

430 Hartsell Ave Lakeland, FL 33815

(863) 687-2911

http://LakelandHousing.org



Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Shelly Asbury

REGULAR BOARD MEETING Monday, October 15, 2018

Benjamin Stevenson, Executive Director Ricardo Gilmore, Esquire

AGENDA

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

Monday, October 15, 2018 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 Minutes of the Regular Board Meeting held Monday, September 27, 2018.
- 3. FSS Graduation
- 4. Public Forum
- 5. Old Business
- 6. New Business

Presentation of Financial Audit by Brian Nemeroff, CPA, Berman Hopkins

- 7. Secretary's Report
 - Housing and Operations
 - Administration
 - Resolutions

Resolution No.18-1460 – Approval of negotiated terms and authorization to award a contract PNC Financial Services Group.

Resolution No.18-1461 – Approval of LHA 2019 Agency Budget.

Resolution No.18-1462 – Approval of the 2018-19 Section 8 Housing Choice Voucher Payment Standards.

8.	Legal Report
9.	Other Business 2019 Board Meeting Calendar
10.	Adjournment

Regular Board Meeting of the Board of Commissioners of the Housing Authority of the City of Lakeland Monday, September 17, 2018 430 Hartsell Avenue, Lakeland, Florida.

LHA Board Members Present: Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Edward Hall, Commissioner Joseph DiCesare, Commissioner Lorenzo Robinson, Commissioner

Shelly Asbury, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Rhonda Stringer

The meeting was called to order at 6:04 p.m. by Chairman Pimentel. The Pledge of Allegiance and a Moment of Silence were observed. A quorum was established.

APPROVAL OF THE AGENDA

• Motion to approve and accept the meeting agenda. Motion by Asbury, seconded by Richardson.

Votes: Commissioners

Michael Pimentel – Aye Joseph DiCesare – Aye Lorenzo Robinson – Aye Richard Richardson – Aye Edward Hall - Aye Shelly Asbury – Aye

APPROVAL/ACCEPTANCE OF MINUTES

• Motion to approve and accept the minutes of the Board of Commissioners meeting held on Monday, August 20, 2018

Motion by Richardson, seconded by Robinson.

Votes: Commissioners

Michael Pimentel – Aye Edward Hall – Aye Lorenzo Robinson – Aye Richard Richardson – Aye Joseph DiCesare – Aye Shelly Asbury – Aye

PUBLIC FORUM

Angel Barkley, a resident of Colton Meadows, spoke to the Board and requested additional time to move out after the date of her lease termination.

OLD BUSINESS

Mr. Stevenson acknowledged and introduced a visiting commissioner, Alice Childs, of Mulberry Housing Authority. Ms. Childs was in attendance to observe.

NEW BUSINESS

None.

SECRETARY'S REPORT

West Lake Phase I

Mr. Stevenson stated construction on the 100 units at the senior building is moving along. He is cautiously optimistic that by this time next year the building will be completed. The unit mix will consist of 80 Project-Based Section 8, 10 Public Housing and 10 Tax- Credit rental housing units. The application process will probably start when the construction is ninety percent complete.

West Lake Phase II

LHA Staff is still waiting on a response from HUD SAC regarding the demo-disposition application. Staff is having weekly calls with the developers and investors to discuss the financial closing documents. Mr. Stevenson indicated that there are 63 families in the Phase II area that will need to relocate. LHA staff will start holding relocation meetings next month with the families.

West Lake Phase III

The developer would like to submit another application for 9% for Phase III. They have hired a consultant to try and obtain a local government contribution for this phase as required by the Florida Housing Finance Corporation. The application submitted in 2017 did not receive a good lottery number.

Arbor Manor

LHA would like to submit a tax credit application for Arbor Manor. Staff has hired a tax credit consultant for this purpose.

The HUD-Jacksonville Field Office conducted a Limited Management Review at LHA. The review went well with no major findings.

Mr. Stevenson continues to serve on the Homeless Coalition Steering Committee with the City of Lakeland and Mayor Mutz. He advised the Board that he has been asked to serve on another committee as a result of participating in a site visit to Austin, Texas where a local group had created a community to serve and assist the homeless population.

Micro-Cottages at Williamstown

Mr. Stevenson reported that things are still moving along. He is hopeful construction will be completed by the end of next month. Staff is still planning a ribbon cutting.

• Housing/Operations

Carlos Pizarro informed the Board that he is presenting the 2019 Agency Plan along with Resolution # 18-1457 for approval.

LHA submitted an application for a Job Plus grant. This program, if approved, will provide training and job placement assistance for public housing residents.

The 2019 Agency Budget was emailed to the LHA commissioners for review prior to the Board meeting. Mr. Pizarro asked permission to present Resolution #18-1457.

Resolution No. 18-1457 - Requesting to permission to submit the 2019 LHA Agency Plan to the U.S. Department of Housing and Urban Development

• Motion to approve Resolution No. 18-1457. Motion by Hall, seconded by Robinson.

Votes: Commissioners

Michael Pimentel – Aye	Edward Hall – Aye	Lorenzo Robinson – Aye
Richard Richardson – Aye	Joseph DiCesare – Aye	Shelly Asbury – Aye

• Administration/Finance

Valerie Brown gave a thorough overview of the finance report.

Resolutions

Resolution No. # 18-1458 — Requesting authorization for the Executive Director to execute a ground lease and submit an application for Low Income Housing Tax Credits to the Florida Housing Finance Corporation and other applications necessary to obtain financing for the Phase III development of the West Lake Apartments community and to take all actions necessary to carry out the intent of this Resolution.

• Motion to approve Resolution No. 18-1458. Motion by Richardson, seconded by DiCesare.

Votes: Commissioners

Michael Pimentel – Aye	Edward Hall – Aye	Lorenzo Robinson – Aye
Richard Richardson – Aye	Joseph DiCesare – Aye	Shelly Asbury – Aye

Resolution # 18-1459 – Requesting authorization for the Executive Director to execute a ground lease, if necessary, and submit an application for Low Income Housing Tax Credits to Florida Housing Finance Corporation and other applications for appropriate financing for the Phase I development of the Arbor Manor property and to take all actions necessary to carry out the intent of this Resolution.

• Motion to approve Resolution No. 18-1459 Motion by Robinson, seconded by Richardson.

Votes: Commissioners

Michael Pimentel – Aye	Edward Hall – Aye	Lorenzo Robinson – Aye
Richard Richardson – Aye	Joseph DiCesare – Aye	Shelly Asbury – Aye

LEGAL REPORT

Attorney Rhonda Stringer stated there were no updates to the legal report.

OTHER BUSINESS

None.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

Secretary's Report October 2018 Williamstown

The General Contractor is nearing completion of the construction of the units. Staff has identified some closeout work that needs to be corrected and/or completed before the housing units are ready for occupancy. There is also some corrective work that must be completed on the sidewalks. The units should be ready for occupancy sometime in late October 2018.

The Williamstown project satisfied the HUD requirement to obligate the remaining HOPE VI funds while constructing some affordable housing rental units for senior citizens. LHA completed the draw down the balance of the HOPE VI funds at the end of December 2017. This project also will obligate some RHF funds that are nearing their expiration date. The RHF funds will be obligated and expended by the time construction activity is completed.

LHA received final approval of the Williamstown project from the HUD-Washington, D.C. office in April 2017. A copy of the HUD approval letter for the Mixed-Finance Evidentiary Documents was included with the Development Report of the May 2017 Board Packet. Staff also previously received HUD approval of the Designated Housing Plan and Site Neighborhood Review documents. This new community will provide forty-eight (48) public housing units for senior citizens age 62 and older. The admission policy includes a preference for veterans.

West Lake Phase I

Construction activity began on Phase I after the Groundbreaking Ceremony held on June 4, 2018. The contractor has installed the framing for the building and is making good progress with the overall construction for the development. YouthBuild students started working on the site in September 2018.

Relocation

HUD funded the relocation vouchers for Phase I in April 20, 2018. Once the vouchers were funded, the families started moving to new locations. LHA also contracted with a moving company to assist the residents with relocating to their new addresses. All families were relocated by the end of May 2018. Previously, staff held weekly Relocation Meetings with the residents of West Lake Phase I. The residents were given boxes and packing tape to assist with their preparation to move offsite. Section 8 and Public Housing staff attended the weekly meetings and answered questions from the residents. All of the housing units in Phase I have been demolished. The contractor has started construction activity.

The Relocation Process for Phase II will begin once HUD approves the Demo-Dispo application. The application is currently under review by the HUD Special Application Center in Chicago. The

Secretary's Report October 2018

application includes a request for Section 8 relocation vouchers for the families in Phase II. Staff has started hosting Phase II relocation meetings.

Demolition – Phase II

The second and most recent Demolition/Disposition Application for West Lake requested demolition approval for the entire site and disposition approval for the Phase II which consists of sixty-four (64) housing units within twenty-two (22) residential buildings and one (1) community building.

Other Phase I History and Activities

The closing on the HUD documents for the West Lake Phase I project was completed on March 8, 2018. Previously, LHA received approval of the Site and Neighborhood Review and Subsidy Layering Review documents. Also, LHA received approval from the HUD Grant Manager of the Development Proposal in December 2017. The Development Proposal was submitted to the Full Panel in December 2017.

The HUD-SAC Office approved the demo-dispo application for West Lake Phase I on December 21, 2017. A copy of the approval letter included with the January Recovery Plan Update Memorandum. The Phase I Evidentiary Documents were submitted in January 2018 to the HUD Attorney for review and approval. The HUD Attorney had 45 days to review the documents. HUD approved their portion of the closing on March 8, 2018, the Real Estate Closing occurred on March 13, 2018 and Florida Housing Finance Corporation Closing was completed on March 20, 2018. The project was funded on March 21, 2018.

West Lake Phase II

LHA continues to have meetings with the Developer Partner for the West Lake project. We discussed plans for relocation, demolition, overall master plan, communication with residents, timing of finances and construction schedules as well as developer fees.

The Developer Partner has received a preliminary award of 4% tax credits for Phase II. We continue to discuss additional financing options to bring in more soft money to support the bonds.

Staff submitted the Demolition/Disposition application for Phase II to the HUD-SAC Office at the beginning of April 2018. The City of Lakeland completed a Part 58 Environmental Review for the site in May 2018. LHA has completed the 45-day review period for public comment on the document. LHA was previously notified the Demolition/Disposition application would be placed on hold until the Environmental Review process was completed.

Secretary's Report October 2018

Demolition for Phase II will begin after approval of the Demolition/Disposition application for this phase. The application includes a request for Section 8 relocation vouchers. Remediation work start after all the tenants are relocated.

The HUD-Washington, D.C. office has assigned a Grant Manager to review the Phase II Development Proposal. The HUD Architect has given preliminary approval of the construction drawings.

West Lake Phase III

The 2017 application for West Lake Phase III did not receive a favorable lottery number. So, the project was not awarded tax credits during this round. The Developer Partner is submitting a second application for 9% tax credits in the next round of funding. The applications are due by October 23, 2018. LHA staff met with the Board of Directors for Lakeland Polk Housing Corporation in September 11, 2018. The LPHC Board approved resolutions authorizing LHA to proceed with an application for low income housing tax credits for West Lake Phase III and the Arbor Manor property. LHA and the Developer wanted to use LPHC's status as a 501c3 for the applications. The non-profit option provides more points during the application process.

The Developer Partner hired a consultant to try and obtain additional funding commitments from the City of Lakeland and Polk County governments.

Carrington Place a.k.a. Dakota Park

The tax credits at Dakota Park will be expiring sometime in 2019. There was also a balloon payment of \$345,000 due to SunTrust Bank. The loan has been paid off. LHA staff worked with Rubin Brown, a LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds will be used to pay off the new loan. The next step is to make a decision regarding how to rehab the property.

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 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.

LHA continues to look at ways to generate startup funding for partnership activities. So, staff is exploring the possibility of a working capital line of credit and predevelopment financing with

Secretary's Report October 2018

local financial institutions. The working capital will be used to assist with relocation costs overruns associate with West Lake Phase I, potential staffing/administrative shortfalls associated with disposition of housing units at West Lake, and project development activities for LPHC. If successful, the line of credit and/or working capital loan would be paid off at the closing of a project. Payments will be made using proceeds from the loan until a project closes.

The Investor Partner and LPHC have a formed partnership via a Limited Liability Company for purposes of submitting an application for low income housing tax credits for the Arbor Manor property. The partnership documents were written by the LHA Legal Advisor, Saxon Gilmore. The LHA and LLPHC Boards passed resolutions in September 2018 authorizing the submittal of the tax credit application.

Staff issued a Request for Qualifications for Predevelopment Project funding in August 2018. Staff is looking at completing the financial closing of a development project sometime towards the end of this year. Staff completed an interview with the top-rated respondent to the RFQ. A recommendation will be presented to the LHA Board at this month's Board meeting.

Annual Budget/Agency Update

The LHA Recovery Plan was completed in the Fall of 2017. Now, staff needs to maintain the strategies that were established and implemented under the plan. Previously, an updated memorandum on Recovery Plan activities was a standard part of the Board agenda. Staff created a Sustainability Plan to provide strategies for sustaining the agency on a long-term basis. The Sustainability Plan was approved by the LHA Board of Commissioners at the January 2018 meeting. Unlike the Recovery Plan, the Sustainability Plan was not required to be submitted to HUD for review or approval. Since a monthly Sustainability Plan update is not required to be submitted to the HUD Field Office, the Secretary Report and Sustainability Plan update are now combined into one report. That is, Sustainability updates are now included with this Secretary Report.

The Board also agreed to rename the Recovery Plan Review Committee to the Sustainability Review Committee. The committee continues to serve the same function of reviewing LHA financial stability and reports received from staff.

Agency Plan

LHA staff drafted the 2019 Agency Plan in June 2018. Copies were being distributed to the Board along with July 2018 Board packet. Copies of the document were made available for review and comment by the Resident Advisory Board and general public for 45 days. Locations where physical copies of the Plan were made available included LHA, the Larry Jackson Library and the City of Lakeland. A copy was also available on the LHA website. LHA staff held a public meeting with the RAB and the general public to discuss their comments regarding the Plan on July 24,

Secretary's Report October 2018

2018. Members of the RAB were given an overview of the revisions and updates to last year's Plan at a public meeting on August 3, 2018. A Public Hearing with the general public was held on August 23, 2018. All of the meetings were held in the LHA Boardroom. The Plan was submitted to the LHA Board for approval at the September 2018 meeting. The Plan has been submitted to the HUD-Jacksonville Field Office.

Financial Audit

Becky Sabetsky with Berman Hopkins Wright & LaHam, P.A., the LHA Independent Auditor, was onsite May 14-16, 2018 to conduct an audit of the 2017 LHA financials. Staff spent several weeks preparing documents for this purpose. The audit information was reviewed and approved by the Auditor. Brian Nemeroff will present the audit to the Board of Commissioners and answer questions at the Board meeting as a part of the Financial Report.

Fair Housing Audit

Charles President, Director of HUD Jacksonville Fair Housing Office, visited LHA on June 26-28, 2018 to conduct a Civil Rights Compliance Review. LHA was chosen at random for the audit. LHA staff spent several weeks preparing documents for this purpose. Staff due diligence was reward with a positive review and visit by Fair Housing. Mr. President was very impressed with LHA's documentation. The review resulted in no findings, but one recommendation. HUD sent a written response via Voluntary Compliance Agreement (VCA) providing LHA one year to comply with the recommendation. The VCA was executed in August 2018. A copy of the VCA is included in the September 2018 Board Packet.

Previously, LHA was notified the HUD-Jacksonville Field Office had planned a Limited Management Review for some time in August 2108. HUD visited the LHA offices for three (3) days on August 28-30, 2018. LHA staff prepared and submitted documents requested by HUD prior to the visit by HUD staff. A copy of the HUD comment letter regarding the site visit was included in the September 2018 Board packet.

