55	269.55	324.32	269.55	269.55	324.32	269.55	269.55	324.32	269.55	269.55	324.32	3,453.64
4410-10-000 Payroll Prep Fees Maint.	67.39	67.39	81.08	67.39	67.39	81.08	67.39	67.39	81.08	67.39	67.39	81.08	863.41
4410-11-000 Legal Shield - Maint	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4411-00-000 Maintenance Uniforms	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
4412-00-000 Maintenance Travel/Training	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4419-00-000 Total General Maint Expense	9,159.18	9,159.18	10,761.28	9,159.18	9,159.18	10,761.28	9,159.18	9,159.18	10,761.28	9,159.18	9,159.18	10,761.28	116,318.58
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4420-02-000 Supplies-Appliance Parts	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4420-03-000 Supplies-Painting/Decorating	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4420-03-100 Hardware Doors/Windows/Locks	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
4420-03-200 Window Treatments	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-04-000 Electrical - Supplies/Fixtures	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4420-06-000 Supplies-Janitorial/Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-07-000 Repairs - Materials & Supplies	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-08-000 Supplies-Plumbing	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
4420-09-000 Supplies- Tools Equipmt	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-09-100 Security Equipment,Locks,Alarms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-10-000 Maint - Miscellaneous Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-11-000 Supplies- HVAC	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-12-000 Supplies- Painting	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4429-00-000 Total Materials	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	34,500.00
4430-00-000 Contract Costs													
4430-01-000 Contract-Fire Alarm/Extinguisher	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00

**Colton Meadow, LLLP (56)
2023 Budget**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
4430-01-100	Fire Alarms/Extinguisher Repairs	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4430-03-000	Contract-Building Repairs - Exterior	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
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	300.00
4430-05-000	Contract-Decorating/Painting	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-13-000	Contract-HVAC - Repairs & Maint	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	10,440.00
4430-18-000	Contract-Alarm Monitoring	499.99	499.99	499.99	499.99	499.99	499.99	499.99	499.99	499.99	499.99	499.99	5,999.88
4430-24-000	Contract-Grounds-Landscaping	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	31,020.00
4430-24-300	Contract-Pressure Wash	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	8,874.96
4430-26-000	Contract-Security Camera System	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-27-000	Contract - Lease	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	4,560.00
4430-28-000	Unit Inspections	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4439-00-000	Total Contract Costs	6,674.57	6,674.57	6,674.57	6,674.57	6,674.57	6,674.57	6,674.57	6,674.57	6,674.57	6,674.57	6,674.57	80,094.84
4499-00-000	TOTAL MAINTENANCE EXPENSES	18,708.75	18,708.75	20,310.85	18,708.75	18,708.75	20,310.85	18,708.75	18,708.75	20,310.85	18,708.75	18,708.75	230,913.42
4500-00-000	GENERAL EXPENSES												
4510-00-000	Insurance -Property/Liability	6,020.05	6,020.05	6,020.05	6,020.05	6,020.05	6,020.05	6,020.05	6,020.05	6,020.05	6,020.05	6,020.05	72,240.60
4510-01-000	General Liability Insurance - Auto	166.13	166.13	166.13	166.13	166.13	166.13	166.13	166.13	166.13	166.13	166.13	1,993.56
4525-00-000	Real Estate Taxes	2,503.58	2,503.58	2,503.58	2,503.58	2,503.58	2,503.58	2,503.58	2,503.58	2,503.58	2,503.58	2,503.58	30,042.96
4570-00-000	Reduction in Rental Income	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	8,939.76	8,939.76	8,939.76	8,939.76	8,939.76	8,939.76	8,939.76	8,939.76	8,939.76	8,939.76	8,939.76	107,277.12
4800-00-000	FINANCING EXPENSE												
4853-02-000	Loan Servicing Fee	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59	669.59
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	9,235.71
4855-03-000	Interest Expense - Home Loan	144.77	144.77	144.77	144.77	144.77	144.77	144.77	144.77	144.77	144.77	144.77	1,302.93
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	28,180.00
4899-00-000	TOTAL FINANCING EXPENSES	4,658.55	4,658.55	4,658.55	4,658.55	4,658.55	4,658.55	4,658.55	4,658.55	4,658.55	4,658.55	4,658.55	40,057.82
5000-00-000	NON-OPERATING ITEMS												
5100-01-000	Depreciation Expense	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	484,039.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS												
5600-01-000	Refrigerators	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5600-02-000	Stoves/Ranges	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5600-03-000	Roofs	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-04-000	Hot Water Heaters	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5600-05-000	Parking Lots/Paving	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-06-000	Cabinet/Counter Tops	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-07-000	Grounds Improvements	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
5600-13-000	Community Room	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5600-15-000	Play Ground Equipment	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5600-17-000	Ceiling Fans	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5600-18-000	Other Capital Replacement	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-168,240.00
8000-00-000	TOTAL EXPENSES	98,817.76	98,817.76	103,944.14	98,817.76	98,817.76	103,944.14	98,817.76	98,817.76	103,944.14	98,817.76	98,817.76	1,188,673.84

**Colton Meadow, LLLP (56)
2023 Budget**

		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
9000-00-000	NET INCOME	-34,668.26	-35,268.26	-40,394.64	-35,268.26	-35,268.26	-40,394.64	-35,268.26	-35,268.26	-40,394.64	-35,268.26	-35,268.26	-40,394.64	-426,079.84
Net Operating Income After Depreciation														57,959.00

Villas at Lake Bonnet, LLLP (57)
2023 Budget

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	42,218.00	506,616.00
3112-02-000 Gain to Lease Sec8	23,238.60	23,238.60	23,238.60	23,238.60	23,238.60	23,238.60	23,238.60	23,238.60	23,238.60	23,238.60	23,238.60	23,238.60	278,863.20
3119-00-000 Total Rental Income	65,456.60	65,456.60	65,456.60	65,456.60	65,456.60	65,456.60	65,456.60	65,456.60	65,456.60	65,456.60	65,456.60	65,456.60	785,479.20
3120-00-000 Other Tenant Income													
3120-03-000 Damages & Cleaning	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
3120-04-000 Late and Admin Charges	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3120-05-000 Legal Fees - Tenant	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-07-000 Tenant Owed Utilities	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-09-000 Misc. Tenant Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-10-000 Application Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-11-000 Forfeited Security Deposits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3129-00-000 Total Other Tenant Income	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	4,980.00
3199-00-000 TOTAL TENANT INCOME	65,871.60	65,871.60	65,871.60	65,871.60	65,871.60	65,871.60	65,871.60	65,871.60	65,871.60	65,871.60	65,871.60	65,871.60	790,459.20
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - Restricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3610-01-000 Interest Income - Unrestricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3699-00-000 TOTAL OTHER INCOME	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
3999-00-000 TOTAL INCOME	65,891.60	65,891.60	65,891.60	65,891.60	65,891.60	65,891.60	65,891.60	65,891.60	65,891.60	65,891.60	65,891.60	65,891.60	790,699.20
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	5,196.34	5,196.34	8,844.51	5,196.34	5,196.34	8,844.51	5,196.34	5,196.34	8,844.51	5,196.34	5,196.34	8,844.51	76,948.76
4110-00-001 401K-401A Admin	207.85	207.85	353.78	207.85	207.85	353.78	207.85	207.85	353.78	207.85	207.85	353.78	3,077.95
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	415.71	415.71	707.56	415.71	415.71	707.56	415.71	415.71	707.56	415.71	415.71	707.56	6,155.90
4110-00-004 Workers Comp Admin	207.85	207.85	353.78	207.85	207.85	353.78	207.85	207.85	353.78	207.85	207.85	353.78	3,077.95
4110-00-006 Legal Shield - Administrative	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	550.20
4110-00-007 Payroll Prep Fees	51.96	51.96	88.45	51.96	51.96	88.45	51.96	51.96	88.45	51.96	51.96	88.45	769.49
4110-07-000 Health/Life Insurance	272.00	272.00	272.00	272.00	272.00	272.00	272.00	272.00	272.00	272.00	272.00	272.00	3,264.00
4110-99-000 Total Administrative Salaries	6,397.57	6,397.57	10,665.93	6,397.57	6,397.57	10,665.93	6,397.57	6,397.57	10,665.93	6,397.57	6,397.57	10,665.93	93,844.25
4120-99-000 Total Admin. Salaries & Benefits	6,397.57	6,397.57	10,665.93	6,397.57	6,397.57	10,665.93	6,397.57	6,397.57	10,665.93	6,397.57	6,397.57	10,665.93	93,844.25
4130-00-000 Legal Expense													
4130-00-001 Eviction Legal Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-02-000 Criminal Background / Credit Checks/Drug Testing	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-04-000 General Legal Expense	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-99-000 Total Legal Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4140-00-100 Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4170-00-000 Accounting/Bookkeeping Fees	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	6,750.00
4171-00-000 Auditing Fees	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	9,300.00
4173-00-000 Management Fee	4,581.96	4,581.96	4,581.96	4,581.96	4,581.96	4,581.96	4,581.96	4,581.96	4,581.96	4,581.96	4,581.96	4,581.96	54,983.54
4173-03-000 Asset Management Fee-FHFC	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
4189-00-000 Total Other Admin Expenses	6,944.46	6,944.46	6,944.46	6,944.46	6,944.46	6,944.46	6,944.46	6,944.46	6,944.46	6,944.46	6,944.46	6,944.46	83,333.54
4190-00-000 Miscellaneous Admin Expenses													
4190-02-000 Printing/Publications & Subscriptions	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-03-000 Advertising Publications	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

Villas at Lake Bonnet, LLLP (57)
2023 Budget

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
4190-04-000 Stationery & Office Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-06-000 Computer Equipment	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-07-000 Telephone	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	1,860.00
4190-08-000 Postage	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
4190-09-000 Computer Software License Fees/Exp	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4190-10-000 Copiers - Lease & Service	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4190-13-000 Internet	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-19-000 IT Contract Fees	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-22-000 Other Misc Admin Expenses	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-22-300 Misc Renting Expense & Compliance Contracts	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4190-24-000 Govt Licenses-Fees-Permits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4191-00-000 Total Miscellaneous Admin Expenses	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	16,492.03	16,492.03	20,760.39	16,492.03	16,492.03	20,760.39	16,492.03	16,492.03	20,760.39	16,492.03	16,492.03	20,760.39	214,977.79
4200-00-000 TENANT SERVICES													
4230-00-000 Resident Services Exp	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4300-00-000 UTILITIES													
4320-00-000 Electricity	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4340-00-000 Garbage/Trash Removal	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
4390-01-100 Water/Sewer Combined	4,500.00	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
4399-00-000 TOTAL UTILITY EXPENSES	7,850.00	7,850.00	7,850.00	7,850.00	7,850.00	7,850.00	7,850.00	7,850.00	7,850.00	7,850.00	7,850.00	7,850.00	94,200.00
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	7,562.28	7,562.28	7,562.28	7,562.28	7,562.28	7,562.28	7,562.28	7,562.28	7,562.28	7,562.28	7,562.28	7,562.28	90,747.36
4410-06-000 401K-401A Maintenance	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	3,629.89
4410-07-000 Payroll Taxes Maintenance	604.98	604.98	604.98	604.98	604.98	604.98	604.98	604.98	604.98	604.98	604.98	604.98	7,259.79
4410-08-000 Health/Life Insurance Maint.	1,324.44	1,324.44	1,324.44	1,324.44	1,324.44	1,324.44	1,324.44	1,324.44	1,324.44	1,324.44	1,324.44	1,324.44	15,893.28
4410-09-000 Workers Comp Maintenance	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	302.49	3,629.89
4410-10-000 Payroll Prep Fees Maint.	75.62	75.62	75.62	75.62	75.62	75.62	75.62	75.62	75.62	75.62	75.62	75.62	907.47
4410-11-000 Legal Shield - Maint	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	45.85	550.20
4411-00-000 Maintenance Uniforms	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,020.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4419-00-000 Total General Maint Expense	10,503.16	10,503.16	10,503.16	10,503.16	10,503.16	10,503.16	10,503.16	10,503.16	10,503.16	10,503.16	10,503.16	10,503.16	126,037.89
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-02-000 Supplies-Appliance Parts	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
4420-03-000 Supplies-Painting/Decorating	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-03-100 Hardware Doors/Windows/Locks	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-03-200 Window Treatments	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-04-000 Electrical - Supplies/Fixtures	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-06-000 Supplies-Janitorial/Cleaning	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
4420-07-000 Repairs - Materials & Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-08-000 Supplies-Plumbing	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-09-000 Supplies- Tools Equipmt	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-10-000 Maint - Miscellaneous Supplies	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
4420-11-000 Supplies- HVAC	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-12-000 Supplies- Painting	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4429-00-000 Total Materials	1,805.00	1,805.00	1,805.00	1,805.00	1,805.00	1,805.00	1,805.00	1,805.00	1,805.00	1,805.00	1,805.00	1,805.00	21,660.00
4430-00-000 Contract Costs													
4430-01-100 Fire Alarms/Extinguisher Repairs	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-05-000 Contract-Decorating/Painting	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	530.25	6,363.00
4430-11-000 Contract-Plumbing	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00

Villas at Lake Bonnet, LLLP (57)
2023 Budget

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
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
4430-18-000 Contract-Alarm Monitoring	411.95	411.95	411.95	411.95	411.95	411.95	411.95	411.95	411.95	411.95	411.95	411.95	4,943.40
4430-23-000 Contract-Consultants	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-24-000 Contract-Grounds-Landscaping	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	32,400.00
4430-24-200 Contract-Tree Cutting	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-24-300 Contract-Pressure Wash	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-27-000 Contract - Lease	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	368.36	4,420.32
4430-28-000 Unit Inspections	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	5,040.00
4439-00-000 Total Contract Costs	6,730.56	6,730.56	6,730.56	6,730.56	6,730.56	6,730.56	6,730.56	6,730.56	6,730.56	6,730.56	6,730.56	6,730.56	80,766.72
4499-00-000 TOTAL MAINTENANCE EXPENSES	19,038.72	19,038.72	19,038.72	19,038.72	19,038.72	19,038.72	19,038.72	19,038.72	19,038.72	19,038.72	19,038.72	19,038.72	228,464.61
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	5,111.28	5,111.28	5,111.28	5,111.28	5,111.28	5,111.28	5,111.28	5,111.28	5,111.28	5,111.28	5,111.28	5,111.28	61,335.36
4510-01-000 General Liability Insurance - Auto	225.25	225.25	225.25	225.25	225.25	225.25	225.25	225.25	225.25	225.25	225.25	225.25	2,703.00
4521-00-000 Misc. Taxes/Licenses/Insurance	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4525-00-000 Real Estate Taxes	3,234.71	3,234.71	3,234.71	3,234.71	3,234.71	3,234.71	3,234.71	3,234.71	3,234.71	3,234.71	3,234.71	3,234.71	38,816.52
4570-00-000 Reduction in Rental Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	8,646.24	8,646.24	8,646.24	8,646.24	8,646.24	8,646.24	8,646.24	8,646.24	8,646.24	8,646.24	8,646.24	8,646.24	103,754.88
4800-00-000 FINANCING EXPENSE													
4853-02-000 Loan Servicing Fee	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	7,751.76
4855-00-000 Interest Expense-Mortgage	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	38,192.52
4855-03-000 Interest Expense - Home Loan	163.90	163.90	163.90	163.90	163.90	163.90	163.90	163.90	163.90	163.90	163.90	163.90	1,966.80
4855-04-000 Interest Expense - LHA	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	75,740.76
4899-00-000 TOTAL FINANCING EXPENSES	10,304.32	10,304.32	10,304.32	10,304.32	10,304.32	10,304.32	10,304.32	10,304.32	10,304.32	10,304.32	10,304.32	10,304.32	123,651.84
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	40,217.32	40,217.32	40,217.32	40,217.32	40,217.32	40,217.32	40,217.32	40,217.32	40,217.32	40,217.32	40,217.32	40,217.32	482,607.84
5100-50-000 Amortization Expense	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	18,510.24
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	41,759.84	41,759.84	41,759.84	41,759.84	41,759.84	41,759.84	41,759.84	41,759.84	41,759.84	41,759.84	41,759.84	41,759.84	501,118.08
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000 Refrigerators	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5600-02-000 Stoves/Ranges	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-04-000 Hot Water Heaters	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	4,680.00
5600-06-000 Cabinet/Counter Tops	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-08-000 HVAC(Buildings, units, etc...)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-11-000 Furnace Replacement	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5600-13-000 Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-15-000 Play Ground Equipment	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5600-17-000 Ceiling Fans	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5600-18-000 Other Capital Replacement	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	148,320.00
5699-01-000 Rmbrs. Replacement Reserve	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-148,320.00
8000-00-000 TOTAL EXPENSES	104,116.15	104,116.15	108,384.51	104,116.15	104,116.15	108,384.51	104,116.15	104,116.15	108,384.51	104,116.15	104,116.15	108,384.51	1,266,467.20
9000-00-000 NET INCOME	-38,224.55	-38,224.55	-42,492.91	-38,224.55	-38,224.55	-42,492.91	-38,224.55	-38,224.55	-42,492.91	-38,224.55	-38,224.55	-42,492.91	-475,768.00
Net Operating Income after Depreciation													25,350.08