Other Activities

I attended another meeting of the Homeless Steering Committee formed by Mayor Bill Mutz. The committee was formed after completion of a Homeless Coalition Study by the City of Lakeland. The steering committee will review and make recommendations on how to address homelessness in Lakeland. The meeting was held on September 25, 2018 in City Hall.

The Developer that purchase the property where the Circle K was build has negotiated a deal for the second parcel of land at that site. They sold the extra land next to the Circle K to a group of cardiologists who are going to have a very nice office/outpatient center there. Construction activity started last month. We are encouraged this project will be a benefit to the neighborhood.

October 2018 Respectfully submitted,			
Benjamin Stevenso	on		
Secretary			

Page 6

AFFORDABLE HOUSING REPORT

◄ Housing Report

◄ FSS & Resident Activities

Affordable Housing Department Board Report October 2018

- 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
 - Housing Choice Voucher Program
 - 1. Intake & Occupancy Report
 - 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
- Updates for the month of September:
 - October is Housing America Month a time when LHA and its members work to collectively raise awareness for safe, decent, and affordable housing in sustainable communities. During this month, we encourage everyone to showcase their successes and spread the word.

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		
09/30/2018	97.44%	10/08/2018		

REAC Inspections

- Renaissance obtained a score of 80.
- Hampton Hills Homes obtained a score of 86.
- AMP 1 obtained a score of 70.

Program type: **Public Housing**

Level of Information: Housing Agency within State FL

Effective Dates Included: September 30, 2018

NOTE: Percentages in each area may not total 100 percent due to rounding.

Race/Ethnicity

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

НА	White Only	Black/Africa n American Only	America n Indian or Alaska Native Only		Native Hawaiin/Oth er Pacific Islander Only	White, American Indian/Alask a Native Only	Rlack/Africa	White , Asian Only	Any Other Combinatio n
FL	39	60	0	0	0	0	0	0	0
FL011 - LAKELAN D	26	74	0	0	0	0	0	0	0

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

НА	Hispanic or Latino	Non - Hispanic or Latino
FL	29	71
FL011 - LAKELAND	22	78

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

The tenant-based waiting list is currently closed.

Project-Based Waitlist - The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist - Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently has twenty-three (23) port-outs in the month of September 30. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has twenty-five (25) active port ins for the month of September 30. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

Lease-up & Movers

As of September 30, 2018, Lakeland Housing Authority issued fifteen (15) vouchers to movers. We received twenty three (23) Requests for Tenancy Approvals during the month of September. We processed eleven (11) initial movein and zero (0) port-in, and one (1) new port outs were sent to another jurisdiction.

Active Clients

As of September 30, 2018, LHA is servicing 1386 families on the Housing Choice Voucher program.

<u>Program</u>	<u>Total</u>
	<u>Vouchers</u>
• Regular Vouchers &	<u>1140</u>
Project Based Vouchers	
• <u>Mainstream</u>	<u>38</u>
• <u>VASH</u>	<u>59</u>
• <u>Tenant Protection</u>	<u>71</u>
• Port Out	<u>27</u>
• Port In	<u>51</u>
<u>Total</u>	<u>1386</u>

EOP – End of Participation

LHA processed seven (7) EOP's with a date effective the month of September 2018. Below are the reasons for leaving the program:

Reason	Count
• <u>Termination – Criminal</u>	<u>0</u>
Termination – Unreported income	<u>3</u>
and/or family composition	
• <u>Left w/out notice</u>	<u>0</u>
No longer need S/8 Assistance	<u>0</u>
• <u>Deceased</u>	<u>0</u>
Landlord Eviction	<u>0</u>
Lease and/or Program Violations non-curable	<u>3</u>
<u>Total</u>	<u>6</u>

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	<u>HCV</u>	Date Collected
09/30/2018	<u>100%</u>	10/08/2018

General information and activities for the month of September 2018

- The Housing Choice Voucher Department processed one hundred seven (107) annual certifications and seventy (70) interim certifications.
- The Inspections Unit conducted a total of eighty-seven (87) inspections.
- A total of zero (0) informal hearings were processed during this month.

Repayment Agreements for Unreported Income

8/31/2018	Accumulative report					
Total of unrepor	ted income that has been identified	\$ 316,020	0.00			
	Non responsive	\$ 62,789	0.00			
	Identified as uncollectible	\$ 65,083	.90			
	Repayment agreement signed	 197,77	4.00			
	Pending repayments to be signed	\$ 55,457	7.00			
	Down payments received	\$ 25,538	10			
	Lump sum received	\$ 3,589.	00			
	Payments towards agreement	\$ 55,077	66			
		\$ 84,204	.76			
		G/L		ı	Pending	imated balances of 06/30/2018
	RNP	\$ 41,495	27 \$	\$	607.07	\$ 42,102.34
	UNP	\$ 41,495	<u>36</u> \$	\$	2,030.50	\$ 43,525.86
		\$ 82,990	.63 \$	\$	2,637.57	\$ 85,628.20

RECEPTION MONTHLY REPORT 2018									
	VISITOR'S COUNT	RFTA	INTERIM CHANGE						
January	1,315	12	43						
February	830	16	95						
March	1,048	12	45						
April	888	18	52						
May	1,012	37	50						
June	929	27	65						
July	1037	26	52						
August	1133	33	49						
September	981	23	70						



Reports from the Communities

- 1. West Lake
- 2. West Lake Addition
- 3. Cecil Gober
- 4. John Wright Homes
- 5. Carrington Place (Formerly known as Dakota Apartments)
- 6. Renaissance/Washington Ridge
- 7. Villas at Lake Bonnet
- 8. Colton Meadow
- 9. The Manor at West Bartow

Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West
Occupancy	100%	100%	100%	100%	96%	98%	100%	99%	100%
Down units due to modernization /Insurance						4 Fire units			
Vacant units	0	0	0	0	3	4	0	1	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vaness a C. Johnso n	Vaness a C. Johnso n	Lovett Johnso n	Lovett Johnson	Jeannette Albino	Glady s Delga do	Lisa Pear don

Resident Services September 2018 Report

West Lake Apartments

Our Computer Lab is open daily, Monday thru Thursday from 10:00am - 2:00pm. It is also open upon request of the residents.

Job Search/Florida ACCESS Center

The Job Search/Florida ACCESS Center continues to provide the opportunity for residents, especially West Lake residents, who are unemployed or underemployed to utilize the computers to search for employment. These same computers are also available for residents to complete the Children and Families Services Florida ACCESS new and/or recertification applications (for eligibility review) to receive food stamps and/or cash assistance.

Diamond n the Ruff

We had a wonderful empowerment session; our residents really enjoyed the message of how to find peace in the midst of your trials. Mrs. Stanley is a wonderful inspiration and motivation to the ladies in our community. She will be implementing her empowerment at several of our other sites in 2019.

BBQ & Birthdays

Mr. Harlem from the Elks Lodge partnered with us for this event. He grilled ribs and BBQ chicken made southern baked beans and we celebrated birthdays for the month of July, August and September.

Cupcakes and Condoms

The Health department came to Cecil Gober Villas to educate our seniors on the growing rate of HIV cases among seniors. Mr. Boyd did a phenomenal job answering the many questions that our seniors had, and his team did free HIV and STD testing on site.



Senior Health Fair

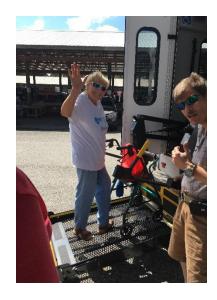
Our Fall Senior Health Fair was a huge success. We had several vendors come out; Simply, Devoted, Tobacco Free Florida, Florida Relay, Inspire Mental Health just to name a few. Each vendor bought several bags of fresh fruit that were distributed to our seniors as they went to booths to collect information.





Sr. Trip to Webster Flea Market

Mr. Simpkins drives our seniors to the Webster Flea Market every Monday. This is usually the highlight of their week. The get exercise and great deals all in one. This month Mr. Jackson 78 years young traveled with us, he had to get him a watermelon and sit under the tree and share it with everyone that crossed his path (3). On the trip home we had a lively karaoke jam!!











Lakeland Housing Authority -vs- Youth Build Lakeland

The game of the season, team LHA defeated Youth Build Lakeland 42-39! We had tons of fun cheering on our coworkers and seeing them display their out of office skills Special thanks to our referees Mr. Stephenson and Mr. Mooneyham and our score keepers, Rachel, Shonve and Kaysha.













Up Coming Events

October 11, 2018 1PM

Arts & Crafts Gober Villas

October 30, 2018 3pm Sr. Jazz Night Elks Lodge

Resident Opportunity and Self-Sufficiency (ROSS) September 2018

The Resident Opportunity and Self-Sufficiency Grant's primary purpose is to provide for the provision of a Service Coordinator to coordinate various supportive services and other activities identified as a need of the ROSS Grant participants. This is a referral-based program aimed to connect participants to various community services that will assist them in reaching their goals.

Activities and Events

- The ROSS Coordinator attended the FSS Meeting with various agency partners.
- The ROSS Coordinator met with the Boy Scouts of America Field Director to tour our LHA properties in preparation for developing a program for our youth.
- The ROSS Coordinator attended the monthly Resident Meeting held at Cecil Gober Villas.
- The Resident Services Department held a meeting to begin planning an LHA Black Tie Affair for January. Further details are forthcoming.
- The ROSS Coordinator assisted with the Cupcakes and Condoms Senior Health information event held at Cecil Gober Villas. The Health Department was on hand to provide health information and statistics to inform our residents of the risks they may be exposed to. Cupcakes were served, and free STD testing was performed on-site. The residents gave positive feedback regarding the presentation and information shared.
- The families included in Phase 2 of the Westlake Relocation efforts have been contacted to perform a survey and attend a meeting in early October.
- The computer lab is open for clients to use for Job Search and various Social Service Applications

Respectfully,

Carlos R. Pizarro An

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







ADMINISTRATION REPORT

- **◄** Finance
- **◄ Contracting**
- **→ Development**
- **◄ YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: October 15, 2018

RE: September 2018 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending September 25, 2018 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
- 5. Renaissance at Washington Ridge, Ltd., LLLP
- 6. Colton Meadow, LLLP
- 7. Bonnet Shores, LLLP
- 8. West Bartow Partnership, Ltd., LLLP
- 9. Hampton Hills (AMP 4)
- 10. YouthBuild

These statements are unaudited and compiled from LHA Finance.

Valerie A. Turner, PMP VP of Administration

Lakeland Housing Authority

Valerie H. Turner



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and nine months (Year to Date) ended September 25, 2018

Summary report by Program and/or Property (Partnership)

- 1. Central Office Cost Center (COCC):
 - COCC has a Net Operating Income (NOI) of -\$640 for the period and a \$8,923 for year-to-date.
- 2. Section 8 Housing Choice Voucher (HCV) Program:
 - HCV Administration has a NOI of \$25,788 for Program Administration and \$263,629 for Housing Assistance Payment (HAP).
- 3. Public Housing (AMP 1): WestLake Apartments, John Wright Homes and Cecil Gober Villas): (NOI) is -\$47,614 for year-to-date before depreciation.
- 4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:

 Carrington Place's NOI is \$24,507 for year-to-date before depreciation.
- 5. Renaissance at Washington Ridge LTD., LLLP:

 (NOI) is -\$34,025 for year-to-date before depreciation.
- 6. Colton Meadow LLLP:

The NOI for Colton Meadow is \$29,048 for year-to-date before depreciation.

7. Bonnet Shores LLLP:

Villas at Lake Bonnet's has a (NOI) of -\$12,483 before depreciation for year-to-date.

8. West Bartow Partnership, LTD, LLLP:

The property has a NOI of \$73,835 before depreciation for year-to-date.

9. Hampton Hills (AMP 4):

This property has a NOI of \$923 before depreciation.

10. YouthBuild:

YouthBuild has a (NOI) of -\$44,308. The negative NOI is due to timing of the grant reimbursement from the Department of Labor.

The table on the following page summarizes LHA's current financial position for its 10 most active properties.





	Lakeland Housing Authority Affordable Housing Portfolio								
	Attoruable Housing Portiono								
Item	Property	Property Name	NOI Year-To-Date						
#	#		Before Depreciation						
1	96	Central Office Cost Center	\$8,923						
2	80	Housing Choice Voucher - HAP	\$263,629						
		Housing Choice Voucher - Administration	\$25,788						
3	10	Public Housing General – AMP 1	-\$47,614						
4	16	Dakota Park Limited Partnership, LLLP	\$24,507						
		d.b.a Carrington Place							
5	17	Renaissance at Washington Ridge TD., LLLP	-\$34,025						
6	56	Colton Meadow, LLLP	\$29,048						
7	57	Bonnet Shores, LLLP	-\$12,483						
8	62	West Bartow Partnership, LTD., LLLP	\$73,835						
9	12	Hampton Hills – AMP 4	\$923						
10	49	YouthBuild	-\$44,308						

<u>Conclusion:</u> Six (6) of the ten (10) properties have positive NOI. Financial statements for COCC continues to demonstrate improvements from cost saving measures that were implemented in prior months. However, gains that were reflected within the financial statements for Public Housing General and Renaissance at Washington Ridge LTD., LLLP last month proved to only be temporary. Review of operating subsidy received from the U.S. Department of Housing and Urban Development (HUD) for October 2018 revealed that both properties did receive a slight increase in operating subsidy from prior months. However, the increase probably will not be enough for each property to break even by year end. Furthermore, NOI for Bonnet Shores, LLLP continues to be negative.

The YouthBuild program is expected to continue to have negative NOI as this is a reimbursable grant. However, in October 2018 staff received a \$12,000 grant award from Travelers. Receipt of this grant will provide YouthBuild with working capital for services sponsored by Travelers.



Lakeland Housing Authority Central Office Cost Center Statement of Operations

For the Current Month and Nine Months Ended September 25, 2018

		Current	Month			Year to Date				Annual
	Actual	Budget	\$ Variance	% Variance	-	Actual	Budget	\$ Variance	% Variance	Budget
Other Tenant Income	1,500	807.96	692.04	85.65%	1	9,258	7,272	1,986	27.32%	9,696
Public Housing, Sec 8 and Other Mgmnt Income	56,927	28,583	28,344	99.16%	1	471,065	257,250	213,815	83.12%	343,000
Other Income	833	35,183	(34,349)	-97.63%	2	119,019	316,645	(197,626)	-0.62	422,193
Grants Salary Cont.(YB-Director)	1,211	1,000	211	21.08%	1	10,897	9,000	1,897	21.08%	12,000
Total Revenue	60,471	65,574	(5,103)	-7.78%	_	610,240	590,166	20,073	3.40%	786,889
Tenant Services	-	-	-	#DIV/0!		9	-	9	#DIV/0!	-
Administrative Expenses	57,122	60,404	(3,282)	-5.43%	3	571,530	543,639	27,891	5.13%	724,852
Utility Expense	144	520	(375)	-72.27%	4	1,194	4,676	(3,482)	-74.46%	6,234
Maintenance Expense	3,033	1,019	2,014	197.69%	5	21,274	9,170	12,104	131.99%	12,227
General Expenses	812	895	(83)	-9.31%	4	7,309	8,059	(750)	-9.31%	10,745
Financing Expenses		-	-		_	-	-	-		
Total Expense before depreciation	61,112	62,838	(1,727)	-2.75%	_	601,316	565,544	35,772	6.33%	754,058
Operating Income (Loss) before Depreciation	(640)	2,736	(3,376)	-123.41%	_	8,923	24,623	(15,699)	-63.76%	32,830
Depreciation	402	402	0	0.00%	_	3,618	3,618	0	0.00%	4,824
Total Expense	61,514	63,240	(1,727)	-2.73%	-	604,934	569,162	35,772	6.29%	- 758,882
Net Operating Income (Loss)	(1,042)	2,334	(3,376)	-144.67%		5,305	21,005	(15,699)	-74.74%	- 28,006

Comments

- 1 Variance for the period is due to timing of income.
- 2 Variance for the period is due to timing of the administrative fees.
- 3 Variance due to increased costs in Workers Compensation, Health Insurance and Training.
- 4 Variance reflects expenses less than the budget.
- 5 Variance due to IT contracted services, pressure washing and tree removals.