**West Lake Management, LLC (28)
2023 Budget**

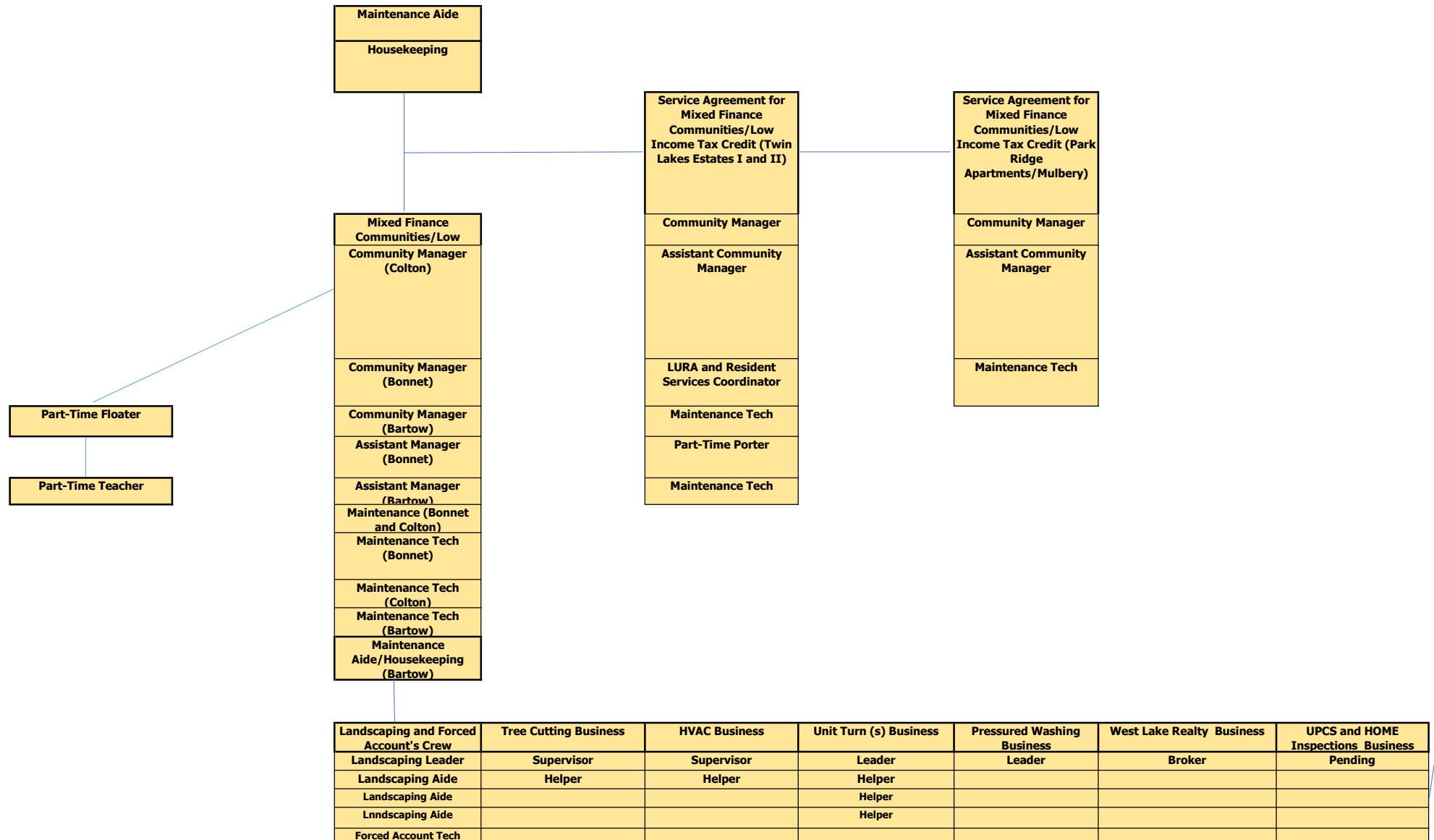
	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3600-00-000 OTHER INCOME													
3620-00-100 Mgmt Fee Income - Dakota	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	20,791.20
3620-00-101 Mgmt Fee Income - TLakes	3,045.24	3,045.24	3,045.24	3,045.24	3,045.24	3,045.24	3,045.24	3,045.24	3,045.24	3,045.24	3,045.24	3,045.24	36,542.88
3620-00-102 Mgmt Fee Income - TLakes II	2,814.80	2,814.80	2,814.80	2,814.80	2,814.80	2,814.80	2,814.80	2,814.80	2,814.80	2,814.80	2,814.80	2,814.80	33,777.60
3620-00-200 Mgmt Fee Income - Renaissance	10,264.64	10,264.64	10,264.64	10,264.64	10,264.64	10,264.64	10,264.64	10,264.64	10,264.64	10,264.64	10,264.64	10,264.64	123,175.68
3620-00-300 Mgmt Fee Income - Colton	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	4,343.08	52,116.96
3620-00-400 Mgmt Fee Income - Bonnet	3,972.78	3,972.78	3,972.78	3,972.78	3,972.78	3,972.78	3,972.78	3,972.78	3,972.78	3,972.78	3,972.78	3,972.78	47,673.36
3620-00-800 Mgmt Fee Income - West Bartow	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	5,326.02	63,912.24
3620-00-900 Mgmt Fee Income - AMP5 WTown	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	3,156.96	37,883.52
3620-01-000 Bookkeeping Fee Income	5,085.00	5,085.00	5,085.00	5,085.00	5,085.00	5,085.00	5,085.00	5,085.00	5,085.00	5,085.00	5,085.00	5,085.00	61,020.00
3620-02-000 Asset Management Fee Income	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	14,160.00
3650-00-200 Lawn & Landscape Income	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	252,356.04
3650-00-201 Unit Inspection Income	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	29,004.00
3650-00-202 Tree Cutting Income	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	79,700.00
3650-00-203 HVAC Service Income	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	144,000.00
3650-00-204 Pressure Wash Income	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
3650-00-205 Other Services Income	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
3650-00-206 IT Services Income	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	105,316.44
3650-00-207 Unit Turns Income	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
3690-00-000 Other Income	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3699-00-000 TOTAL OTHER INCOME	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	1,245,429.92
3999-00-000 TOTAL INCOME	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	103,785.83	1,245,429.92
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	13,563.78	13,563.78	18,845.60	13,563.78	13,563.78	18,845.60	13,563.78	13,563.78	18,845.60	13,563.78	13,563.78	18,845.60	183,892.64
4110-00-001 401K-401A Admin	542.55	542.55	753.82	542.55	542.55	753.82	542.55	542.55	753.82	542.55	542.55	753.82	7,355.71
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	1,085.10	1,085.10	1,507.65	1,085.10	1,085.10	1,507.65	1,085.10	1,085.10	1,507.65	1,085.10	1,085.10	1,507.65	14,711.41
4110-00-004 Workers Comp Admin	451.85	451.85	451.85	451.85	451.85	451.85	451.85	451.85	451.85	451.85	451.85	451.85	5,422.20
4110-00-006 Legal Shield - Administrative	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	622.20
4110-00-007 Payroll Prep Fees	135.64	135.64	188.46	135.64	135.64	188.46	135.64	135.64	188.46	135.64	135.64	188.46	1,838.93
4110-07-000 Health/Life Insurance	252.26	252.26	252.26	252.26	252.26	252.26	252.26	252.26	252.26	252.26	252.26	252.26	3,027.12
4110-99-000 Total Administrative Salaries	16,083.03	16,083.03	22,051.49	16,083.03	16,083.03	22,051.49	16,083.03	16,083.03	22,051.49	16,083.03	16,083.03	22,051.49	216,870.20
4120-99-000 Total Admin. Salaries & Benefits	16,083.03	16,083.03	22,051.49	16,083.03	16,083.03	22,051.49	16,083.03	16,083.03	22,051.49	16,083.03	16,083.03	22,051.49	216,870.20
4130-00-000 Legal Expense													
4130-02-000 Criminal Background / Credit Checks/Drug Testing	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4130-04-000 General Legal Expense	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	8,820.00
4130-99-000 Total Legal Expense	1,535.00	1,535.00	1,535.00	1,535.00	1,535.00	1,535.00	1,535.00	1,535.00	1,535.00	1,535.00	1,535.00	1,535.00	18,420.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4140-00-100 Travel/Mileage	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
4174-00-001 Marketing Exp - Brochures & Other Adv	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4189-00-000 Total Other Admin Expenses	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
4190-00-000 Miscellaneous Admin Expenses													
4190-01-000 Membership/Subscriptions/Fees	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-03-000 Advertising Publications	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
4190-04-000 Stationery & Office Supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-06-000 Computer Equipment	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-07-000 Telephone	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4190-08-000 Postage	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4190-09-000 Computer Software License Fees/Exp	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	10,508.28

West Lake Management, LLC (28)
2023 Budget

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
4190-10-000 Copiers - Lease & Service	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-13-000 Internet	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4190-19-000 IT Contract Fees	2,738.09	2,738.09	2,738.09	2,738.09	2,738.09	2,738.09	2,738.09	2,738.09	2,738.09	2,738.09	2,738.09	2,738.09	32,857.08
4190-20-000 Bank Fees - Restricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4190-22-000 Other Misc Admin Expenses	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4190-22-300 Misc Renting Expense & Compliance Contracts	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4190-24-000 Govt Licenses-Fees-Permits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4191-00-000 Total Miscellaneous Admin Expenses	7,433.78	7,433.78	7,433.78	7,433.78	7,433.78	7,433.78	7,433.78	7,433.78	7,433.78	7,433.78	7,433.78	7,433.78	89,205.36
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	26,251.81	26,251.81	32,220.27	26,251.81	26,251.81	32,220.27	26,251.81	26,251.81	32,220.27	26,251.81	26,251.81	32,220.27	338,895.56
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	28,200.68	28,200.68	40,301.02	28,200.68	28,200.68	40,301.02	28,200.68	28,200.68	40,301.02	28,200.68	28,200.68	40,301.02	386,809.52
4410-01-000 Maintenance Labor-Grounds	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4410-02-500 Maintenance - Temporary Labor	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
4410-06-000 401K-401A Maintenance	1,128.03	1,128.03	1,612.04	1,128.03	1,128.03	1,612.04	1,128.03	1,128.03	1,612.04	1,128.03	1,128.03	1,612.04	15,472.38
4410-07-000 Payroll Taxes Maintenance	2,256.05	2,256.05	3,224.08	2,256.05	2,256.05	3,224.08	2,256.05	2,256.05	3,224.08	2,256.05	2,256.05	3,224.08	30,944.76
4410-08-000 Health/Life Insurance Maint.	4,696.31	4,696.31	4,696.31	4,696.31	4,696.31	4,696.31	4,696.31	4,696.31	4,696.31	4,696.31	4,696.31	4,696.31	56,355.72
4410-09-000 Workers Comp Maintenance	1,222.51	1,222.51	1,222.51	1,222.51	1,222.51	1,222.51	1,222.51	1,222.51	1,222.51	1,222.51	1,222.51	1,222.51	14,670.12
4410-10-000 Payroll Prep Fees Maint.	282.01	282.01	403.01	282.01	282.01	403.01	282.01	282.01	403.01	282.01	282.01	403.01	3,868.10
4410-11-000 Legal Shield - Maint	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	1,567.20
4411-00-000 Maintenance Uniforms	924.79	924.79	924.79	924.79	924.79	924.79	924.79	924.79	924.79	924.79	924.79	924.79	11,097.48
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	18,720.00
4419-00-000 Total General Maint Expense	40,800.98	40,800.98	54,474.36	40,800.98	40,800.98	54,474.36	40,800.98	40,800.98	54,474.36	40,800.98	40,800.98	54,474.36	544,305.28
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-01-200 Lawn & Landscape Expenses Non Salary	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4420-01-300 Seasonal Labor	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4420-02-000 Supplies-Appliance Parts	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-03-000 Supplies-Painting/Decorating	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4420-04-000 Electrical - Supplies/Fixtures	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4420-06-000 Supplies-Janitorial/Cleaning	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-07-000 Repairs - Materials & Supplies	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-08-000 Supplies-Plumbing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-09-000 Supplies- Tools Equipmt	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4420-11-000 Supplies- HVAC	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4429-00-000 Total Materials	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	35,160.00
4430-00-000 Contract Costs													
4430-09-000 Contract-Other	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-13-400 Repairs/Maint - A/C Units	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4430-24-000 Contract-Grounds-Landscaping	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
4430-27-000 Contract - Lease	1,058.75	1,058.75	1,058.75	1,058.75	1,058.75	1,058.75	1,058.75	1,058.75	1,058.75	1,058.75	1,058.75	1,058.75	12,705.00
4439-00-000 Total Contract Costs	1,958.75	1,958.75	1,958.75	1,958.75	1,958.75	1,958.75	1,958.75	1,958.75	1,958.75	1,958.75	1,958.75	1,958.75	23,505.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	45,689.73	45,689.73	59,363.11	45,689.73	45,689.73	59,363.11	45,689.73	45,689.73	59,363.11	45,689.73	45,689.73	59,363.11	602,970.28
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	2,058.88	2,058.88	2,058.88	2,058.88	2,058.88	2,058.88	2,058.88	2,058.88	2,058.88	2,058.88	2,058.88	2,058.88	24,706.56
4510-01-000 General Liability Insurance - Auto	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	398.70	4,784.40
4590-01-000 COCC Cost Allocation	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	168,000.00
4599-00-000 TOTAL GENERAL EXPENSES	16,457.58	16,457.58	16,457.58	16,457.58	16,457.58	16,457.58	16,457.58	16,457.58	16,457.58	16,457.58	16,457.58	16,457.58	197,490.96
5000-00-000 NON-OPERATING ITEMS													
5100-01-000 Depreciation Expense	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	13,800.00
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	13,800.00
8000-00-000 TOTAL EXPENSES	89,549.12	89,549.12	109,190.96	89,549.12	89,549.12	109,190.96	89,549.12	89,549.12	109,190.96	89,549.12	89,549.12	109,190.96	1,153,156.80
9000-00-000 NET INCOME	14,236.71	14,236.71	-5,405.13	14,236.71	14,236.71	-5,405.13	14,236.71	14,236.71	-5,405.13	14,236.71	14,236.71	-5,405.13	92,273.12

West Lake Management, LLC (28)
2023 Budget

		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total Budget
3650-00-201	Unit Inspection Income	4200	2800.08	10200	4800		6999.96		29000.04					
3650-00-202	Tree Cutting Income	24000	1500	13200	12000		24000		5000.04					79700.04
3650-00-203	HVAC Service Income		12000	12000	10440				13500					47940
3650-00-204	Pressure Wash Income	12000	3225	12000	8874.96		9000		12000					57099.96
3650-00-205	Other Services Income	8400					5040		738					14178
3650-00-206	IT Services Income	17078.4	2134.8	9393.12	5123.52		5123.52		5977.44		23482.8			44830.8
3650-00-207	Unit Turns Income		2800.08				6000							8800.08
		65678.4	24460	56793.1	41238.48		43163.52		50215.44		23482.8			281548.92



RESOLUTION NO. 22-1525

**APPROVAL OF THE 2023 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 2023 Annual Budgets for the Central Office Cost Center; West Lake Management; the Section 8 Housing Choice Voucher program; and the Public Housing program (which includes AMP 1 through 7) 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 2023 Annual Budget and Organizational Chart for the Central Office Cost Center; West Lake Management; the Section 8 Housing Choice Voucher program; and 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. 22-1525, dated November 28, 2022.

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: Lakeland Housing Authority PHA Code: FL011

PHA Fiscal Year Beginning: 2023 Board Resolution Number: 22-1525

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: 11/28/2022
- 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: Don Brown	Signature:	Date: 11/28/2022
--	------------	---------------------

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

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

Re: Resolution # 22-1526

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to complete negotiations and execute all documents necessary to complete a financial closing with PCJ Consultants, Inc., and Zion Bank to provide financing for the 10th Street Development Project and to take all actions necessary to carry out the intent of this Resolution.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: 10th Street Development Project
- C. Originator: Benjamin Stevenson

3. Cost Estimate:

N/A

Narrative:

The Housing Authority is desiring to create more affordable housing opportunities for seniors and veterans within the Lakeland Metropolitan Statistical Area (MSA). Specifically, the Housing Authority is desiring to develop an approximately 4-acre site into an affordable rental housing community providing approximately 104 opportunities for senior citizens aged sixty-two and older. Construction costs for the approximate 104-unit elderly community is being privately financed.

A key component of this development project will be to obtain the financing necessary to cover the cost of administration, construction, and development of this project. The Executive Director has been working with the Investment Partner for the past several years to identify potential funding sources for this development project. LHA has engaged an architectural firm to design the affordable rental housing units and, thereby, provide the information necessary to create a construction budget and overall development project.

On November 16, 2020, the Board of Commissioners approved Resolution No. 20-1494 authorizing the Executive Director to enter into negotiations to obtain funding for the development of the 10th Street Homeownership Development Project. On June 21, 2021, the Board of Commissioners approved Resolution No. 21-1513 authorizing the Executive Director to enter into negotiations to obtain funding for the development of the 10th Street Homeownership Development Project. On August 23, 2021, LHA issued a Request for Qualifications for Project Development and Financing (RFQ) for future affordable housing development projects and PCJ Consultants, Inc. was selected as the best respondent to said RFQ. In that regard, LHA staff entered into negotiations with PCJ Consultants, Inc., and Zion Bank for purposes of obtaining the funds necessary to finance this development effort. PCJ

Consultants, Inc. and Zion Bank are reviewing the LHA proposal for financing and has provided a conditional funding commitment letter for the development. The next proper step is for staff to finish the negotiations and execute all documents necessary to complete the financial closing with the lender.