Lakeland Housing Authority Central Office Cost Center Balance Sheet as of September 25, 2018

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		LIABILITIES	
Cash Operating 1	10,281.42	CURRENT LIABLITIES	
Cash-Payroll	39,257.14		
Total Unrestricted Cash	49,538.56		
Claim on Cash	-58,448.56	A/P Vendors and Contractors	3,469.42
		Workers Compensation	7,325.40
TOTAL CASH	-8,910.00	Health Insurance Payable	-10.93
		Other Current Liabilities	65,458.31
		Accrued Audit Fees	5,625.00
Cash - Vending	3,084.50	Due to Federal Master	47,855.12
Cleared Interfund Account	-138,938.00	Due to Polk County Developers, Inc.	70,000.00
Due from Public Housing General	106,413.09	Accrued Compensated Absences-Current	16,614.93
A/R - ROSS/HUD	833.33		
A/R - Youthbuild DOL	10,506.37		
A/R - Capital Fund Grants/HUD	-7,103.81		
Due from Development-Williamstown	37,040.00	TOTAL CURRENT LIABILITIES	216,337.25
TOTAL DUE FROM	150,773.48		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	11,835.48	NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS		Accrued Compensated Absences-LT	30,856.31
Prepaid Expenses and Other Assets	0.04		
Prepaid Insurance	2,436.14	TOTAL NONCURRENT LIABILITIES	30,856.31
Prepaid Software Licenses	1,375.00		
TOTAL OTHER CURRENT ASSETS	3,811.18	TOTAL LIABILITIES	247,193.56
TOTAL CURRENT ASSETS	6,736.66		
		EQUITY	
NONCURRENT ASSETS		RETAINED EARNINGS	
FIXED ASSETS			
Furniture & Fixtures	11,185.60	Retained Earnings-Unrestricted Net Assets	-238,517.61
Furn, Fixt, & Equip	22,582.84		
Accum Depreciation- Misc FF&E	-31,829.15	TOTAL RETAINED EARNINGS:	-238,517.61
Intangible Assets			
TOTAL FIXED ASSETS (NET)	1,939.29	TOTAL EQUITY	-238,517.61
TOTAL NONCURRENT ASSETS	1,939.29	•	, -
TOTAL ASSETS	8,675.95	TOTAL LIABILITIES AND EQUITY	8,675.95

Lakeland Housing Authority Central Office Cost Center Changes in Cash

For the Current Month and Nine Months Ended September 25, 2018

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	21,183.37	10,281.42	-10,901.95
Cash-Payroll	37,155.88	39,257.14	2,101.26
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	3,084.50	3,084.50	0.00
Total Cash	61,423.75	52,623.06	-8,800.69
Year to Date	Beginning Balance	Ending Balance	Difference
Year to Date Cash Operating 1	Beginning Balance 29,758.45	Ending Balance 10,281.42	Difference -19,477.03
		_	
Cash Operating 1	29,758.45	10,281.42	-19,477.03
Cash Operating 1 Cash-Payroll	29,758.45 59,986.66	10,281.42 39,257.14	-19,477.03 -20,729.52
Cash Operating 1 Cash-Payroll Cash Operating 3	29,758.45 59,986.66 0.00	10,281.42 39,257.14 0.00	-19,477.03 -20,729.52 0.00
Cash Operating 1 Cash-Payroll Cash Operating 3 Negative Cash LHA Master	29,758.45 59,986.66 0.00 0.00	10,281.42 39,257.14 0.00 0.00	-19,477.03 -20,729.52 0.00 0.00

Lakeland Housing Authority Section 8 Housing Choice Voucher Program Statement of Operations - Program Administration For the Current and Nine Months Ended September 25, 2018

	Current Month					Year to Date				Annual
	Actual	Budget	\$ Variance	% Variance	_	Actual	Budget	\$Variance	% Variance	Budget
Section 8 Admin Grant Revenue/Port Revenue	79,903	73,955	5,947	8.04%		995,047	665,598	329,449	49.50%	887,464
Other Income	211	6	205	3519.03%		18,887	53	18,835	35875.77%	70
Total Revenue	80,114	73,961	6,153	8.32%	1	1,013,934	665,651	348,284	52.32%	887,534
Administrative Expenses	56,537	53,238	3,299	6.20%		527,249	479,143	48,106	10.04%	638,858
Tenant Services	-	-	-			135	-	135		-
Utilities	-	177	7 (177	-100.00%		-	1,590	(1,590)	-100.00%	2,120
Maintenance Expense	1,365	200	1,165	582.38%	2	9,686	1,800	7,886	438.13%	2,400
General Expenses (Insurance, etc.)	130	130	-	0.00%	3	1,399	1,174	226	19.22%	1,565
Hap & URP Expenses - Port in Payments	20,779	18,727	7 2,052	0.00%	4	449,677	168,543	281,134	0.00%	224,724
Total Expense before Depreciation	78,811	72,472	4,287	5.92%		988,147	652,250	335,897	51.50%	869,667
Operating Income (Loss) before Depreciation	1,303	1,489	1,866			25,788	13,400	12,387	92.44%	17,867
Depreciation	265	350) (85)		1,192	3,150	(1,958)		4,200
Total Expense	79,076	72,822	2 4,202	5.77%	_	989,338	655,400	333,938	50.95%	873,867
Net Operating Income (Loss)	1,038	1,139) (101) -8.90%	_	24,596	10,250	14,346	139.95%	13,667

Lakeland Housing Authority Section 8 Housing Choice Voucher Program Statement of Operations - Housing Assistance Payments (HAP) For the Current and Nine Months Ended September 25, 2018

		Curre	nt Month	onth			Year to Date			Year to Date			
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$Variance	% Variance	Budget				
Section 8 HAP Grant Revenue	759,106	695,511	63,595	9.14%	7,037,193	6,259,596	777,597	12.42%	8,346,128				
Other income	-	-	211	0.00%	17,770	-	17,770	0.00%	-				
Total Revenue	759,106	695,511	63,806	9.17% 1	7,054,963	6,259,596	795,367	12.71%	8,346,128				
Housing Assistance Payments	705,954	649,408	56,546		6,352,924	5,844,668	508,256	8.70%	7,792,891				
Tenant Utility Reimbursement	20,248	22,935	(2,687)	-11.71% 4	214,767	206,412	8,355	4.05%	275,216				
Port Out HAP Payments	29,676	15,211	14,465	95.10% 4	191,545	136,896	54,649	39.92%	182,528				
FSS Escrow Payments	8,071	2,943	5,128	174.24%	26,711	26,487	224	0.85%	35,316				
FSS Forfeitures & Adjustments	1,822	-	1,822	#DIV/0! 5	5,387	-	5,387	#DIV/0!	-				
Program Expenses Before Depreciation	765,771	690,496	75,275	10.90%	6,791,334	6,214,463	576,871	9.28%	8,285,951				
Program Income (Loss) before Depreciation	(6,665)	5,015	(11,468)	(0)	263,629	45,133	218,496	0	60,178				
Depreciation	-	-	-		-	-	-	<u>.</u>					
Total Expense	765,771	690,496	75,275	10.90%	6,791,334	6,214,463	576,871	9.28%	8,285,951				
Net Operating Income (Loss)	(6,665)	5,015	(11,468)	-228.69%	263,629	45,133	218,496	0	60,178				

Comment

- 1 Variance reflects HAP earned, administration fees, and port-in HAP fees being higher than budgeted.
- 2 Variance is due to costs associated uniforms, IT Services and new hire of temporary labor.
- 3 Variance is due to inclusion of new car in insurance policy.
- 4 Variance is due to HAP, Utility Reimbursements, Port Out and Port in payments.
- 5 Variance is due to FSS adjustments associated with FSS liability reconciliation with bank.

Lakeland Housing Authority Section 8 Housing Choice Voucher Program Balance Sheet as of September 25, 2018

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash	== .=	CURRENT LIABLITIES	
Cash Operating 1	53,471.01		
Cash-Payroll	-1,884.42	./2./	F4 676 64
Cash Operating 2B	446,437.18	A/P Vendors and Contractors	-51,676.64
Total Unrestricted Cash	498,023.77	Accrued Audit Fees	8,475.00
Restricted Cash	= 4 = 00 00	Due to Section 8	21,018.04
Cash Restricted - FSS Escrow	74,588.98	Tenant Prepaid Rents	55,312.46
Total Restricted Cash	74,588.98	State of FL Unclaimed Funds	33,224.76
TOTAL CASH	572,612.75	Accrued Compensated Absences-Current	6,802.17
		TOTAL CURRENT LIABILITIES	73,155.79
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	288,392.03	NONCURRENT LIABILITIES	
Allowance for Doubtful Accounts-Tenants/Vendors	-269,294.72		
AR-TPA/Fraud Recovery	45,697.87		
A/R WF Dec ACH	3,400.10		
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-30,547.22		
Cleared Interfund Account	-182,061.29		
Due from Section 8 Mainstream	21,018.04	Accrued Compensated Absences-LT	12,632.59
A/R-Other Government	4,441.99	FSS Due to Tenant Long Term	74,589.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-118,953.20	•	
OTHER CURRENT ASSETS			
Prepaid Insurance	391.22	TOTAL NONCURRENT LIABILITIES	87,221.59
Prepaid Software Licenses	5,615.50		
TOTAL OTHER CURRENT ASSETS	6,006.72		
TOTAL CURRENT ASSETS	459,666.27		
	•	TOTAL LIABILITIES	160,377.38
NONCURRENT ASSETS			
FIXED ASSETS		EQUITY	
Automobiles	15,900.00		
Furniture & Fixtures	26,461.08		
Accum Depreciation- Misc FF&E	-29,576.60	RETAINED EARNINGS	
Intangible Assets	•	Retained Earnings-Unrestricted Net Assets	314,479.37
TOTAL FIXED ASSETS (NET)	12,784.48	TOTAL RETAINED EARNINGS:	314,479.37
Non-Dwelling Equipment	2,406.00		,
TOTAL NONCURRENT ASSETS	15,190.48	TOTAL EQUITY	314,479.37
TOTAL ASSETS	474,856.75	TOTAL LIABILITIES AND EQUITY	474,856.75

Section 8 Housing Choice Voucher Program Changes in Cash

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	18,636.59	53,471.01	34,834.42
Cash-Payroll	-2,472.33	-1,884.42	587.91
Cash Operating 2B	458,884.81	446,437.18	-12,447.63
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
HCV Cash Account	0.00	0.00	0.00
Cash Restricted - FSS Escrow	64,669.36	74,588.98	9,919.62
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	539,718.43	572,612.75	32,894.32

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	21,082.93	53,471.01	32,388.08
Cash-Payroll	4,286.59	-1,884.42	-6,171.01
Cash Operating 2B	95,090.26	446,437.18	351,346.92
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
HCV Cash Account	0.00	0.00	0.00
Cash Restricted - FSS Escrow	56,483.04	74 <i>,</i> 588.98	18,105.94
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	176,942.82	572,612.75	395,669.93

Lakeland Housing Authority Public Housing (AMP 1) Statement of Operations

For the Current and Nine Months Ended September 25, 2018

		Current	Month		Year to Date Annu		Year to Date			Annual
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	Budget
Rental Income	20,443	26,848	(6,405)	-23.86%	1	220,190	241,633	(21,443)	-8.87%	322,178
Other Tenant Income	410	1,260	(850)	-67.46%	2	16,093	11,339	4,755	41.93%	15,118
Government Subsidy Income	-	65,789	(65,789)	-100.00%	3	529,084	592,101	(63,018)	-10.64%	789,468
Interest Income Restricted	9,130	9,298	(169)	-1.81%		82,239	82,168	71	0.09%	109,557
Other Income	-	32	(32)	-100.00%		224	288	(64)	-22.09%	384
Total Revenue	29,983	103,227	(73,245)	-70.95%	_	847,830	927,528	(79,698)	-8.59%	1,236,704
Administrative Expenses	62.787	48,220	14,567	30.21%	5	501,345	433,984	67,361	15.52%	578,646
Tenant Services Expenses	690	869	(179)	-20.60%	4	3,876	7,819	(3,943)	-50.43%	10,425
Utility Expense	10,855	9,918	938	9.45%		101,212	89,258	11,953	13.39%	119,011
Maintenance and Development Expense	20,768	28,160	(7,392)	-26.25%	4	246,714	253,444	(6,730)	-2.66%	337,926
General Expenses	9,164	6,859	2,304	33.59%	4	60,541	61,735	(1,194)	-1.93%	82,314
Housing Assistance Payments	(437)	2,813	(3,250)	-115.53%	7	32,905	25,319	7,586	29.96%	33,759
Transfer Out	(5,683)	-	(5,683))		(51,150)	-	(51,150)		-
Operating expense before Depreciation	98,144	96,840	1,304	1.35%		895,444	871,560	75,034	8.61%	1,162,080
Net Operating Income (Loss)	(68,161)	6,387	(74,549)	-1167.14%		(47,614)	55,968	(154,732)	-276.46%	74,624
Depreciation	34,420	13,310	21,110	158.61%		306,889	119,787	187,102	156.20%	159,716
Capital Replacement Items	-	-	-		_	5,586	-	5,586		-
Transfer In	-				_	(188)				
Interfund Transfer	-	-	-		_	70	ē	70		-
Total Expenses	132,564	110,150	22,414	#DIV/0!	_	1,208,177	991,347	267,792	#DIV/0!	1,321,796
Net Income (Loss)	(102,581)	(6,922)	(95,659)	#DIV/0!	-	(360,348)	(63,819)	(347,490)	#DIV/0!	(85,092)

Comments

- 1 Property consists of 155 public housing units (WestLake, John Wright, and Cecil Gober Villas). Rental income is less than budgeted due to the removal of 22 units as part of construction activities associated with Twin Lakes Estates-Phase I.
- 2 Variance for the year reflects management enforcing the lease agreement by charging residents for damages to their units and late payment of rent.
- 3 Variance for the year is due to a reduction in subsidy received from HUD. Also note that subsidy for September was received in August 2018.
- 4 Variance is a result of expenses being less than the budget.
- 5 Expenses associated with evictions, background and credit checks increased. Additionally, invoice paid to Department of Management Services covered expenses For Calendar Years 2015 2018.
- 6 Variance is a result of increase in water and garbage/trash removal expenses.
- 7 Variance is a result of increased FSS escrow payments and FSS adjustments.