Based on the above information, staff is recommending that the Board of Commissioners approve this Resolution No. 22-1526 to authorize the Executive Director to finish negotiations and execute all documents necessary to provide funding from PCJ Consultants, Inc., and Zion Bank for the development of the 10th Street Homeownership Development Project and to take all actions necessary to carry out the intent of this Resolution.

A copy of the project description is attached.



FINANCING PROPOSAL FOR THE 10th STREET HOMEOWNERSHIP DEVELOPMENT PROJECT

Introduction – Proposal Outline

The Lakeland Housing Authority and Lakeland Polk Housing Corporation partnership is seeking financing for the proposed development of an affordable homeownership community. The community will provide affordable lease purchase homeownership opportunities for the local workforce that are defined as moderate to low-income individuals and families. We are seeking investors and/or partners to assist with financing the construction costs associated with this project. Ideally, the investor partner will provide 100% financing of the development expenses or a reasonable combination of loan financing and down payment. The Lakeland Housing Authority will work in partnership with Polk County Housing Developers, a housing authority affiliate, to oversee the construction of the affordable housing units and West Lake Realty, another housing authority affiliate, to market and sell the homeownership units.

Project Overall Summary

The new community will be a 100% affordable housing development and consist of approximately eighty-four units (84) of mixed income for sale affordable housing units. The majority of the housing units (up to 85%) will be made available for purchase via a lease purchase program. Approximately fifteen percent (15%) will be available for purchase by persons between 81-140% AMI. Offering the housing units with a lease purchase option for persons between 60-140% AMI will ensure that the new development is a 100% affordable housing community. Public housing residents and Section 8 voucher holders will also be eligible for this program. Down payment assistance will also be made available for all eligible program participants.

The unit mix will consist of a mixture of two, three and four-bedroom housing units. The housing units will have a townhouse design and will be marketed to low- to moderate- income individuals and families that may classified as being a part of the workforce population. Special consideration or preference will be given to first responders such as policemen, firemen, teachers, nurses, and PHA employees. Midlevel managers in warehouse industry and other professionals will also be targeted.

Developer

Polk County Housing Developers, an affiliate of the Lakeland Housing Authority, has successfully managed several mixed income development projects from concept to completion over the past several years. Polk County Housing Developers will serve as the project developer and will oversee the construction of the affordable housing units as well as the hiring and supervision of the General Contractor and all subcontractors.



Land

The Lakeland Housing Authority owns an approximately 10.3-acre site on N. 10th Street just west of Brunell Parkway. This land will be used to construct all ninety-nine (99) of the homeownership units and a clubhouse. The current appraisal was completed in on November 17, 2021. The value of the land was estimated to be \$790,000.

Funding Method

The Lakeland Housing Authority is seeking funding options that do not include or require the involvement in the LIHTC (low-income housing tax credits) process and removal of the need to qualify tenants on some restrictive income basis. Such would increase the number of available and qualified homebuyers. Specifically, the housing authority is seeking some type of compensation for the value of the land, reimbursement or credit for soft cost expenses incurred for documents such as surveys, designs, environmental reports, and other related documents. The housing authority is agreeable to some type of reasonable down payments for the loan and open to creative options for making said down payments.

Design

The Lunz Group will design the project and is a qualified design/architectural/engineering firm that was publicly procured by the housing authority. The housing authority will assume all responsibility for design, suitability, construction and required payments.

Project Design Summary

The development will consist of 46 3-Bedroom and 38 2-Bedroom townhouse units. This phase will also include a Clubhouse, 43 parking spaces with the 84 housing units on the 10.5-acre site. Additional details regarding the units are provided in the chart below.

<u>Number of Units</u>	<u>Unit Type</u>	<u>Gross A/C SF</u>	<u>Projected Sales Price</u>
38	2 bed/2 bath	1285+259 garage	\$195,000 - \$215,000 (Estimated)
<u>46</u>	3 bed/2 bath	1521/+297 garage	\$240,000 – 265,000 (Estimated)

84 Total Housing Units and a Club House

Eligibility, Income Guidelines and Down Payment Assistance

The Lakeland Housing Authority will offer down payment assistance loans to income eligible first time homebuyers at the 10th Street Homeownership Development site. The down payment assistance loans will be in a second position behind the primary financing loan from a mortgage



lender and is typically known as a “silent second” mortgage because of a 0% interest rate and \$0 monthly payment. The Deferred Payment Loan (DPL) may remain “silent” as long as the property continues to be the homebuyer’s primary residents and owner occupied.

Potential first time homebuyers must begin the lease purchase program by enrolling or completing an homebuyer education course with one of the LHA approved Housing Counseling agencies and must not be under contract to purchase a home somewhere else before being allowed to participate in this program. The Housing Counseling agency will provide homebuyer education and counseling services, complete the program application with the potential buyer and collect the relevant documentation.

The potential first time homebuyer must utilize the services of a Loan Officer and Real Estate Agent, if applicable, that is listed on the housing authority, City of Lakeland, or Polk County Approved Lender list and current Approved Realtor List.

The income limits and amount of down payment assistance to be offered by the housing authority is listed below:

Up to \$50,000 in down payment assistance to be used toward the purchase of the lease purchase housing unit.

- 0-50% AMI \$50,000
- 50.01% - 80% AMI \$40,000
- 80.01% - 120% AMI \$30,000
- 120.01 – 140% AMI \$20,000

This down payment assistance will be provided in the form of a 0% interest loan for a ten-year period and shall be in a secondary position to the primary mortgage loan. This loan will be fully forgivable after the 10-year period, provided the homebuyer uses the home as its primary residence. The loan shall be forgiven at a rate of 10% per year until the end of the ten-year period. If the homebuyer moves or re-sales the home within the ten-year period, the down payment loan is to be paid back at the appropriate percentage rate. For example, if the home is resold in year three and the loan amount is \$40,000, then \$32,000 is due to be paid back to the housing authority.

The total household income must be at or below 140% AMI. Income shall be calculated based on the total Household income, not just the loan applicant. That is, the annual income of all persons over the age of 18 living within the household shall be used to determine the total household income. Exemptions will be college students, disabled persons, and other exemptions as defined by the U.S. Department of Housing and Urban Development.

Debt ratios of 36/43% and mid-level credit scores of 600 are required in order to be eligible for the lease purchase program. The maximum purchase price for the lease purchase housing units is



estimated to be up to \$320,000 (if the applicant qualifies for primary financing from an approved lender).

The homebuyer must provide a minimum of \$2,000 investment towards the purchase of the home. At least \$1,000 of the investment must be provided by the homebuyer with verifiable funds. The additional \$1,000 may include POC's such as appraisals, inspections, and related items.

Acceptable loan types may include fixed and fully amortized products such as FHA, VA and Conventional Affordable Housing loans. ARM loans are not permitted.

The housing authority shall serve as the owner/landlord during the three-year lease purchase period. The housing authority reserves the right to inspect the housing unit on a minimum annual basis. A full independent home inspection by the potential homebuyer is required before closing. The housing unit must also pass a HQS inspection by the housing authority.

FEDERAL HUD AND STATE INCOME LIMITS 2021

HOUSEHOLD SIZE	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Above Moderate Income (140%)	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500
Moderate Income (120%)	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000
Low Income (80%)	41,350	47,250	53,150	59,050	63,800	68,500	73,250	77,950
Very Low Income (50%)	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750
Extremely Low Income (30%)	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660

The Lakeland Housing Authority, through its Housing Counseling Agency partners, will provide First Time Home

First Time Homebuyer Education and Training

First Time Homebuyer Education programs and services will be made available to interested home buyers through local community partnerships with Solita's House and HANDS of Central Florida. First Time Homebuyer Education classes will be provided in English and Spanish, Homebuyer Counseling Services and Down Payment and Closing Cost Assistance counseling and funds to qualified first time homebuyers. Solita's House and HANDS are HUD certified homeownership counseling agencies that have a great relationship with the City of Lakeland and Polk County and have been providing these services to local citizens for nearly 25 years. Both the City of Lakeland and Polk County government have Down Payment Assistance programs for persons with income levels at 80% AMI and below. Solita's House also offers down payment assistance as well affordable mortgage services for our targeted income groups. Interested persons must complete



the homebuyer education program in order to be eligible to receive down payment assistance. The average amount of down payment assistance is estimated to be approximately \$10,000-\$50,000. The Lakeland Housing Authority plans to use a portion of the loan proceeds to fund down payment assistance for persons with household incomes at 81-140% AMI. Again, the average amount of down payment assistance is expected to be approximately \$10,000-\$25,000. Solita's House also offers down payment assistance up to \$100,000.

A special preference will be given to Section 8 voucher holders, veterans, teachers, policemen, firemen, LHA employees and other public service employees. Each of these groups will be eligible for lease purchase option as well as down payment assistance.

Another target group are mid-level managers in the private sector that work in the warehouse industry. Several major corporations such as Walmart, Amazon, Coca Cola, Publix, and others have warehouses and corporate offices in the area. The homes will also be available for purchase by employees of these companies that fall within the 140% AMI category.

Additionally, the Lakeland Housing Authority has created a Section 8 Homeownership Program. This program is for Section 8 program participants that are interested in purchasing a home. The housing authority has created Homeownership Plans for Section 8 and the Tenth Street project.

The Lakeland Housing Authority has partnered with West Lake Realty to market and sell the homes. Pre-sales are anticipated through a vigorous advertisement and marketing campaign that will include, but not be limited to the newspapers, television, radio, and social media. The housing units available for lease purchase will be managed by West Lake Management, an affiliate of the housing authority.

Construction

For transparency and competitiveness, the plans and specifications shall be advanced or designed to a stage by the Project Architect whereby competitive bidding will be done to determine the costs. The competitive bidding shall be via a public procurement process whereby a General Contractor shall be selected. The General Contractor shall be licensed by the State of Florida and commit to a guaranteed maximum price and delivery date, comply with the U.S. Department of Housing and Urban Development (HUD) guidelines for W/MBE sub-contractors and employees; provide all of the required insurance coverages including but may not be limited to builder's risk, liability, workman's compensation; and provide a 100% performance and payment bond.

Property Sales and Ongoing Management

West Lake Realty, an affiliate of the housing authority, has a Real Estate Broker licensed by the State of Florida for commercial and residential property sales. Other licensed real estate salespersons serve as sub-contractors to West Lake Realty. West Real Realty will develop the



sales documents to meet and follow Florida Homeowners Association requirements and guidelines and other applicable laws of the State of Florida.

The housing authority is prepared to make the majority (up to 85%) of the housing units available to first time homebuyers via a lease purchase process. The units will be leased to the potential homebuyers for three (3) years. Persons buying the homes via the lease purchase process will be required to attend a first-time homebuyer education program with a HUD certified entity that offers homebuyer education and counseling. The housing authority has established a partnership with Solita's House and HANDS to provide these services. The services will be available in English and Spanish. We will also accept proof of completion of a HUD approved and certified homebuyer education program from other entities as long as they have been completed within the last three (3) years.

Landowner

Lakeland Housing Authority is the sole owner and has title to the land.

Average Expected Interest Rate

The interest rate is negotiable.

Construction Period

To be fully completed and accepted for sell and occupancy within no more than fourteen (14) months from date of funding. The General Contractor must agree to a specific delivery date with a penalty equal to $1/360^{\text{th}}$ of the annual scheduled payment if there are any delays other than a natural disaster.

Estimated Closing Date

December 2022

RESOLUTION NO. 22-1526

AUTHORIZE THE EXECUTIVE DIRECTOR TO COMPLETE NEGOTIATIONS AND EXECUTE ALL DOCUMENTS NECESSARY TO OBTAIN FINANCING FOR THE DEVELOPMENT OF THE 10TH STREET LEASE PURCHASE HOMEOWNERSHIP DEVELOPMENT PROJECT AND FURTHER AUTHORIZE THE EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT THE INTENT OF THIS RESOLUTION.

WHEREAS, the Housing Authority of the City of Lakeland, Florida desires to pursue all viable opportunities to provide additional affordable housing within its service area; and

WHEREAS, the Housing Authority of the City of Lakeland has identified a property available for development that will provide additional affordable housing and homeownership opportunities for its clientele; and

WHEREAS, the Housing Authority of the City of Lakeland desires to build a lease purchase homeownership development project on the 10th Street property that will provide a maximum of one hundred (100) homeownership opportunities and an on-site club house for moderate to low-income families and individuals; and

WHEREAS, the Executive Director of the Housing Authority of the City of Lakeland has been working with the Investor Partner to seek and identify financing options for the development of the 10th Street Homeownership Development Project; and

WHEREAS, via Resolution 21-1513, the Board of Commissioners of the Housing Authority of the City of Lakeland authorized the Executive Director to begin negotiations with potential partners to obtain financing necessary for the construction of the 10th Street Homeownership Development Project; and

WHEREAS, On August 23, 2021, the Housing Authority of the City of Lakeland issued a Request for Qualifications for Project Development and Financing for future affordable housing development projects; and

WHEREAS, PCJ Consultants, Inc. was selected as the best respondent to the Request for Qualifications for Project Development and Financing for future affordable housing development projects; and

WHEREAS, the Executive Director of the Housing Authority of the City of Lakeland has obtained a conditional funding commitment offer letter from PCJ Consultants, Inc., and Zion Bank to finance the development of the 10th Street Homeownership Development Project; and

WHEREAS, the Housing Authority of the City of Lakeland desires to obtain financing for the construction of a maximum of one hundred (100) for sale affordable housing units and an on-site club house for first time homebuyers in the moderate- to low-income category at the 10th Street Homeownership Development property site and complete all work necessary to achieve this objective.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby authorizes the Executive Director to complete negotiations and execute all documents with PCJ Consultants, Inc. and Zion Bank necessary to provide the financing for the development 10th Street Lease Purchase Homeownership Development Project and further authorize the Executive Director to take all actions necessary to carry out the intent of this Resolution.

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. 22-1526, dated November 28, 2022.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chair

(Place holder for 3 pages .pdf file)

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

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

Re: Resolution # 22-1527

The Board of Commissioners is requested to approve the above-referenced resolution authorizing its Executive Director to negotiate and execute all documents to form a partnership to respond to a Formal Request for Letters of Interest issued by the City of Bartow and Bartow Community Redevelopment Agency.

2. Who is making request:

A. Entity: The Housing Authority of the City of Lakeland
B. Project: Bartow CRA Redevelopment Project
C. Originator: Benjamin Stevenson

3. Cost Estimate:

N/A

Narrative:

The Housing Authority is desiring to create more homeownership opportunities for moderate to low-income families and individuals with the Lakeland Metropolitan Statistical Area (MSA). Previously, the Housing Authority was invited to partner with NuJak Companies and Global Legacy Group to submit a response to a Request for Proposal issued by Polk County Government for the development of affordable housing communities. The proposal was not selected for funding. Later, Polk County Housing Department notified the Team that it had been awarded \$1 million dollars in SHIP funds to be used in an affordable housing development project. So, the Team needed to find a parcel of land where it could build a new affordable housing community.

Recently, the LHA Executive Director was informed by the Bartow Community Redevelopment Agency Executive Director that they were looking for someone to provide affordable housing development and rehab of the Cigar Factory in downtown Bartow. The Bartow CRA had land that could be used in this effort.

On November 9, 2022 the City of Bartow published a Request for Letters of Interest and Notice of Intent to Dispose of Real Property in Community Redevelopment Area. The Request for Letters of Interest was issued in partnership with the Bartow Community Redevelopment Agency.

Staff is seeking permission from the Board of Commissioners to join with NuJak Companies and Global Legacy Group to submit a response to Request for Letters of Interest. The response would include a proposed use of the \$1 million SHIP funds for the development of an elderly affordable housing building. The Team would seek financing for the development effort from Zion Bank and its representatives.

The purpose of this resolution, #22-1527, is to obtain authorization from the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida for its Executive Director

to negotiate and execute all documents necessary to partner with NuJak Companies and Global Legacy Group to respond to a Formal Request for Letters of Interest issued by the City of Bartow and Bartow Community Redevelopment Agency and all other documents necessary for execution of this resolution.

**REQUEST FOR LETTERS OF INTEREST AND NOTICE OF INTENT
TO DISPOSE OF REAL PROPERTY IN COMMUNITY
REDEVELOPMENT AREA**

The City of Bartow, on behalf of itself and the Bartow Community Redevelopment Agency, will receive Letters of Interest and proposals from interested parties until 5:00 P.M., Friday, December 9, 2022, at City Hall, 450 North Wilson Avenue, Bartow, Florida 33830 for the following solicitation:

**Formal Request for Letters of Interest
City of Bartow and Bartow Community Redevelopment Agency
East End Cigar Factory Catalyst Area**

Submittals received after this specified time and date, or received at a location other than the Reception Desk at the City Manager's Office, City Hall, 450 North Wilson Avenue, Bartow, Florida 33830 if delivered by hand delivery, will not be taken or considered.