Lakeland Housing Authority Public Housing (AMP 1) Balance Sheet as of September 25, 2018

ASSETS CASH Unrestricted Cash Cash Operating 1 Cash-Payroll Petty Cash	1,683,827.83 1,552.10 500.00	LIABILITIES & EQUITY LIABILITIES CURRENT LIABLITIES A/P Vendors and Contractors Tenant Security Deposits Security Deposit Clearing Account	15,353.69 46,313.00 300.00
Petty Cash Public Housing	300.00	Security Deposit-Pet	1,800.00
Total Unrestricted Cash	1,686,179.93	Accrued Audit Fees	23,399.99
Restricted Cash		Due to Central Office Cost Center	117,074.81
Cash Restricted-Security Deposits	48,113.00	Resident Participation Funds - LHA	-514.01
Cash Restricted - FSS Escrow	39,208.40	Tenant Prepaid Rents	7,262.66
Total Restricted Cash	87,321.40	Accrued Compensated Absences-Current	4,506.33
Claim on Cash	293,253.20	TOTAL CURRENT LIABILITIES	215,496.47
TOTAL CASH	2,066,754.53		
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	33,965.27		
Allowance for Doubtful Accounts-Tenants/Vendors	-20,370.36		
AR-TPA/Fraud Recovery	8,357.76		
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-5,215.84		
TOTAL: AR	16,736.83		
A/R - ROSS/HUD	9,341.44		
Due from Polk County Housing	32,829.82		
A/R - Youthbuild DOL	5,576.21		
A/R - Capital Fund Grants/HUD	-69,001.94		
Due from Replacement Housing Factor	600,004.00		
Due from HOPE VI	0.13 -136,299.29		
Due From Public Housing Reserve Due From FSS	-130,299.29		
Due from Central Office Cost Center	58,516.84		
TOTAL DUE FROM	497,251.03		
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	436,075.33	NONCURRENT LIABILITIES	
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,713,785.19	Accrued Compensated Absences-LT	8,368.90
		FSS Due to Tenant Long Term	41,968.40
		Notes Payable-LT	303,000.00
OTHER CURRENT ASSETS		TOTAL NONCURRENT LIABILITIES	353,337.30
Eviction Deposit Acct.	1,000.00		
Prepaid Insurance	16,810.88	TOTAL LIABILITIES	568,833.77
Prepaid Software Licenses	26,513.67		
Insurance Deposit	37,400.00		
Utility Deposit - Electric	2,600.00		
TOTAL OTHER CURRENT ASSETS	84,324.55		
TOTAL CURRENT ASSETS	4,864,864.27		
NONCURRENT ASSETS			
FIXED ASSETS			
Land	1,466,869.23		
Buildings	388,223.77		
Machinery & Equipment	6,687.73		
Automobiles	229,168.20		
Site Improvement-Infrastructure	582,079.00		
Accum Depreciation-Buildings Accum Depreciation- Misc FF&E	-10,008,263.78 -514,148.79		
Accum Depreciation-Infrastructure	-582,079.00		
Intangible Assets	-382,079.00	EQUITY	
TOTAL FIXED ASSETS (NET)	-8,431,463.64	-40111	
Fees & Costs - Architect & Engineering	72,255.82	RETAINED EARNINGS	
Site Improvement	3,945,759.65	Invested in Capital Assets-Net of Debt	5,668,053.00
Dwelling Structures	5,154,722.42	Retained Earnings-Unrestricted Net Assets	812,712.80
Dwelling Equipment	26,717.87	TOTAL RETAINED EARNINGS:	6,480,765.80
Non-Dwelling Structures	679,307.53		2, 122, 00.00
Non-Dwelling Equipment	737,435.65	TOTAL EQUITY	6,480,765.80
TOTAL NONCURRENT ASSETS	2,184,735.30	C -	2, .22,, 00.00
TOTAL ASSETS	7,049,599.57	TOTAL LIABILITIES AND EQUITY	7,049,599.57

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

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,787,650.39	1,683,827.83	-103,822.56
Cash-Payroll	5,129.00	1,552.10	-3,576.90
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	50,113.00	48,113.00	-2,000.00
Cash Restricted - FSS Escrow	42,135.40	39,208.40	-2,927.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,885,027.79	1,772,701.33	-112,326.46
Year to Date	Beginning Balance	Ending Balance	Difference
Year to Date Cash Operating 1	Beginning Balance 2,254,285.90	Ending Balance 1,683,827.83	Difference -570,458.07
		•	
Cash Operating 1	2,254,285.90	1,683,827.83	-570,458.07
Cash Operating 1 Cash-Payroll	2,254,285.90 -8,669.21	1,683,827.83 1,552.10	-570,458.07 10,221.31
Cash Operating 1 Cash-Payroll Negative Cash LHA Master	2,254,285.90 -8,669.21 0.00	1,683,827.83 1,552.10 0.00	-570,458.07 10,221.31 0.00
Cash Operating 1 Cash-Payroll Negative Cash LHA Master Cash Restricted-Security Deposits	2,254,285.90 -8,669.21 0.00 52,313.00	1,683,827.83 1,552.10 0.00 48,113.00	-570,458.07 10,221.31 0.00 -4,200.00
Cash Operating 1 Cash-Payroll Negative Cash LHA Master Cash Restricted-Security Deposits Cash Restricted - FSS Escrow	2,254,285.90 -8,669.21 0.00 52,313.00 35,052.40	1,683,827.83 1,552.10 0.00 48,113.00 39,208.40	-570,458.07 10,221.31 0.00 -4,200.00 4,156.00

Lakeland Housing Authority Dakota Park Limited Partnership, LLLP d/b/a Carrington Place Statement of Operations

For the Current and Nine Months Ended September 25, 2018

	Current Month				Year to Date				Annual	
	Actual	Budget	\$ Variance	% Variance	_	Actual	Budget	\$ Variance	%Variance	Budget
Rental Income	13,898	11,084	2,814	25.39%	1	120,697	99,753	20,944	21.00%	133,004
Other Tenant Income	305	775	(470)	-60.65%	2	3,861	6,975	(3,114)	-44.64%	9,300
Government Subsidy	-	7,236	(7,236)	-100.00%	3	72,198	65,123	7,075	10.86%	86,831
Other Income		20	(20)	-100.00%	_	(84)	179	(263)	-146.89%	239
Total Revenue	14,203	19,114	(4,911)	-25.69%	_	196,672	172,030	24,642	14.32%	229,373
Administrative Expenses	7,824	5,430	2,394	44.08%	4	47,305	48,870	(1,565)	-3.20%	65,160
Tenant Services Expense	-	42	(42)	-100.00%	4	9	375	(365)	-97.47%	500
Utility Expense	2,130	1,740	390	22.41%	5	16,515	15,662	853	5.45%	20,883
Maintenance Expense	1,990	3,079	(1,089)	-35.37%	4	26,443	27,712	(1,269)	-4.58%	36,949
General Expenses	3,464	2,631	833	31.66%	5	25,301	23,675	1,626	6.87%	31,567
Housing Assistance Payments	684	582	102	17.53%	5	5,544	5,238	306	5.84%	6,984
Financing Expenses	4,843	5,589	(746)	-13.35%	5	51,047	50,301	746	1.48%	67,068
Operating Expenses before Depreciation	20,934	19,093	1,842	9.65%		172,164	171,833	331	0.19%	229,111
Net Operating Income (Loss)	(6,731)	22	(6,753)	-30953.63%		24,507	196	24,311	12380.96%	262
Depreciation & Amortization	2,341	3,239	(898)	-27.72%	_	21,069	29,149	(8,080)	-27.72%	38,865
Capital Replacement Items	-	522	(522)	-100.00%		2,783	4,694	(1,911)	-40.72%	6,258
Reimburse Replacement Reserves	-	(522)	522	-100.00%	_	-	(4,694)	4,694	-100.00%	(6,258
Total Expense	23,276	22,331	944	4.23%	_	196,016	200,982	(4,966)	-2.47%	267,976
Net Income (Loss)	(9,073)	(3,217)	(5,856)	182.02%		655	(28,952)	29,608	-102.26%	(38,603

Comment

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is higher than the budget.
- 2 Variance reflects timely payment of rents and less damages to the units.
- 3 Variance for the year is due to an increase of subsidy in Dakota received from HUD. Subsidy for September was also received in August 2018.
- 4 Variance reflects expenses that are less than the budget.
- 5 Variance reflects expenses that are greater than the budget. Utility increase was due to electricity, water, and sewer expenses. General Expense increase was a because of a reduction of rental income. HAP expense increased because of FSS escrow payments. Variance in Financing Expense is due to loan servicing fees and interest not being considered within the budget.

Lakeland Housing Authority Dakota Park Limited Partnership, LLLP d/b/a Carrington Place Balance Sheet as of September 25, 2018

ASSETS	us 01 3cpt	LIABILITIES & EQUITY
Unrestricted Cash		CURRENT LIABLITIES
Cash Operating 1	76,027.64	A/P Vendors and Contractors 1,816.71
Cash-Payroll	3,355.85	Tenant Security Deposits 10,898.00
Total Unrestricted Cash	79,383.49	Accrued Property Taxes 10,188.31
Restricted Cash		Accrued Interest - HOPE VI 587,173.81
Cash Restricted-Security Deposits	10,598.00	Accrued - Developer Fee 149,859.50
Cash Restricted - FSS Escrow	2,585.00	Accrued Audit Fees 6,374.97
Cash Restricted-Reserve for Replacement	31,349.58	Due to (17) Renaissance Family Non-ACC 36,226.34
Total Restricted Cash	44,532,58	Tenant Prepaid Rents 18.65
		Contract Retentions 28,006.80
		Accrued Compensated Absences-Current 676.08
		Note Payable PCHD 331,119.97
		TOTAL CURRENT LIABILITIES 1,162,359.14
TOTAL CASH	123,916.07	
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants/Vendors	14,299.46	
Allowance for Doubtful Accounts-Tenants/Vendors	-8,396.61	NONCURRENT LIABILITIES
TOTAL: AR	5,902.85	
TOTAL ACCOUNTS AND NOTES RECEIVABLE	5,902.85	
OTHER CHRRENT ACCETS		Accrued Compensated Absences-LT 1,255.57
OTHER CURRENT ASSETS	500.00	FSS Due to Tenant Long Term 2,585.00
Eviction Deposit Acct.	500.00	Due to Partner 19,033.64
Prepaid Expenses and Other Assets	850.72	Due to GP 84,778.00
Prepaid Insurance	4,817.73	Due to LP 21,142.00
Utility Deposit	7,060.00	Permanent Loan - HOPE VI 714,591.00
TOTAL OTHER CURRENT ASSETS	13,228.45	Permanent Loan - LHA 101,380.00
		TOTAL NONCURRENT LIABILITIES 944,765.21
TOTAL CURRENT ASSETS	143,047.37	70741 174071 77170
NONCURRENT ASSETS		TOTAL LIABILITIES 2,107,124.35
FIXED ASSETS		
Land	34,672.00	EQUITY
Buildings	892,048.00	CONTRIBUTED CAPITAL
Building Improvements	5,600.00	Capital - LP -1,219,110.00
Furniture & Fixtures	7,295.00	Capital - GP2 <u>240,496.13</u>
Accum Depreciation-Buildings	-151,326.26	TOTAL CONTRIBUTED CAPITAL -978,613.87
Accum Depreciation- Misc FF&E	-2,344.95	
Intangible Assets		
Loan Costs	28,340.90	
Compliance Fees	1,640.00	
Monitoring Fees	41,744.00	
AA Compliance Fees	-1,640.00	RETAINED EARNINGS
AA Monitoring Fees	-34,094.11	Retained Earnings-Unrestricted Net Assets180,391.89
AA Loan Costs	-16,863.36	TOTAL RETAINED EARNINGS: -180,391.89
TOTAL FIXED ASSETS (NET)	805,071.22	
TOTAL NONCURRENT ASSETS	805,071.22	TOTAL EQUITY -1,159,005.76
TOTAL ASSETS	948,118.59	TOTAL LIABILITIES AND EQUITY 948,118.59

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

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	69,568.60	76,027.64	6,459.04
Cash-Payroll	3,292.30	3,355.85	63.55
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,298.00	10,598.00	300.00
Cash Restricted - FSS Escrow	2,585.00	2,585.00	0.00
Cash Restricted-Reserve for Replacement	30,682.91	31,349.58	666.67
Cash Restricted - 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	116,426.81	123,916.07	7,489.26

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	12,890.80	76,027.64	63,136.84
Cash-Payroll	-1,669.62	3,355.85	5,025.47
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,002.00	10,598.00	-404.00
Cash Restricted - FSS Escrow	1,091.00	2,585.00	1,494.00
Cash Restricted-Reserve for Replacement	25,349.55	31,349.58	6,000.03
Cash Restricted - 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	48,663.73	123,916.07	75,252.34

Renaissance at Washington Ridge Ltd., LLLP Statement of Operations

For the Current and Nine Months Ended September 25, 2018

	Current Month				Year to Date				Annual	
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	Budget
Rental Income	59,032	60,444	(1,412)	-2.34%	1	527,894	543,995	(16,102)	-2.96%	725,327
Other Tenant Income	1,542	1,722	(180)	-10.46%	2	19,290	15,495	3,794	24.49%	20,660
Government Subsidy	-	32,033	(32,033)	-100.00%	3	246,295	288,297	(42,003)	-14.57%	384,396
Other Income	-	849	(849)	-100.00%		7,321	7,644	(323)	-4.23%	10,192
Total Revenue	60,574	95,048	(34,474)	-36.27%	_	800,799	855,432	(54,633)	-6.39%	1,140,576
Administrative Expenses	42,810	32,963	9,847	29.87%	4	278,920	296,666	(17,746)	-5.98%	395,555
Tenant Services	5,409	490	4,919	1003.21%	5	8,888	4,413	4,475	101.41%	5,884
Utility Expense	4,411	7,359	(2,948)	-40.06%	4	56,593	66,227	(9,634)	-14.55%	88,302
Maintenance Expense	23,492	27,320	(3,827)	-14.01%	5	292,744	245,876	46,868	19.06%	327,835
General Expenses	5,499	6,845	(1,345)	-19.66%	5	67,100	61,604	5,496	8.92%	82,138
Housing Assistance Payments	1,921	1,754	167	9.52%	4	15,035	15,786	(751)	-4.76%	21,048
Financing Expenses	13,081	12,934	147	1.14%	4	115,544	116,408	(864)	-0.74%	155,211
Operating Expense before Depreciation	96,624	89,664	6,960	7.76%		834,823	806,980	27,844	3.45%	1,075,973
Net Operating Income (Loss)	(36,051)	5,384	(41,434)	-769.65%		(34,025)	48,452	(82,477)	-170.22%	64,603
Depreciation & Amortization	56,260	64,059	(7,798)	-12.17%		509,100	576,527	(67,427)	-11.70%	768,702
Capital Replacement Items	7,047	6,854	193	2.82%		38,595	61,683	(23,088)	-37.43%	82,244
Reimburse Replacement Reserves		(6,854)	6,854	-100.00%	_	-	(61,683)	61,683	-100.00%	(82,244)
Total Expense	159,931	153,723	6,208	4.04%	_	1,382,518	1,383,506	(988)	-0.07%	1,844,675
Net Income (Loss)	(99,358)	(58,675)	(40,683)	69.34%	_	(581,720)	(528,074)	(53,645)	10.16%	(704,099)

Comments

¹ Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units. Overall rental income is consistent with the budget.

² Variance is the result of management enforcing the lease and charging residents for damages to their units. This item also reflects insurance proceeds for various fires that occurred at the property.

³ Variance this month is due to September subsidy being received from HUD and posted, per the bank deposit, in August 2018.

⁴ Variance reflects expenses that are less than the budget.

⁵ Tenant Services expenses increased due to submission of a Job Plus Grant application. Maintenance expense was higher because of changes in payroll. Painting, plumbing, pest control, and elevator maintenance contributed to an increase in maintenance expenses. General Expenses were higher than budgeted because of a reduction in rental income.

Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet

as of September 25, 2018

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABLITIES	
Cash Operating 1	325,151.99		
Cash-Payroll	172.28		
Petty Cash	300.00	A/P Vendors and Contractors	15,364.13
Total Unrestricted Cash	325,624.27	Tenant Security Deposits	48,729.39
Restricted Cash		Security Deposit Clearing Account	-300.00
Cash Restricted-Security Deposits	52,679.39	Security Deposit-Pet	3,900.00
Cash Restricted - FSS Escrow	1,364.00	Accrued Interest - HOPE VI	781,942.84
Cash Restricted-Reserve for Replacement	212,807.70	Accrued - Developer Fee	1,308,453.00
Restricted Cash - Partnership Devmt	1,179.16	Accrued Audit Fees	6,424.97
Restricted Cash - OA Reserve	76,215.57	Tenant Prepaid Rents	217.46
Restricted Cash - AA Reserve	46,966.45	Contract Retentions	8,163.14
Investment 1	261,455.94	Accrued Compensated Absences-Current	3,570.15
Investment 2	258,802.34	TOTAL CURRENT LIABILITIES	2,176,465.08
Total Restricted Cash	911,470.55		
TOTAL CASH	1,237,094.82	TOTAL CURRENT LIABILITIES	2,176,465.08
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	17,370.77		
Allowance for Doubtful Accounts-Tenants/Vendors	-11,277.31		
TOTAL: AR	6,093.46		
A/R-Other	116.00		
Due from Dakota Park Non-ACC	36,226.34		
Due from Central Office Cost Center	65,458.31		
TOTAL: DUE FROM	101,684.65		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	107,894.11		
		NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS		Accrued Compensated Absences-LT	6,630.29
Eviction Deposit Acct.	1,000.00	FSS Due to Tenant Long Term	1,364.00
Prepaid Insurance	20,096.98	Notes Payable-LT	381,200.32
Prepaid Software Licenses	9,571.35	Permanent Loan - HOPE VI	2,200,000.00
Utility Deposit - Electric	20,500.00	Permanent Loan - SunTrust	558,249.64
TOTAL OTHER CURRENT ASSETS	51,168.33	TOTAL NONCURRENT LIABILITIES	3,147,444.25
TOTAL CURRENT ASSETS	1,396,157.26	TOTAL LIABILITIES	5,323,909.33
NONCURRENT ASSETS			
FIXED ASSETS			
Buildings	21,088,272.28		
Building Improvements	169,684.96		
Machinery & Equipment	150,483.39		
Furniture & Fixtures	596,259.09	EQUITY	
Site Improvement-Infrastructure	2,382,356.15		
Accum Depreciation-Buildings	-7,653,584.30		
Accum Depreciation- Misc FF&E	-742,359.53		
Accum Depreciation-Infrastructure	-1,786,219.08	CONTRIBUTED CAPITAL	
Intangible Assets		Capital - LP	6,937,937.41
Loan Costs	137,065.70	Capital - GP2	7,123,264.00
Compliance Fees	100.00	TOTAL CONTRIBUTED CAPITAL	14,061,201.41
Monitoring Fees	131,658.00		
AA Compliance Fees	-55.88	RETAINED EARNINGS	
AA Monitoring Fees	-131,658.00	Retained Earnings-Unrestricted Net Assets	-3,783,701.04
AA Loan Costs	-136,750.34	TOTAL RETAINED EARNINGS:	-3,783,701.04
TOTAL FIXED ASSETS (NET)	14,205,252.44		
TOTAL NONCURRENT ASSETS	14,205,252.44	TOTAL EQUITY	10,277,500.37
TOTAL ASSETS	15,601,409.70	TOTAL LIABILITIES AND EQUITY	15,601,409.70

Renaissance at Washington Ridge Ltd., LLLP

Changes in Cash

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	316,430.21	325,151.99	8,721.78
Cash-Payroll	2,807.75	172.28	-2,635.47
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	52,529.39	52,679.39	150.00
Cash Restricted - FSS Escrow	1,324.00	1,364.00	40.00
Cash Restricted-Reserve for Replacement	209,581.03	212,807.70	3,226.67
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00
Investment 1	261,455.94	261,455.94	0.00
Investment 2	258,802.34	258,802.34	0.00
Total Cash	1,227,291.84	1,236,794.82	9,502.98

Year to Date	Beginning Balance	Ending Balance	Difference	
Cash Operating 1	331,060.84	325,151.99	-5,908.85	
Cash-Payroll	5,742.44	172.28	-5,570.16	
Negative Cash LHA Master	0.00	0.00	0.00	
Cash Restricted-Security Deposits	52,828.39	52,679.39	-149.00	
Cash Restricted - FSS Escrow	7,470.00	1,364.00	-6,106.00	
Cash Restricted-Reserve for Replacement	183,767.67	212,807.70	29,040.03	
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00	
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00	
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00	
Investment 1	259,041.67	261,455.94	2,414.27	
Investment 2	258,372.00	258,802.34	430.34	
Total Cash	1,222,644.19	1,236,794.82	14,150.63	

Lakeland Housing Authority Colton Meadow, LLLP Statement of Operations

For the Current and Nine Months Ended September 25, 2018

		Current	Month				Year to D	ate		Annual
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	Budget
Rental Income	46,404	44,348	2,056	4.64%	1	407,999	399,131	8,868	2.22%	532,175
Other Tenant Income	670	1,074	(404	-37.62%	2	8,111	9,666	(1,555)	-16.09%	12,888
Other Income	10	123	(113	91.69%		189	1,106	(917)	-82.91%	1,475
Total Revenue	47,084	45,545	1,539	3.38%	_	416,298	409,903	6,395	1.56%	546,537
Administrative Expense	16,217	13,845	2,372	17.13%	3	111,972	124,605	(12,633)	-10.14%	166,140
Tenant Services	· <u>-</u>	150	(150	-100.00%	3	175	1,350	(1,175)	-87.07%	1,800
Utility Expense	5,875	5,740	135	2.35%	4	66,223	51,663	14,560	28.18%	68,884
Maintenance Expense	17,933	9,857	8,076	81.92%	4	102,870	88,716	14,154	15.95%	118,287
General Expense	8,050	7,412	638	8.61%	4	68,102	66,711	1,390	2.08%	88,949
Financing Expense	4,659	4,157	502	12.08%	4	37,910	37,409	501	1.34%	49,878
Operating Expense before Depreciation	52,734	41,162	11,572	28.11%		387,250	370,454	16,797	4.53%	493,938
Net Operating Income (Loss)	(5,650)	4,383	(10,033)	-228.89%		29,048	39,450	(10,401)	-26.37%	52,599
Depreciation & Amortization Expense	39,095	39,013	82	0.21%		351,853	351,115	738	0.21%	468,154
Capital Replacement Items	3,780	1,655	2,126	128.47%		12,703	14,891	(2,188)	-14.69%	19,855
Reimburse Replacement Reserves	-	(1,655)	1,655	-100.00%		-	(14,891.24)	14,891	-100.00%	(19,855)
Total Expense	95,609	80,174	15,435	19.25%	_	751,807	721,569	30,238	4.19%	962,092
Net Operating Income (Loss)	(48,525)	(34,630)	(13,895)) 40.13%	_	(335,509)	(311,666)	(23,843)	7.65%	(415,555)

Comment

- 1 Consists of 72 Tax Credit apartment units. Rent collections are consistent with the budget.
- 2 Variance reflects timely payment of rents and less damage to units.
- **3** Variance reflects expenses that are less than the budget.
- 4 Utility Expense increased due to costs associated with water, electricity and garbage. Repairs and extraordinary maintenance at the Property caused Maintenance Expense to be higher than budgeted. General Expenses were higher due to a reduction in rental income and timing of insurance costs.

Colton Meadow, LLLP

Balance Sheet

as of September 25, 2018

ASSETS CASH Unrestricted Cash Cash Operating 1 Cash-Payroll Petty Cash Total Unrestricted Cash Restricted Cash Cash Restricted-Security Deposits Cash Restricted-Operating Reserve Cash Restricted-Reserve for Replacement Cash-Tax & Insurance Escrow Total Restricted Cash	77,347.52 -1,392.56 225.00 76,179.96 26,325.00 441,239.93 136,173.59 46,068.79 649,807.31	LIABILITIES & EQUITY CURRENT LIABLITIES A/P Vendors and Contractors Tenant Security Deposits Security Deposit-Pet Accrued Property Taxes Accrued Interest Payable Accrued Payroll & Payroll Taxes Accrued Audit Fees Due to Polk County Developers, Inc. Tenant Prepaid Rents Accrued Compensated Absences-Current First Mortgage - TCAP Tax Credit Exchange Program (TCEP) HOME Funds Mortgage Note Payable	11,019.17 25,025.00 1,300.00 28,205.43 9,234.62 -1,933.02 6,374.93 362,901.17 111.87 2,006.37 1,231,424.00 5,714,356.40 115,899.60 450,845.00
TOTAL CASH	725,987.27	TOTAL CURRENT LIABILITIES	7,956,770.54
ACCOUNTS AND NOTES RECEIVABLE A/R-Tenants/Vendors Allowance for Doubtful Accounts-Tenants/Vendors Due from Colton Meadow GP, Inc. TOTAL DUE FROM TOTAL ACCOUNTS AND NOTES RECEIVABLE	22,127.78 -16,427.98 101,151.61 101,151.61 106,851.41		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Eviction Deposit Acct.	1,000.00		2 726 42
Prepaid Expenses and Other Assets	4,618.10	Accrued Compensated Absences-LT	3,726.12
Prepaid Insurance	20,757.56	Developer Fee Payable - PCHD	92,184.00
Prepaid Software Licenses	1,302.73	TOTAL NONCHIDDENT LIABILITIES	05 010 12
Utility Deposit	5,000.00	TOTAL NONCURRENT LIABILITIES	95,910.12
TOTAL CURRENT ASSETS	32,678.39 865,517.07	TOTAL LIABILITIES	0.053.690.66
TOTAL CURRENT ASSETS	805,517.07	TOTAL LIABILITIES	8,052,680.66
NONCURRENT ASSETS FIXED ASSETS Land Buildings Building Acquisition Building Improvements Machinery & Equipment Automobiles Furniture & Fixtures Site Improvement-Infrastructure Accum Depreciation-Buildings	300,000.00 856,353.89 2,010,000.00 5,815,518.85 67,970.48 15,484.50 1,503,657.00 1,496,187.97 -3,519,922.33	EQUITY CONTRIBUTED CAPITAL Capital - LP	1,205,286.00
Intangible Assets	2,222,222	GP Equity	46.12
Amortization Tax Credit Fees	-106,651.78	TOTAL CONTRIBUTED CAPITAL	1,205,332.12
Monitoring Fees	208,695.00		
TOTAL FIXED ASSETS (NET)	8,647,293.58	RETAINED EARNINGS	
Site Improvement	16,364.00	Retained Earnings-Unrestricted Net Assets	359,443.64
Non-Dwelling Structures	28,019.32	TOTAL RETAINED EARNINGS:	359,443.64
Non-Dwelling Equipment	60,262.45		
TOTAL NONCURRENT ASSETS	8,751,939.35	TOTAL EQUITY	1,564,775.76
TOTAL ASSETS	9,617,456.42	TOTAL LIABILITIES AND EQUITY	9,617,456.42

Lakeland Housing Authority Colton Meadow, LLLP Changes in Cash

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	91,762.60	77,347.52	-14,415.08
Cash-Payroll	4,040.73	-1,392.56	-5,433.29
Cash Restricted-Security Deposits	26,325.00	26,325.00	0.00
Cash Restricted-Operating Reserve	441,232.68	441,239.93	7.25
Cash Restricted-Reserve for Replacement	134,305.98	136,173.59	1,867.61
Cash-Tax & Insurance Escrow	40,904.41	46,068.79	5,164.38
Total Cash	738,571.40	725,762.27	-12,809.13
Year to Date	Beginning Balance	Ending Balance	Difference
Year to Date Cash Operating 1	Beginning Balance 60,072.54	Ending Balance 77,347.52	Difference 17,274.98
	• •	•	
Cash Operating 1	60,072.54	77,347.52	17,274.98
Cash Operating 1 Cash-Payroll	60,072.54 1,653.65	77,347.52 -1,392.56	17,274.98 -3,046.21
Cash Operating 1 Cash-Payroll Cash Restricted-Security Deposits	60,072.54 1,653.65 26,575.00	77,347.52 -1,392.56 26,325.00	17,274.98 -3,046.21 -250.00
Cash Operating 1 Cash-Payroll Cash Restricted-Security Deposits Cash Restricted-Operating Reserve	60,072.54 1,653.65 26,575.00 441,173.47	77,347.52 -1,392.56 26,325.00 441,239.93	17,274.98 -3,046.21 -250.00 66.46

Bonnet Shores, LLLP

Statement of Operations

For the Current and Nine Months Ended September 25, 2018

	Current Month						Year to	Date		Annual
	Actual	Budget	\$ Variance	% Variance	-	Actual	Budget	\$ Variance	% Variance	Budget
Rental Income	50,805	47,982	2,823	5.88%	1	445,334	431,841	13,494	3.12%	575,787
Other Tenant Income	520	1,207	(687)	-56.90%	2	5,155	10,859	(5,705)	-52.53%	14,479
Other Income	11	59	(48)	-81.94%		140	530	(390)	-73.58%	707
Total Revenue	51,336	49,248	2,088	4.24%	_	450,629	443,230	7,399	1.67%	590,974
Administrative Expense	15,887	14,560	1,327	9.11%	4	136,846	131,041	5,805	4.43%	174,721
Tenant Services	-	100	(100)	-100.00%	3	429	900	(471)	-52.33%	1,200
Utility Expense	4,761	5,431	(670)	-12.34%	4	54,317	48,879	5,438	11.13%	65,171
Maintenance Expense	11,590	9,693	1,896	19.56%	4	111,597	87,239	24,357	27.92%	116,319
General Expense	6,066	8,692	(2,626)	-30.21%	3	67,186	78,226	(11,040)	-14.11%	104,301
Financing Expense	11,596	10,304	1,292	12.54%	3	92,737	92,738	(2)	0.00%	123,651
Operating Expense before Depreciation	49,899	48,780	1,119	2.29%		463,112	439,023	24,089	5.49%	585,364
Net Operating Income (Loss)	1,437	467	969	207.34%		(12,483)	4,207	(16,690)	-396.71%	5,610
Depreciation & Amortization Expense	40,004	40,004	-	0.00%		360,039	360,039	-	0.00%	480,052
Capital Replacement Items	3,185	2,634	550.90	20.92%		21,850	23,703	(1,853.03)	-7.82%	31,605
Reimburse Replacement Reserve		(2,634)	2,633.72	-100.00%	_	-	(23,703)	23,703.48	-100.00%	(31,605)
Total Expense	93,088	88,785	4,303	4.85%		845,002	799,062	45,939	5.75%	1,065,417
Net Income (Loss)	(41,752)	(39,537)	(2,215)	5.60%	-	(394,373)	(355,832)	(38,541)	10.83%	(474,443)

Comments

- 2 Variance is due to residents timely payment of rents as well as causing less damage to the units.
- 3 Variance reflects expenses being less than the budget.
- 4 Administrative expense was higher than budgeted due to DMS invoice covering telephone expenses for Calendar Years 2015 -2018. Utility expenses were higher than budgeted due to ongoing costs associated with electricity and water/sewer. Preparation for the annual audit (electrical, plumbing & HVAC repairs) caused Maintenance expenses to be higher than budgeted.

^{1 75} apartment units, Tax Credit and Section 8 Vouchers. Tenant rental income is consistent with the budget.