Pursuant to the Community Redevelopment Act of 1969, as amended, and Section 163.380(3)(a) of the Florida Statutes, all interested parties are advised that the City of Bartow and the Bartow Community Redevelopment Agency intend to enter into a contract to sell, lease or otherwise transfer those lands comprising the East End Cigar Factory Catalyst Area, which is defined further in the formal request for letters of interest document, to a private redeveloper or to any person or persons interested in undertaking redevelopment efforts for the site in accordance with the Master Plan of the City of Bartow and the Community Redevelopment Plan Update for the Bartow Community Redevelopment Agency. All interested parties may provide letters of interest and proposals to the City and the Community Redevelopment Agency in response to this request. To be timely received, a letter of interest or proposal must be filed with the City at the address above within 30 days of publication of this notice. The period for filing a proposal or letter expires at 5:00 P.M., Friday, December 9, 2022. All timely received letters and proposals will be considered.

Interested parties may obtain copies of the formal request for letters of interest document, and other pertinent information, at City Hall, 450 North Wilson Avenue, Bartow, Florida 33830, and on the website of the Bartow Community Redevelopment Agency using the web address: <https://www.cityofbartow.net/our-government/community-redevelopment-agency-cra>. It is kindly requested that responses to this solicitation be furnished in general compliance with the specifications identified in the formal request for letters document.

The City and the Community Redevelopment Agency reserve the right to accept such letter of interest or proposal that the City and Agency deem to be in the public interest and in furtherance of the purposes of the Community Redevelopment Act of 1969, as amended, the Master Plan of the City of Bartow and the Community Redevelopment Plan Update for the Bartow Community Redevelopment Agency. In addition, the City and the Community Redevelopment Agency reserve all rights to waive any and all technical informalities in the notice, advertising and proposal process; to reject any and all responses received as not being in the public interest or being in furtherance of the purposes of the Community Redevelopment Act of 1969, as amended, the Master Plan of the City of Bartow, or the Community Redevelopment Plan Update for the Bartow Community Redevelopment Agency; to re-advertise any notice of intent to dispose of real property; and to enter into any agreement, memorandum, contract, or series of contracts that the City and agency may jointly deem appropriate, including any contract for the disposition of some or all of the real property comprising the East End Cigar Factory Catalyst Area, without the need for further public notice or formal notification of intention. Because this is a joint City and CRA project, it is envisioned that no further notifications will be issued or required in the event that a letter of interest or proposal is deemed to be in the public interest and in furtherance of the purposes of the Community Redevelopment Act of 1969, as amended, the Master Plan of the City of Bartow and the Community Redevelopment Plan Update for the Bartow Community Redevelopment Agency.

FO-33008804

RESOLUTION NO. 22-1527

AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE ALL DOCUMENTS NECESSARY TO FORM A PARTNERSHIP WITH NUJAK COMPANIES AND GLOBAL LEGACY GROUP AND ALL OTHER DOCUMENTS NECESSARY TO RESPOND TO A REQUEST FOR LETTERS OF INTEREST RELEASED BY THE CITY OF BARTOW AND THE BARTOW COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Housing Authority of the City of Lakeland, Florida desires to pursue all viable opportunities to provide additional affordable housing within its service area; and

WHEREAS, the team of NuJak Companies, Global Legacy Group and the Housing Authority of the City of Lakeland awarded an allotment of SHIP Funds by Polk County Board of Commissioners; and

WHEREAS, the Polk County Board of Commissioners requires the allotment of SHIP Funds to be used for the development of affordable housing in Polk County, Florida; and

WHEREAS, the Housing Authority of the City of Lakeland desires to partner with NuJak Companies and Global Legacy Group to respond to a Formal Request for Letters of Interest and Notice of Intent to Dispose of Real Property in Community Redevelopment Area issued by the City of Bartow and Bartow Community Redevelopment Agency; and

WHEREAS, authorization of this resolution and a subsequent successful partnership with Zion Bank and its partners would provide an opportunity for the Housing Authority of the City of Lakeland, Florida to add two hundred (200) units of newly constructed affordable housing units to its portfolio; and

WHEREAS, the staff of the Housing Authority of the City of Lakeland, Florida is requesting permission from the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida to partner with NuJak Companies and Global Legacy Group to respond to the Formal Request for Letters of Interest and Notice of Intent to Dispose of Real Property in Community Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida hereby authorizes its Executive Director to negotiate and execute all documents necessary to partner with NuJak Companies and Global Legacy Group to respond to a Formal Request for Letters of Interest and Notice of Intent to Dispose of Real Property in Community Redevelopment Area issued by the City of Bartow and Bartow Community Redevelopment Agency and all other documents necessary for execution of this resolution.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida has approved and adopted this Resolution No. 22-1527, dated November 28, 2022.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chair

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

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

Re: Resolution # 22-1528

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 January 1, 2023.

C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

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

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. 22-1528

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 January 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. 22-1528, dated November 28, 2022.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chairman



LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2022

Building Type: Semi-Detached/Duplex

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$88.00	\$103.00		
Water			\$21.00	\$25.00		
Sewer			\$36.00	\$43.00		
Totals			\$145.00	\$171.00		

Building Type: Apartment/Multi-Family

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$59.00				
Sewer		\$29.00				
Totals		\$88.00				

3 units

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$69.00				
Sewer		\$29.00				
Totals		\$98.00				

4 units

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

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

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

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

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$72.00	\$85.00			
Sewer		\$29.00	\$36.00			
Totals		\$101.00	\$121.00			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy): **01/01/2023**

Locality: Lakeland Housing Authority, FL		Unit Type: Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$18.00	\$23.00	\$23.00	\$23.00	\$25.00	\$25.00
b. Bottle Gas/Propane	\$54.00	\$66.00	\$66.00	\$66.00	\$72.00	\$72.00
c. Electric (avg)	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00	\$13.00
d. Electric Heat Pump (avg)	\$7.00	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00
e. Oil						
Cooking						
a. Natural Gas	\$7.00	\$7.00	\$12.00	\$14.00	\$18.00	\$21.00
b. Bottle Gas/Propane	\$18.00	\$18.00	\$30.00	\$42.00	\$54.00	\$60.00
c. Electric (avg)	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$21.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$25.00	\$29.00	\$40.00	\$52.00	\$63.00	\$74.00
Air Conditioning (avg)	\$21.00	\$25.00	\$34.00	\$44.00	\$53.00	\$63.00
Water Heating						
a. Natural Gas	\$14.00	\$16.00	\$23.00	\$30.00	\$37.00	\$44.00
b. Bottle Gas/Propane	\$42.00	\$48.00	\$66.00	\$84.00	\$102.00	\$126.00
c. Electric (avg)	\$14.00	\$17.00	\$21.00	\$26.00	\$30.00	\$35.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$19.00	\$19.00	\$23.00	\$28.00	\$33.00	\$38.00
Sewer (avg)	\$40.00	\$40.00	\$47.00	\$54.00	\$59.00	\$65.00
Trash Collection (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$12.06 (avg)	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Natural Gas Charge \$16.61	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy): **01/01/2023**

Locality: **Lakeland Housing Authority, FL**
Unit Type: **Single-Family (Detached House/Mobile Home)**

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

Heating

a. Natural Gas	\$28.00	\$32.00	\$32.00	\$35.00	\$35.00	\$37.00
b. Bottle Gas/Propane	\$78.00	\$90.00	\$90.00	\$96.00	\$96.00	\$102.00
c. Electric (avg)	\$13.00	\$15.00	\$16.00	\$17.00	\$18.00	\$19.00
d. Electric Heat Pump (avg)	\$9.00	\$11.00	\$13.00	\$15.00	\$16.00	\$18.00
e. Oil						

Cooking

a. Natural Gas	\$7.00	\$7.00	\$12.00	\$14.00	\$18.00	\$21.00
b. Bottle Gas/Propane	\$18.00	\$18.00	\$30.00	\$42.00	\$54.00	\$60.00
c. Electric (avg)	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$21.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (avg)	\$36.00	\$43.00	\$59.00	\$76.00	\$93.00	\$109.00
Air Conditioning (avg)	\$16.00	\$19.00	\$43.00	\$67.00	\$91.00	\$115.00

Water Heating

a. Natural Gas	\$16.00	\$18.00	\$28.00	\$37.00	\$44.00	\$53.00
b. Bottle Gas/Propane	\$48.00	\$54.00	\$78.00	\$102.00	\$126.00	\$150.00
c. Electric (avg)	\$18.00	\$21.00	\$26.00	\$32.00	\$38.00	\$44.00
d. Oil						

Water, Sewer, Trash Collection

Water (avg)	\$19.00	\$19.00	\$23.00	\$28.00	\$33.00	\$38.00
Sewer (avg)	\$40.00	\$40.00	\$47.00	\$54.00	\$59.00	\$65.00
Trash Collection (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00

Tenant-supplied Appliances

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

Other--specify: Monthly Charges

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

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



OTHER BUSINESS



U. S. Department of Housing and Urban Development

Jacksonville Field Office
Charles Bennett Federal Building
400 West Bay Street
Suite 1015
Jacksonville, Florida 32202-4410

October 31, 2022

Benjamin Stevenson,
Executive Director
Lakeland Housing Authority
P.O. Box 1009
Lakeland, FL 33802

Dear Mr. Stevenson:

This letter is to inform you that the Lakeland Housing Authority's (LHA's) Annual Agency Plan (Plan) submission for its Fiscal Year (FY) beginning January 1, 2023, is approved. This conditional approval of the Plan does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by this Plan, LHA will comply with the rules, standards, and policies established in its approved Plan, as provided in 24 CFR Part 903 and other applicable regulations. LHA's approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours.