Lakeland Housing Authority Bonnet Shores, LLLP Balance Sheet as of September 25, 2018

ASSETS		LIABILITIES & EQUITY LIABILITIES	
		CURRENT LIABLITIES	
Unrestricted Cash			
Cash Operating 1	125,001.09	A/P Vendors and Contractors	7,763.94
Cash-Payroll	-45.66	Tenant Security Deposits	27,325.00
Petty Cash	300.00	Security Deposit Clearing Account	300.00
Total Unrestricted Cash	125,255.43	Security Deposit-Pet	1,900.00
Restricted Cash		Accrued Property Taxes	37,010.05
Cash Restricted-Security Deposits	29,225.00	Accrued Interest Payable	28,643.03
Cash Restricted-Operating Reserve	460,624.28	Accrued Interest - 2nd Mortgage	436,075.33
Cash Restricted-Reserve for Replacement	131,625.39	Accrued Audit Fees	6,374.93
Cash-Tax & Insurance Escrow	57,287.13	Tenant Prepaid Rents	820.36
Total Restricted Cash	678,761.80	Contract Retentions	2,275.00
		Accrued Compensated Absences-Current	2,187.49
		First Mortgage - TCAP	3,819,255.00
TOTAL CASH	804,017.23	HOME Funds	131,028.00
		Mortgage Note Payable	1,009,877.00
		TOTAL CURRENT LIABILITIES	5,510,835.13
ACCOUNTS AND NOTES RECEIVABLE	6 005 20		
A/R-Tenants/Vendors	6,895.29		
Allowance for Doubtful Accounts-Tenants/Vendors	-5,112.84		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,782.45		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Eviction Deposit Acct.	500.00		
Prepaid Expenses and Other Assets	2,611.40	Accrued Compensated Absences-LT	4,062.48
Prepaid Insurance	23,514.54		
Prepaid Software Licenses	2,158.08	TOTAL NONCURRENT LIABILITIES	4,062.48
Utility Deposit	5,000.00		•
TOTAL OTHER CURRENT ASSETS	33,784.02		
TOTAL CURRENT ASSETS	839,583.70	TOTAL LIABILITIES	5,514,897.61
NONCHIDENT ACCETS			
NONCURRENT ASSETS FIXED ASSETS			
Land	300,000.00		
Buildings	11,447,110.83		
Automobiles	24,477.33	EQUITY	
Furniture & Fixtures	423,152.78	CONTRIBUTED CAPITAL	
Site Improvement-Infrastructure	679,255.00	Contributed Capital	-57,442.26
Accum Depreciation-Buildings	-3,225,995.91	Capital - LP	6,807,962.00
Accum Depreciation- Misc FF&E	-447,630.44	GP Equity	-162.00
Accum Depreciation-Infrastructure	-350,962.44	Syndication Costs	-40,000.00
Intangible Assets	-530,902.44	TOTAL CONTRIBUTED CAPITAL	6,710,357.74
Loan Costs	41,419.00	TOTAL CONTRIBUTED CAPITAL	0,710,337.74
Amortization Loan Cost	-16,070.18	RETAINED EARNINGS	
	•		_2 201 722 46
Compliance Fees	246,589.00	Retained Earnings-Unrestricted Net Assets TOTAL RETAINED EARNINGS:	-2,391,733.46 -2,391,733.46
Amortization Tax Credit Fees	-127,406.78 8,993,938.19	TOTAL RETAINED LARNINGS.	-2,331,733.40
TOTAL NONCHIRDENT ASSETS		TOTAL FOLLITY	4 210 624 20
TOTAL NONCURRENT ASSETS	8,993,938.19	TOTAL EQUITY	4,318,624.28
TOTAL ASSETS	9,833,521.89	TOTAL LIABILITIES AND EQUITY	9,833,521.89

Lakeland Housing Authority Bonnet Shores, LLLP Changes in Cash

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	116,940.48	125,001.09	8,060.61
Cash-Payroll	205.05	-45.66	-250.71
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	29,225.00	29,225.00	0.00
Cash Restricted-Operating Reserve	460,616.71	460,624.28	7.57
Cash Restricted-Reserve for Replacement	129,680.14	131,625.39	1,945.25
Cash-Tax & Insurance Escrow	52,362.67	57,287.13	4,924.46
Total Cash	789,030.05	803,717.23	14,687.18
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	85,363.49	125,001.09	39,637.60
Cash-Payroll	2,074.33	-45.66	-2,119.99
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,875.00	29,225.00	1,350.00
Cash Restricted-Operating Reserve	460,554.89	460,624.28	69.39
Cash Restricted-Reserve for Replacement	130,357.96	131,625.39	1,267.43
Cash-Tax & Insurance Escrow	58,987.53	57,287.13	-1,700.40
Total Cash	765,213.20	803,717.23	38,504.03

Lakeland Housing Authority West Bartow Partnership, Ltd., LLLP Statement of Operations

For the Current and Nine Months Ended September 25, 2018

	Current Month						Year to Date			
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	Budget
Rental Income	72,009	71,511.59	497	0.70%	1	646,459	643,604.35	2,855	0.44%	858,139
Other Tenant Income	(744)	(402.62)	(341)	84.79%		(5,573)	(3,623.60)	(1,949)	53.79%	(4,831)
Other Income	38	176.88	(139)	-78.39%		1,889	1,591.89	297	18.66%	2,123
Total Revenue	71,303	71,286	17	0.02%		642,776	641,573	1,203	0.19%	855,430
Administrative Expenses	16,207	17,175.16	(968)	-5.63%	2	154,275	154,576.46	(302)	-0.20%	206,102
Tenants Service Expenses	115	169.01	(54)	-32.22%	2	1,371	1,521.09	(151)	-9.90%	2,028
Utility Expense	846	9,027.55	(8,182)	-90.63%	2	76,410	81,247.98	(4,838)	-5.95%	108,331
Maintenance Expense	12,974	10,735.93	2,238	20.84%	3	110,950	96,623.34	14,327	14.83%	128,831
General Expenses	4,856	3,854.49	1,001	25.98%	3	40,845	34,690.44	6,155	17.74%	46,254
Financing Expenses	22,173	25,317.18	(3,144)	-12.42%	2	185,089	227,854.64	(42,766)	-18.77%	303,806
Operating expense before depreciation	57,171	66,279	(9,108)	-13.74%		568,940	596,514	(27,574)	-4.62%	795,352
Net Operating Income (Loss)	14,132	5,007	9,126	182.28%		73,835	45,059	28,777	63.86%	60,078
Depreciation & Amortization	42,139	42,139	0	0.00%		379,252	379,250	2	0.00%	505,666
Capital Replacement Items	15,315	2,102	13,213	628.48%		51,261	18,921	32,340	170.92%	25,228
Total Expense	114,625	110,521	4,105	3.71%		999,453	994,685	4,768	0.48%	530,894
Net Operating Income (Loss)	(43,322)	(39,235)	(4,087)	10.42%		(356,677)	(353,112)	(3,565)	1.01%	324,536

Comments

¹ Consists of 100 Tax Credit and Project-Based Section 8 Voucher units. Tenant collection is consistent with the budget.

² Variance is due to expenses being less than budgeted

³ Maintenance expense was higher than budgeted due to unforeseen repairs required in the equipment room. The increase in General Expense was a resulted of reduction in rental income and timing of real estate taxes.

Lakeland Housing Authority West Bartow Partnership, Ltd., LLLP Balance Sheet as of September 25, 2018

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABLITIES	
Cash Operating 1	25,562.13	A/P Vendors and Contractors	2,415.99
Cash-Payroll	2,302.44	Tenant Security Deposits	9,500.00
Petty Cash	300.00	Security Deposit Clearing Account	100.00
Total Unrestricted Cash	28,164.57	Security Deposit-Pet	1,100.00
Restricted Cash		Accrued Property Taxes	4,814.03
Cash Restricted-Security Deposits	10,600.00	Accrued Interest NLP Loan	2,253.04
Cash Restricted-Operating Reserve	25,119.58	Accrued Audit Fees	6,374.93
Cash Restricted-Reserve for Replacement	225,828.06	Tenant Prepaid Rents	2,072.76
Cash-Tax & Insurance Escrow	30,490.65	Accrued Compensated Absences-Current	249.59
Investment 1	232,124.53	Mortgage Note Payable	2,996,391.37
Total Restricted Cash	524,162.82	Second Mortgage Payable	850,000.00
		Third Mortgage Payable	336,888.67
		Fourth Mortgage Payable	400,000.00
		Note Payable-City of Bartow Impact Fees	564,621.00
TOTAL CASH	552,327.39	Deferred Development Fee	1,373,954.96
		TOTAL CURRENT LIABILITIES	6,550,736.34
ACCOUNTS AND NOTES RECEIVABLE			, ,
A/R-Tenants/Vendors	5,170.25		
Allowance for Doubtful Accounts-Tenants/Vendors	-1,477.99		
Due from Polk County Housing Developers, Inc	22,324.00		
TOTAL DUE FROM	22,324.00		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	26,016.26		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Eviction Deposit Acct.	500.00		
Prepaid Insurance	29,938.29	Accrued Compensated Absences-LT	463.51
Prepaid Software Licenses	3,231.29	TOTAL NONCURRENT LIABILITIES	463.51
TOTAL OTHER CURRENT ASSETS	33,669.58		
TOTAL CURRENT ASSETS	612,013.23	TOTAL LIABILITIES	6,551,199.85
NONCURRENT ASSETS			
FIXED ASSETS		EQUITY	
Land	432,717.00		
Buildings	12,796,743.00		
Building Improvements	35,770.50	CONTRIBUTED CAPITAL	
Furn, Fixt, & Equip	1,157,974.64	Capital Private Investors	6,985,758.71
Accum Depreciation-Buildings	-2,964,617.16	GP Equity	-13.00
Accum Depreciation- Misc FF&E	-1,068,826.59	Special LP Equity	159,413.00
Accum Depreciation-Infrastructure	-329,113.79	Syndication Costs	-30,000.00
Intangible Assets		TOTAL CONTRIBUTED CAPITAL	7,115,158.71
Loan Costs	335,121.42		
Amortization Loan Cost	-172,199.29	RETAINED EARNINGS	
Compliance Fees	200,558.00	Retained Earnings-Unrestricted Net Assets	-2,042,291.01
Amortization Tax Credit Fees	-123,670.41	TOTAL RETAINED EARNINGS:	-2,042,291.01
TOTAL FIXED ASSETS (NET)	10,300,457.32		
Site Improvement	711,597.00		
TOTAL NONCURRENT ASSETS	11,012,054.32	TOTAL EQUITY	5,072,867.70
TOTAL ASSETS	11,624,067.55	TOTAL LIABILITIES AND EQUITY	11,624,067.55

Lakeland Housing Authority West Bartow Partnership, Ltd., LLLP Changes in Cash

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	43,270.01	25,562.13	-17,707.88
Cash-Payroll	-1,173.31	2,302.44	3,475.75
Cash Restricted-Security Deposits	10,260.00	10,600.00	340.00
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	223,289.83	225,828.06	2,538.23
Cash-Tax & Insurance Escrow	25,038.65	30,490.65	5,452.00
Investment 1	232,124.53	232,124.53	0.00
Total Cash	557,929.29	552,027.39	-5,901.90
Year to Date	Beginning Balance	Ending Balance	Difference
Year to Date Cash Operating 1	Beginning Balance 53,629.27	Ending Balance 25,562.13	Difference -28,067.14
		_	
Cash Operating 1	53,629.27	25,562.13	-28,067.14
Cash Operating 1 Cash-Payroll	53,629.27 -1,124.09	25,562.13 2,302.44	-28,067.14 3,426.53
Cash Operating 1 Cash-Payroll Cash Restricted-Security Deposits	53,629.27 -1,124.09 10,253.00	25,562.13 2,302.44 10,600.00	-28,067.14 3,426.53 347.00
Cash Operating 1 Cash-Payroll Cash Restricted-Security Deposits Cash Restricted-Operating Reserve	53,629.27 -1,124.09 10,253.00 25,119.58	25,562.13 2,302.44 10,600.00 25,119.58	-28,067.14 3,426.53 347.00 0.00
Cash Operating 1 Cash-Payroll Cash Restricted-Security Deposits Cash Restricted-Operating Reserve Cash Restricted-Reserve for Replacement	53,629.27 -1,124.09 10,253.00 25,119.58 231,200.97	25,562.13 2,302.44 10,600.00 25,119.58 225,828.06	-28,067.14 3,426.53 347.00 0.00 -5,372.91

Hampton Hills (AMP 4) Statement of Operations

For the Current and Nine Months Ended September 25, 2018

		Current Month					Year to Date				Year to Date An	Annual
	Actual	Budget	\$ Variance	% Variance	_	Actual	Budget	\$ Variance	% Variance	Budget		
Rental Income	2,815	1,987	828	41.67%	1	19,280	17,883	1,397	7.81%	23,844		
Other Tenant Income	60	22	38	176.92%	2	385	195	190	97.44%	260		
Grant Income	-	1,607	(1,607)	-100.00%	3	18,712	14,467	4,245	29.34%	19,289		
Other Income		8,333	(8,333)	1		(51,201)	75,000	(126,201)		100,000		
Total Revenue	2,875	11,949	(9,074)	-75.94%	_	(12,824)	107,545	(120,369)	-111.92%	143,393		
Administrative Expenses	5,390	5,114	275	5.39%	4	53,463	46,030	7,433	16.15%	61,373		
Tenant Services Expenses	-	-	-			250	-	250		-		
Utility Expense	-	-	-			1,412	-	1,412		-		
Maintenance and Development Expense	560	2,464	(1,904)	-77.28%	5	14,444	22,179	(7,735)	-34.87%	29,572		
General Expenses	1,468	274	1,194	435.26%	6	3,246	2,468	778	31.52%	3,291		
Housing Assistance Payments		63	(63)	-100.00%	7 _	923	567	356	62.79%	756		
Operating expense before Depreciation	7,418	7,916	(498)	-6.29%		73,739	71,244	2,494	3.50%	94,992		
Net Operating Income (Loss)	(4,543)	4,033	(8,576)			923	36,301	(122,863)		48,401		
Depreciation	27	-	27			241	-	241		324		
Total Expenses	7,445	7,916	(471)	-5.95%	_	73,980	71,244	2,735	3.84%	95,316		
Net Income (Loss)	(4,570)	4,033	(8,603))		(86,804)	36,301	(123,104)		48,077		

Comments

- 1 Property is comprised of 5, Section 32 Public Housing lease-to-purchase units. Rental income was higher than budgeted because all non-compliant homebuyers were evicted and the new potential homebuyers that now occupy the homes are paying their rent.
- 2 Variance is due to LHA enforcing the lease to purchase agreement. Non-compliant homebuyers paid for damages caused to their homes prior to moving out.
- 3 Variance this month is due to September subsidy being posted (per bank deposit) in August. Variance for the year is due to a reduction in subsidy received from HUD.
- 4 Variance is the result of legal costs associated with sale of two (2) homes and eviction of non-compliant homebuyers.
- 5 Variance for the year reflects expenses that are less than the budget.
- 6 Variance due to reduction in rental income and insurance costs.
- 7 Variance is a result of increase in FSS escrow payments

Hampton Hills (AMP 4)

Balance Sheet

as of September 25, 2018

ASSETS CASH		LIABILITIES & EQUITY CURRENT LIABLITIES	
Unrestricted Cash Cash Operating 1 Cash-Payroll Cash Operating 3 Total Unrestricted Cash Restricted Cash Cash Restricted-Security Deposits Cash Restricted - FSS Escrow Total Restricted Cash	6,231.39 -231.86 291,761.27 297,760.80 2,700.00 169.00 2,869.00	A/P Vendors and Contractors Tenant Security Deposits Security Deposit Clearing Account Lease Purchase Escrow Tenant Prepaid Rents Accrued Compensated Absences-Current TOTAL CURRENT LIABILITIES	889.74 2,700.00 300.00 169.00 4.26 32.31 4,095.31
TOTAL CASH	300,629.80		
ACCOUNTS AND NOTES RECEIVABLE A/R-Tenants/Vendors Allowance for Doubtful Accounts-Tenants/Vendors AR-TPA/Fraud Recovery Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	3,707.28 -1,559.44 776.72 -776.72	NONCURRENT LIABILITIES Accrued Compensated Absences-LT TOTAL NONCURRENT LIABILITIES	60.00
Cleared Interfund Account Lakeridge Homes 2nd Mortgage TOTAL ACCOUNTS AND NOTES RECEIVABLE	-2,200.20 340,900.00 340,847.64	TOTAL LIABILITIES	4,155.31
OTHER CURRENT ASSETS Eviction Deposit Acct. Prepaid Insurance TOTAL OTHER CURRENT ASSETS TOTAL CURRENT ASSETS	500.00 1,524.39 2,024.39 643,501.83		
NONCURRENT ASSETS FIXED ASSETS		EQUITY	
Buildings Furniture & Fixtures Accum Depreciation- Misc FF&E Intangible Assets	641,624.51 2,248.94 -1,849.50	RETAINED EARNINGS Retained Earnings-Unrestricted Net Assets TOTAL RETAINED EARNINGS:	1,281,370.47 1,281,370.47
TOTAL FIXED ASSETS (NET) TOTAL NONCURRENT ASSETS	642,023.95 642,023.95	TOTAL EQUITY	1,281,370.47
TOTAL NUNCORRENT ASSETS	042,023.93	TOTAL LIABILITIES AND EQUITY	1,285,525.78

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

Period to Date	Beginning Balance	Ending Balance	Difference	
Cash Operating 1	6,169.17	6,231.39	62.22	
Cash-Payroll	444.57	-231.86	-676.43	
Cash Operating 3	291,761.27	291,761.27	0.00	
Negative Cash LHA Master	0.00	0.00	0.00	
Cash Restricted-Security Deposits	2,700.00	2,700.00	0.00	
Cash Restricted - FSS Escrow	2,929.00	169.00	-2,760.00	
Cash Restricted - Escrow	0.00	0.00	0.00	
Total Cash	304,004.01	300,629.80	-3,374.21	

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	39,336.12	6,231.39	-33,104.73
Cash-Payroll	-797.26	-231.86	565.40
Cash Operating 3	185,892.33	291,761.27	105,868.94
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	2,700.00	2,700.00	0.00
Cash Restricted - FSS Escrow	1,932.00	169.00	-1,763.00
Cash Restricted - Escrow	0.00	0.00	0.00
Total Cash	229,063.19	300,629.80	71,566.61

YouthBuild-DOL 2016 (49)

Statement of Operations

For the Current and Nine Months Ended September 25, 2018

	Current Month				Year to Date				Annual	
	Actual	Budget	\$ Variance	% Variance	_	Actual	Budget	\$ Variance	% Variance	Budget
Government Subsidy Income	39,620	36,045	3,575	9.92%	1	295,363	324,403	(29,039)	-8.95%	432,537
Other Income		-	-			300	-	300		-
Total Revenue	39,620	36,045	3,575	9.92%	_	295,663	324,403	(28,739)	-8.86%	432,537
Administrative Expenses	31,062	25,439	5,623	22.10%	2	260,788	228,955	31,833	13.90%	305,273
Tenant Services Expenses	11,984	10,126	1,858	18.35%	3	74,024	91,136	(17,111)	-18.78%	121,514
Utility Expense	-	-	-			-	-	-		-
Maintenance and Development Expense	607	88	519	587.57%	4	2,631	795	1,836	230.98%	1,060
General Expenses	278	391	(113)	-29.00%	3	2,528	3,518	(990)	-28.14%	4,690
Operating expense before Depreciation	43,931	36,045	7,886	21.88%		339,971	324,403	15,568	4.80%	432,537
Transfer Out	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Net Operating Income (Loss)	(4,311)	(0)	(4,311)			(44,308)	-	(44,308)		-
Depreciation	-	-	-			-	-	-		-
Total Expenses	43,931	36,045	7,886	21.88%	_	339,971	324,403	15,568	4.80%	432,537
Net Income (Loss)	(4,311)	-	(4,311)			(44,308)	-	(44,308)		-

Comments

- 1 Variance is due to timing of receipt of subsidy from DOL.
- 2 Administrative expenses were higher than budgeted due to costs associated with travel and training expenses. 2018
- 3 Variance is due to expenses being less than budgeted.
- 4 Variance for the year is due to costs associated with migration to Office 365.

YouthBuild-DOL 2016 (49)

Balance Sheet

as of September 25, 2018

ASSETS		LIABILITIES & EQUITY	
CASH			
Cash Operating 1	6,647.64	CURRENT LIABLITIES	
Cash-Payroll	-13,446.74	A/P Vendors and Contractors	7,827.22
Petty Cash	1,720.45	Due to Federal Master	5,576.21
Cash in PH Master Account	76,756.98	Due to West Lake Mgmt.	4,769.41
Total Unrestricted Cash	71,678.33	Due to Central Office Cost Center	10,506.37
Claim on Cash	-70,585.26	Accrued Compensated Absences-Current	3,094.24
TOTAL CASH	1,093.07	TOTAL CURRENT LIABILITIES	31,773.45
		NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS			
Prepaid Insurance	1,546.83	Accrued Compensated Absences-LT	5,746.44
TOTAL OTHER CURRENT ASSETS	1,546.83	TOTAL NONCURRENT LIABILITIES	5,746.44
TOTAL CURRENT ASSETS	2,639.90		
		TOTAL LIABILITIES	37,519.89
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Automobiles	21,299.00	Retained Earnings-Unrestricted Net Assets	-48,151.99
Accum Depreciation- Misc FF&E	-21,299.00	Retained Earnings - Restricted Net Assets	13,272.00
		TOTAL RETAINED EARNINGS:	-34,879.99
TOTAL FIXED ASSETS (NET)	0.00		
TOTAL NONCURRENT ASSETS	0.00	TOTAL EQUITY	-34,879.99
TOTAL ASSETS	2,639.90	TOTAL LIABILITIES AND EQUITY	2,639.90

Lakeland Housing Authority YouthBuild-DOL 2016 (49) Changes in Cash

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,232.13	6,647.64	415.51
Cash-Payroll	-13,670.96	-13,446.74	224.22
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-7,438.83	-6,799.10	639.73
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,678.07	6,647.64	-4,030.43
Cash-Payroll	-14,315.35	-13,446.74	868.61
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-3,637.28	-6,799.10	-3,161.82

LAKELAND HOUSING AUTHORITY Grant Report Updated as of October 10, 2018

Canidal Friend Drawnana	(HUD)	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program CFP - 2011	(HUD)	07-15-11	08-03-13	08-02-15	562.980.00	F00 000 00	FC0 000 00	FC0 000 00	0.00
		07-13-11		03-11-16	,	506,682.00	562,980.00	562,980.00	
CFP - 2012		08-09-13	03-11-14		327,414.00	294,672.60	327,414.00	327,414.00	0.00
CFP - 2013			09-08-15	09-08-17	251,538.00	226,384.20	251,538.00	251,538.00	0.00
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	341,004.00	341,004.00	0.00
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	313,186.94	305,349.31	40,225.69
CFP - 2016		04-13-16	04-12-18	04-12-20	358,393.00	322,553.70	336,513.32	231,939.01	126,453.99
CFP - 2017		08-16-17	08-15-19	08-15-21	608,069.00	547,262.10	0.00	0.00	608,069.00
CFP - 2018		05-29-18	05-28-20	05-28-22 CFP Subtotal:	924,096.00 3,719,069.00	831,686.40 3,347,162.10	0.00 2,132,636.26	0.00 2,020,224.32	924,096.00 1,698,844.68
eplacement Housing Fac	tor (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	0.00
RHF - 2009(b)		04-02-10	10-29-16	07-29-17	149,804.00	134,823.60	149,804.00	149,804.00	0.00
RHF - 2010 (07-15-10	10-29-16	07-29-18	441,385.00	397,246.50	441,385.00	441,385.00	0.00
RHF - 2011		08-03-11	10-29-16	10-29-18	380,321.00	342,288.90	380,321.00	380,321.00	0.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-18	70,661.00	63,594.90	70,661.00	70,661.00	0.00
RHF - 2013(a)		09-09-13	10-29-18	04-12-19	208.904.00	188,013.60	208.904.00	208,904.00	0.00
RHF - 2013(b)		09-09-13	10-29-16	10-29-18	62,529.00	56,276.10	62,529.00	62,529.00	0.00
RHF - 2014		05-13-14	10-29-18	04-12-19	185,710.00	167,139.00	185,710.00	66,245.63	119,464.37
RHF - 2015		04-13-15	10-29-18	04-12-19	187,612.00	168,850.80	187,612.00	0.00	187,612.00
RHF - 2016		04-13-16	10-29-18	04-12-19	193.574.00	174.216.60	193.574.00	0.00	193.574.00
2010		01 10 10	10 20 10	RHF Subtotal:	2,162,608.00	1,946,347.20	2,162,608.00	1,661,957.63	500,650.37
IOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	21,842,801.00	21,842,801.00	0.00
afety & Security Grant	(HUD)	03-20-13	03-19-14 Safety & 9	03-19-15 Security Subtotal:	250,000.00 250,000.00	225,000.00 225,000.00	250,000.00 250,000.00	250,000.00 250,000.00	0.00 0.00
desident Opportunities an oufficiency	nd Self (HUD)								
ROSS-Family Self Suffice	ciency 2017	1/1/2018	12/31/2018		110.072.00	99.064.80	39.950.97	39.950.97	70.121.03
ROSS - Service Coordin		02-01-17	01-31-20		219,185.00	197,266.50	88,668.48	88,668.48	130,516.52
30 0000 0001411		-= 0. 11	0.0.20	ROSS Subtotal:	329,257.00	296,331.30	128,619.45	128,619.45	200,637.55
				,	,	,	,	,	
outhBuild 2016 Grant (ne	ew) (DOL)	10-17-16	02-16-20		990,024.00	891,021.60	646,867.23	646,867.23	343,156.77
				uthBuild Subtotal:	990,024.00	891,021.60	646,867.23	646,867.23	343,156.77

October 2018 Board Report





Program Manager's Report

During the month of September 2018, the Program Manager:

- The YouthBuild-Lakeland Program Manager and Construction Training Supervisor visited Lakeland Housing Authority's Williamstown and Twin Lakes construction sites several times during the month of September.
- On September 13, 2018, the Program Manager and Construction Training Supervisor met with RODDA construction and subcontractors at the Twin Lakes construction site. In attendance at the meeting were: Valerie Brown, YBL Program Director and Lori Halula-Eyer, LHA Asset Manager.
- The YouthBuild-Lakeland participants started their on-site construction training at Twin Lakes on September 24, 2018.

YouthBuild-Lakeland training at LHA's Twin Lakes Construction Site









- Staff applied for a new DOL YouthBuild Grant on September 17, 2018.
- While attending the Department of Labor (DOL) YouthBuild Peer-to-Peer Conference, on September 19, 2018, the Program Manager had the opportunity to meet our new Federal Project Officer, Mr. William P. Mitchell at DOL YouthBuild Peer-to-Peer workshop and training. The Program Manager's knowledge and skill level of the YouthBuild program increased from attending the various training sessions offered during the conference.
- On September 24, 2018, I participated as a Panelist in the interview with PNC Bank Representative, for project development and financing.
- YouthBuild-Lakeland agreed to compete against LHA's staff in a friendly game of basketball on October 5, 2018.

Academics

Students continue to work towards earning their high school diplomas or GED. They have individual paths toward their goals but have been taking the time to help each other. Also, students in the Penn Foster program have been taking career electives and gaining exposure to careers such as automotive technician, dental assistant, and pharmacy technician. Six students have completed their diploma requirements and several others are very close.

Recruitment

On-line applications continue to come in to the YouthBuild program. Active recruiting is beginning, as we prepare for Cycle 17 next Spring. We are working to get the word out about the program to as many people in the communities surrounding the center as possible.

Career Development and Placement

During the month of September, Cycle 16 YBL participants continued to enhance their career development and soft skills that today's employers expect employees to know in daily classroom sessions facilitated by the Career Development Coordinator.

On September 21st, Jeff Bagwell, President/CEO of Keystone Challenge Fund rendered a presentation about KCF and preparing for homeownership. Keystone works directly with low to moderate income families to secure financial assistance and provide homeowners education to eliminate the complexity and confusion of buying a home to help families achieve homeownership.





The Career Development Coordinator continued to assist graduates of YBL Cycles 13, 14 and 15 as needed in their individual pursuits for post-secondary education, employment and/or employment retention.

Construction

Throughout the month, the YBL Construction Training Supervisor visited the Williamstown and Twin Lakes projects accompanied by the YBL participants, the YBL Program Manager, and occasionally, Ben Stevenson, LHA Executive Director (pictured below).



During the month of September, construction training at the Twin Lakes construction site began for Cycle 16 YBL participants. Under the watchful eye of the YBL Construction Training Supervisor, the participants have been afforded the opportunity to train with actual contractors who are working onsite. There are Electricians, Fire Sprinkler Installers and Plumbers who have provided hands-on training to YBL participants. This has assisted the contractors in the timely completion of their daily worksite duties. Based on their individual performance, a few of our YBL participants have been offered employment after they complete the program. Our participants are excited about the expansion of their training in other trades in the upcoming months.

Earl W. Haynes Senior Program Manager Richard Mooneyham Program Coordinator/Academic Instructor

Cynthia E. Zorn-Shaw Career Development Coordinator Terry Love Construction Training Supervisor Aimee Pickup Administrative Assistant

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 # 18-1461

The Board of Commissioners is requested to approve the 2019 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 2019 Annual Budgets

C. Originator: Valerie Turner and Carlos Pizarro

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 and AMP 4). This resolution requests approval of the 2019 Annual Budgets for those programs and acknowledges the receipt of the additional business activities and partnership 2019 budgets as presented to the owners and investors pursuant to the operating and management agreements for each affordable housing development.

RESOLUTION NO. 18-1461

APPROVAL OF THE 2019 ANNUAL BUDGET FOR THE HOUSING AUTHORITY OF THE CITY OF LAKLAND

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland has reviewed the proposed 2019 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 and AMP 4) 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 2019 Annual Budget 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 and AMP 4) 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. 18-1461, dated October 15, 2018.

Attested by:	
Benjamin Stevenson, Secretary	Michael A. Pimentel, Chair



Presentation for the Board of Commissioners

2018

The Housing Authority of the City of Lakeland

Telephone: (863) 687-2911 Address: 430 Hartsell Avenue, Lakeland, Florida 33815 Website: www.lakelandhousing.org



BUDGET REPORT

201- 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.

Note: I have attached copy of the 2018 approved budget to allow you to compare the two years --2018 and 2019.

Telephone: (863) 687-2911 Address: 430 Hartsell Avenue, Lakeland, Florida 33815 Website: www.lakelandhousing.org

Contents

To Our Board of Con	mmissioners	
Budgets Summary		

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

To Our Board of Commissioners

Strategic Highlights

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

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

Budget Highlights

Budgets that must be approved by the Board of Commissioners prior October 30, 2018

- 1. AMP 1 Public Housing (West Lake Apartments, John Wright Homes and Cecil Gober Villas)
- 2. AMP 4 Public Housing Homeownership Program (Hampton Hills Homes)
- 3. Housing Choice Voucher Program (Section 8)
- 4. Central Office Cost Center (Lakeland Housing Authority Executive Office)
- 5. West Lake Management LLC.

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

1. Colton Meadow Apartments

- The Villas at Lake Bonnet
- 3. The Manor at West Bartow
- 4. Carrington Place Apartments
- 5. Renaissance at Washington Ridge

Operating Highlights

2019 Net Operating Income Forecast per Program and/or Community

- 1. AMP 1 Public Housing-\$614.69
- 2. AMP 4 Public Housing- \$5.07
- 3. HCV Section 8 HAP- \$3,338.38
- 4. HCV Section 8 Admin- \$7,811.00
- 5. COCC LHA Executive- \$14,630.37
- 6. West Lake Management- \$3,267.30
- 7. Colton Meadow Apartments- \$42,817.43
- 8. The Villas at Lake Bonnet- \$429.70
- 9. The Manor at West Bartow-\$31,541.57
- 10. Carrington Place Apartments-\$56.85
- 11. Renaissance at Washington Ridge- \$141,891.96

The combined Net Operating Income at the end of 2019 should be above \$246,404.32 not including fees from new developments such as Twin Lakes Estates Phase 1, 2 or 3, or any other business activity or the sale of the any of the Properties and other fees scheduled to be paid during the 2019 FY.

Looking Ahead

- 1. What challenges and opportunities do we anticipate for the Lakeland Housing Authority?
 - a. HUD Funding is trending down
 - b. Not having enough units

- 2. What are some of the needs we foresee in the community for 2019?
 - a. We need to close on the new projects
 - b. LHA has to develop new initiatives
 - c. Getting residents to work
 - d. Aging population in Polk County
 - e. Helping the disabled and underprivileged
- 3. What are some of the plans LHA has for 2019 to generate more income?
 - a. Expand the business activities (Landscaping and Maintenance contracts outside the LHA Portfolio)
 - b. Develop more communities
 - c. Manage new communities
 - d. Schedule strategic planning meetings with the Board of Commissioners to create a business plan
 - e. More training
- 4. What would you the Board of Commissioners like to see LHA accomplish in 2018? Please email me your questions and/or comments or you can schedule a budgeting (individual) meeting through the Executive Director.

Sincerely,

Carlos R. Pizarro An, PHM, AHM, M.A.

Carles R. Pizarro An

Vice-President of Housing

Budgets Summary

We were able to stabilize the agency and reduce and eliminate he 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 5 years have been the best going back 20 years.

Increasing margins within the proposed budgets and gross margins will result in more cash flow for FY 2019. This will allow West Lake Management to increase its monthly management fees to the maximum allowed under each management agreement.

The proposed 2019 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.