Should you have any questions regarding the LHA's Plan or the information in this letter, please contact Brandon Lachman, Portfolio Management Specialist, at Brandon.A.Lachman@hud.gov.

Sincerely yours,

Tiffany D. Brown
Division Director
Office of Public Housing

cc: Don Brown, Board Chairman, LHA's Board of Commissioners

MOVING TO WORK AMENDMENT TO ANNUAL CONTRIBUTIONS CONTRACT(S)

Section 1. This Moving to Work (MTW) Amendment to the Annual Contributions Contract(s) (MTW ACC Amendment) is entered into between the United States Department of Housing and Urban Development (“HUD”) and the Housing Authority of the City of Lakeland (the “Public Housing Agency, “PHA”).

Section 2. This MTW ACC Amendment is an amendment to any Annual Contributions Contract(s) (“ACC”) or Annual Contributions Terms and Conditions (“ACC”) in effect between the PHA and HUD for the Public Housing and Housing Choice Voucher programs.

Section 3. The ACC is amended in connection with the PHA’s designation as a participant in the expansion of the MTW demonstration pursuant to Section 239 of the Consolidated Appropriations Act, 2016, P.L. 114-113; 129 Stat. 2897 (2016 MTW Expansion Statute) and Section 204 of the Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act, 1996, P.L. 104-134; 110 Stat. 1321-281 (1996 MTW statute). The PHA’s participation in the expansion of the MTW demonstration shall be governed by the MTW Operations Notice for the Expansion of the Moving to Work Demonstration as it is issued as it and may be amended in the future, or any successor notice issued by HUD, (“the MTW Operations Notice”).

Section 4. The term of this amendment shall be for 20 years from the beginning of the PHA’s first full fiscal year following execution by the PHA and HUD; or, until termination of this amendment, whichever is sooner.

Section 5. Requirements and Covenants

(A) As a participant in the MTW demonstration, the PHA must operate in accordance with the express terms and conditions set forth in the MTW Operations Notice. The MTW Operations Notice may be superseded or amended by HUD at any time during the twenty-year MTW term.

(B) The PHA will cooperate fully with HUD and its contractors for the duration of the HUD-sponsored evaluation of the cohort of the MTW Expansion for which the PHA was selected and shall comply with all aspects of its Cohort Study as outlined in the selection notice under which the PHA was designated.

(C) The PHA is only exempted from specific provisions of the Housing Act of 1937 (“the Act”) and its implementing regulations as specified in the MTW Operations Notice. Each such exemption also extends to subregulatory guidance to the extent that the subregulatory guidance implements the provisions of the Act or its implementing regulations exempted pursuant to the MTW Operations Notice. The PHA remains subject to all other applicable requirements including, but not limited to, those in Title 24 of the Code of Federal Regulations and Title 42 of the U.S. Code, Appropriations Acts,

Annual Contributions Contracts, notices of funding availability under which the PHA has received funds, and the applicable requirements listed in the MTW Operations Notice (collectively, “the Requirements”), as they may be amended or implemented in the future. Accordingly, if any Requirement, other than the provisions of the Act and its implementing regulatory requirements or subregulatory guidance exempted pursuant to this MTW ACC Amendment and the MTW Operations Notice, conflicts with any exemption or authorization granted by this MTW ACC Amendment, the MTW Agency remains subject to that Requirement.

Section 6. At least one year prior to expiration of this MTW ACC Amendment¹, the PHA shall submit a transition plan to HUD. It is the PHA’s responsibility to be able to end all MTW activities that it has implemented through its MTW Supplement to the PHA Plan upon expiration of this MTW ACC Amendment. The transition plan shall describe plans for phasing out such activities. The plan may also include any proposals of authorizations/features of the ACC Amendment and the MTW Operations Notice that the PHA wishes to continue beyond the expiration of the MTW ACC Amendment. The PHA shall specify the proposed duration and shall provide justification for extension of such authorization/features. HUD will review and respond to timely-submitted transition plans from the PHA in writing within 75-days or they are deemed approved. Only authorizations/features specifically approved for extension shall continue beyond the term of the MTW ACC Amendment. The extended features shall remain in effect only for the duration and in the manner specified in the approved transition plan and be subject to any necessary ACC Amendments as required by HUD.

Section 7. Termination and Default

(A) If the PHA violates or fails to comply with any requirement or provision of the ACC, including this amendment, HUD is authorized to take any corrective or remedial action described in this Section 7 for PHA default or any other right or remedy existing under applicable law, or available at equity. HUD will give the PHA written notice of any default, which shall identify with specificity the measures, which the PHA must take to cure the default and provide a specific time frame for the PHA to cure the default, taking into consideration the nature of the default. The PHA will have the opportunity to cure such default within the specified period after the date of said notice, or to demonstrate within 10 days after the date of said notice, by submitting substantial evidence satisfactory to HUD, that it is not in default. However, in cases involving clear and apparent fraud, serious criminal behavior, or emergency conditions that pose an imminent threat to life, health, or safety, if HUD, in its sole discretion, determines that immediate action is necessary it may institute the remedies under Section 7(B) of this MTW ACC Amendment without giving the PHA the opportunity to cure.

(B) If the PHA is in default of this MTW ACC Amendment and/or the

¹ Should the PHA receive an extension(s) of its MTW participation (e.g. by extension or replacement of its MTW ACC Amendment) the transition plan will be due one year prior to the end of the extension(s).

MTW Operations Notice and the default has not been cured, HUD may, undertake any one or all remedies available by law, including but not limited to the following:

- i. Require additional reporting by the PHA on the deficient areas and the steps being taken to address the deficiencies;
- ii. Require the PHA to prepare and follow a HUD-approved schedule of actions and/or a management plan for properly completing the activities approved under this MTW ACC Amendment;
- iii. Suspend the MTW waiver authorization for the affected activities;
- iv. Require reimbursement by the PHA to HUD for amounts used in violation of this MTW ACC Amendment;
- v. Terminate this MTW ACC Amendment and require the PHA to transition out of MTW;
- vi. Restrict a PHA's ability to use its MTW funding flexibly; and/or
- vii. Take any other corrective or remedial action legally available.

(C) The PHA may choose to terminate this MTW ACC Amendment at any time. Upon HUD's receipt of written notification from the PHA and a copy of a resolution approving termination from its governing board, termination will be effective. The PHA will then begin to transition out of MTW and will work with HUD to establish an orderly phase-out of MTW activities, consistent with Section 6 of this MTW ACC Amendment.

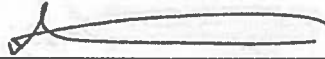
(D) Nothing contained in this ACC Amendment shall prohibit or limit HUD from the exercise of any other right or remedy existing under any ACC or available under applicable law. HUD's exercise or non-exercise of any right or remedy under this amendment shall not be construed as a waiver of HUD's right to exercise that or any other right or remedy at any time.

Section 8. Notwithstanding any provision set forth in this MTW ACC Amendment, any future law that conflicts with any provision of this ACC Amendment, as determined by HUD, shall not be deemed to be a breach of this ACC Amendment. Nor shall HUD's execution of any future law be deemed a breach of this ACC Amendment. Any future laws affecting the PHA's funding, even if that future law causes a decrease in the PHA's funding, shall not be deemed a breach of this ACC Amendment. No future law or HUD's execution thereof shall serve as a basis for a breach of contract claim in any court.

Section 9. If any clause, or portion of a clause, in this Agreement is considered invalid under the rule of law, it shall be regarded as stricken while the remainder of this Agreement shall continue to be in full effect.

In consideration of the foregoing covenants, the parties do hereby execute this MTW ACC
Amendment:

HOUSING AUTHORITY OF THE CITY OF LAKELAND

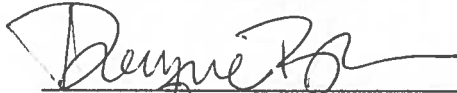


By: Benjamin Stevenson

Its: Executive Director

Date: October 17, 2022

UNITED STATES DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT



By: Dominique Blom

Its: GRAS/PIH

Date: 11/3/22