	_

Central Office Cost Center (96) 2019 BUDGET

January 1 to December 31 2019

														Total
		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Budget
2999-99-999	Revenue & Expenses													
2000 00 000	TNICOME													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3120-00-000	Other Tenant Income													
3120-01-000	Vending Income	\$46.50	\$46.50	\$46.50	\$46.50	\$46.50	\$46.50	\$46.50	\$46.50	\$46.50	\$46.50	\$46.50	\$46.50	* FF0.00
3120-01-000	vending income	\$40.50	\$40.50	\$40.50	\$40.30	\$40.50	\$40.50	\$40.50	\$40.50	\$40.50	\$40.50	\$40.50	\$40.50	\$558.00
3120-06-100	Section 8 Processing Fees (Accounting)	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$9,000.00
3129-00-000	Total Other Tenant Income	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$9,558.00
3199-00-000	TOTAL TENANT INCOME	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$796.50	\$9,558.00
		4	4	4	4	*******	4	4	4	4	*******	4	4	4-/
3600-00-000	OTHER INCOME													
3620-00-000	Mgmt Fee Income (generic)	\$5,067.25	\$5,067.25	\$5,067.25	\$5,067.25	\$5,067.25	\$5,067.25	\$5,067.25	\$5,067.25	\$5,067.25	\$5,067.25	\$5,067.25	\$5,067.25	\$60,807.00
3620-00-600	Mgmt Fee Income - HCV	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$222,000.00
3620-00-700	Mgmt Fee Income - PH	\$11,217.02	\$11,217.02	\$11,217.02	\$11,217.02	\$11,217.02	\$11,217.02	\$11,217.02	\$11,217.02	\$11,217.02	\$11,217.02	\$11,217.02	\$11,217.02	\$134,604.24
3620-01-000	Bookkeeping Fee Income	\$1,365.00	\$1,365.00	\$1,365.00	\$1,365.00	\$1,365.00	\$1,365.00	\$1,365.00	\$1,365.00	\$1,365.00	\$1,365.00	\$1,365.00	\$1,365.00	\$16,380.00
3620-02-000	Asset Management Fee Income	\$1,820.00	\$1,820.00	\$1,820.00	\$1,820.00	\$1,820.00	\$1,820.00	\$1,820.00	\$1,820.00	\$1,820.00	\$1,820.00	\$1,820.00	\$1,820.00	\$21,840.00
3620-03-000	Administrative Fees - ROSS	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$9,999.96
3620-05-000	PHA Administrative 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
3660-01-000	West Lake Mgmt. Income Fees	\$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
3690-00-000	Other 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
3690-01-000	Grants Salary Cont.(YB-Director)	\$1,210.83	\$1,210.83	\$1,210.83	\$1,210.83	\$1,210.83	\$1,210.83	\$1,210.83	\$1,210.83	\$1,210.83	\$1,210.83	\$1,210.83	\$1,210.83	\$14,529.96
3690-01-000		\$2,958.24	\$2,958.24	\$2,958.24	\$2,958.24	\$2,958.24	\$2,958.24	\$2,958.24	\$2,958.24	\$2,958.24	\$2,958.24	\$2,958.24	\$2,958.24	\$35,498.88
	AMP 5 Mgmt Fee Income													
3690-01-001	AMP 5 Bookkeeping Fee Income	\$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
3691-09-000	COCC Alloc - Non Fed	\$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
3691-09-001	Front Line Activities & Other Income	\$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
3699-00-000	TOTAL OTHER INCOME	\$61,831.67	\$61,831.67	\$61,831.67	\$61,831.67	\$61,831.67	\$61,831.67	\$61,831.67	\$61,831.67	\$61,831.67	\$61,831.67	\$61,831.67	\$61,831.67	\$741,980.04
3999-00-000	TOTAL INCOME	\$62,628.17	\$62,628.17	\$62,628.17	\$62,628.17	\$62,628.17	\$62,628.17	\$62,628.17	\$62,628.17	\$62,628.17	\$62,628.17	\$62,628.17	\$62,628.17	\$751,538.04
3999-00-000	TOTAL INCOME	\$02,020.17	302,020.17	\$02,020.17	\$02,020.17	\$02,020.17	\$02,020.17	302,020.17	\$02,020.17	\$02,020.17	\$02,020.17	\$02,020.17	\$02,020.17	\$731,330.04
4000-00-000	EXPENSES													
1000 00 000	EXI ENGES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	\$35,108.00	\$35,108.00	\$35,108.00	\$35,108.00	\$35,108.00	\$52,108.00	\$35,108.00	\$35,108.00	\$35,108.00	\$35,108.00	\$35,108.00	\$52,108.00	\$455,296.00
4110-00-001	401K-401A Admin	\$1,404.32	\$1,404.32	\$1,404.32	\$1,404.32	\$1,404.32	\$4,168.64	\$1,404.32	\$1,404.32	\$1,404.32	\$1,404.32	\$1,404.32	\$4,168.64	\$22,380.48
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$2,808.64	\$2,808.64	\$2,808.64	\$2,808.64	\$2,808.64	\$3,288.64	\$2,808.64	\$2,808.64	\$2,808.64	\$2,808.64	\$2,808.64	\$3,288.64	\$34,663.68
4110-00-004	Workers Comp Admin	\$1,439.43	\$1,439.43	\$1,439.43	\$1,439.43	\$1,439.43	\$1,685.43	\$1,685.43	\$1,685.43	\$1,685.43	\$1,685.43	\$1,439.43	\$1,685.43	\$18,749.15
4110-00-007	Payroll Prep Fees	\$526.62	\$526.62	\$526.62	\$526.62	\$526.62	\$616.62	\$526.62	\$526.62	\$526.62	\$526.62	\$526.62	\$616.62	\$6,499.44
4110-07-000	Health/Life Insurance	\$3,510.80	\$3,510.80	\$3,510.80	\$3,510.80	\$3,510.80	\$4,110.80	\$3,510.80	\$3,510.80	\$3,510.80	\$3,510.80	\$3,510.80	\$4,110.80	\$43,329.60
4110-07-000	Total Administrative Salaries	\$44,797.81	\$44,797.81	\$44,797.81	\$44,797.81	\$44,797.81	\$65,978.13	\$45,043.81	\$45,043.81	\$45,043.81	\$45,043.81	\$44,797.81	\$65,978.13	\$580,918.35
	-	\$44,797.81	\$44,797.81	\$44,797.81	\$44,797.81	\$44,797.81	\$65,978.13	\$45,043.81	\$45,043.81	\$45,043.81	\$45,043.81	\$44,797.81	\$65,978.13	\$580,918.35
4120-99-000 4130-00-000	Total Admin. Salaries & Benefits	\$44,/97.81	\$44,797.81	\$44,/97.81	\$44,797.81	\$44,/97.81	\$05,978.13	\$45,043.81	\$45,043.81	\$45,043.81	\$45,043.81	\$44,797.81	\$05,978.13	\$580,918.35
4130-04-000	Legal Expense	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$1,300.08
	General Legal Expense	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$1,300.08
4130-99-000	Total Legal Expense	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$108.34	\$1,300.08
4139-00-000 4140-00-000	Other Admin Expenses	42 101 00	\$2,191.98	¢2 101 00	¢2 101 00	\$2,191,98	42 101 00	42 101 00	#2 101 00	\$2,191.98	42 101 00	42 101 00	¢2 101 00	***
	Travel/Training Expense	\$2,191.98		\$2,191.98	\$2,191.98	. ,	\$2,191.98	\$2,191.98	\$2,191.98	. ,	\$2,191.98	\$2,191.98	\$2,191.98	\$26,303.76
4140-00-100	Travel/Mileage	\$15.72	\$15.72	\$15.72	\$15.72	\$15.72	\$15.72	\$15.72	\$15.72	\$15.72	\$15.72	\$15.72	\$15.72	\$188.64
4160-02-000	Administration (General)	\$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
4171-00-000	Auditing Fees	\$637.59	\$637.59	\$637.59	\$637.59	\$637.59	\$637.59	\$637.59	\$637.59	\$637.59	\$637.59	\$637.59	\$637.59	\$7,651.08
4174-00-000	Marketing Events	\$12.02	\$12.02	\$12.02	\$12.02	\$12.02	\$12.02	\$12.02	\$12.02	\$12.02	\$12.02	\$12.02	\$12.02	\$144.24
4182-00-000	Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4189-00-000	Total Other Admin Expenses	\$2,857.31	\$2,857.31	\$2,857.31	\$2,857.31	\$2,857.31	\$2,857.31	\$2,857.31	\$2,857.31	\$2,857.31	\$2,857.31	\$2,857.31	\$2,857.31	\$34,287.72
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	\$383.87	\$383.87	\$383.87	\$383.87	\$383.87	\$383.87	\$383.87	\$383.87	\$383.87	\$383.87	\$383.87	\$383.87	\$4,606.44
4190-02-000	Printing/Publications & Subscriptions	\$29.36	\$29.36	\$29.36	\$29.36	\$29.36	\$29.36	\$29.36	\$29.36	\$29.36	\$29.36	\$29.36	\$29.36	\$352.32
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	\$374.13	\$374.13	\$374.13	\$374.13	\$374.13	\$374.13	\$374.13	\$374.13	\$374.13	\$374.13	\$374.13	\$374.13	\$4,489.56
4190-06-000	Computer Equipment	\$292.27	\$292.27	\$292.27	\$292.27	\$292.27	\$292.27	\$292.27	\$292.27	\$292.27	\$292.27	\$292.27	\$292.27	\$3,507.24
4190-07-000	Telephone	\$618.00	\$618.00	\$618.00	\$618.00	\$618.00	\$618.00	\$618.00	\$618.00	\$618.00	\$618.00	\$618.00	\$618.00	\$7,416.00
4190-08-000	Postage	\$236.43	\$236.43	\$236.43	\$236.43	\$236.43	\$236.43	\$236.43	\$236.43	\$236.43	\$236.43	\$236.43	\$236.43	\$2,837.16
4190-08-100	Express Mail/FED EX/DHL	\$76.53	\$76.53	\$76.53	\$76.53	\$76.53	\$76.53	\$76.53	\$76.53	\$76.53	\$76.53	\$76.53	\$76.53	\$918.36
4190-09-000	Computer Software License Fees/Exp	\$421.30	\$421.30	\$421.30	\$421.30	\$421.30	\$421.30	\$421.30	\$421.30	\$421.30	\$421.30	\$421.30	\$421.30	\$5,055.60
4190-10-000	Copiers - Lease & Service	\$394.35	\$394.35	\$394.35	\$394.35	\$394.35	\$394.35	\$394.35	\$394.35	\$394.35	\$394.35	\$394.35	\$394.35	\$4,732.20

4190-11-001	Fee Accounting Contract	\$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
4190-13-000	Internet	\$451.70	\$451.70	\$451.70	\$451.70	\$451.70	\$451.70	\$451.70	\$451.70	\$451.70	\$451.70	\$451.70	\$451.70	\$5,420.40
4190-17-000	Temporary Administrative Labor	\$208.34	\$208.34	\$208.34	\$208.34	\$208.34	\$208.34	\$208.34	\$208.34	\$208.34	\$208.34	\$208.34	\$208.34	\$2,500.08
4190-18-000	Small Office Equipment	\$22.28	\$22.28	\$22.28	\$22.28	\$22.28	\$22.28	\$22.28	\$22.28	\$22.28	\$22.28	\$22.28	\$22.28	\$267.36
4190-19-000	IT Contract Fees	\$1,296.10	\$1,296.10	\$1,296.10	\$1,296.10	\$1,296.10	\$1,296.10	\$1,296.10	\$1,296.10	\$1,296.10	\$1,296.10	\$1,296.10	\$1,296.10	\$15,553.20
4190-20-100	Bank Fees - Unrestricted	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$215.28
4190-21-000	Sponsorships & Program Match Exp	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$500.04
4190-22-000	Other Misc Admin Expenses	\$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
4190-22-100	Other Misc 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
4190-24-000	Govt Licenses-Fees-Permits	\$16.66	\$16.66	\$16.66	\$16.66	\$16.66	\$16.66	\$16.66	\$16.66	\$16,66	\$16.66	\$16.66	\$16.66	\$199.92
4191-00-000	Total Miscellaneous Admin Expenses	\$7,530.93	\$7,530.93	\$7,530.93	\$7,530.93	\$7,530.93	\$7,530.93	\$7,530.93	\$7,530.93	\$7,530.93	\$7,530.93	\$7,530.93	\$7,530.93	\$90,371.16
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$55,294.39	\$55,294.39	\$55,294.39	\$55,294.39	\$55,294.39	\$76,474.71	\$55,540.39	\$55,540.39	\$55,540.39	\$55,540.39	\$55,294.39	\$76,474.71	\$706,877.31
		400/20	1,	700/00	,, <u></u>	4/	4/	7/	7/	7/	,,- ·-·	4/	4. 4,	4,
4300-00-000	UTILITIES													
4310-00-000	Water	\$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
4320-00-000	Electricity	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$1,729.08
4340-00-000	Garbage/Trash Removal	\$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
4390-00-000	Sewer	\$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
4399-00-000	TOTAL UTILITY EXPENSES	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$144.09	\$1,729.08
.555 00 000	TO THE OTHER PARENCES	Ψ111.03	Ψ111.03	Ψ111.09	ψ111.03	Ψ111.03	Ψ111.09	Ψ111.05	ψ111.0 <i>9</i>	Ψ111.05	Ψ111.03	¥111.03	Ψ111.05	41,723.00
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
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
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	\$611.17	\$611.17	\$611.17	\$611.17	\$611.17	\$611.17	\$611.17	\$611.17	\$611.17	\$611.17	\$611.17	\$611.17	\$7,334.04
4419-00-000	Total General Maint Expense	\$811.17	\$811.17	\$811.17	\$811.17	\$811.17	\$811.17	\$811.17	\$811.17	\$811.17	\$811.17	\$811.17	\$811.17	\$9,734.04
4420-00-000	Materials	\$011.17	ф011.17	\$011.17	\$011.17	\$011.17	\$011.17	p011.17	3011.17	\$011.17	ф011.17	\$011.17	\$011.17	\$5,754.04
4420-06-000		\$260.16	\$260.16	\$260.16	\$260.16	\$260.16	\$260.16	\$260.16	\$260.16	\$260.16	\$260.16	\$260.16	\$260.16	\$3,121.92
4420-06-000	Supplies-Janitorial/Cleaning	\$260.16	\$260.16		\$260.16		\$260.16	\$260.16	\$260.16	\$260.16			\$260.16	\$3,121.92
	Total Materials	\$200.10	\$200.10	\$260.16	\$200.10	\$260.16	\$200.10	\$200.10	\$200.10	\$200.10	\$260.16	\$260.16	\$200.10	\$3,121.92
4430-00-000	Contract Costs	+24.50	+24.50	+24.50	+24.50	+24.50	+24.50	+24.50	+2450	+24.50	+24.50	+24.50	+24.50	+444.00
4430-03-000	Contract-Building Repairs - Exterior	\$34.58	\$34.58	\$34.58	\$34.58	\$34.58	\$34.58	\$34.58	\$34.58	\$34.58	\$34.58	\$34.58	\$34.58	\$414.96
4430-07-000	Contract-Exterminating/Pest Control	\$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
4430-18-000	Contract-Alarm Monitoring	\$48.80	\$48.80	\$48.80	\$48.80	\$48.80	\$48.80	\$48.80	\$48.80	\$48.80	\$48.80	\$48.80	\$48.80	\$585.60
4430-23-000	Contract-Consultants	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$3,180.00
4430-24-000	Contract -Grounds -Landscaping	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$1,100.04
4439-00-000	Total Contract Costs	\$475.05	\$475.05	\$475.05	\$475.05	\$475.05	\$475.05	\$475.05	\$475.05	\$475.05	\$475.05	\$475.05	\$475.05	\$5,700.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$1,546.38	\$1,546.38	\$1,546.38	\$1,546.38	\$1,546.38	\$1,546.38	\$1,546.38	\$1,546.38	\$1,546.38	\$1,546.38	\$1,546.38	\$1,546.38	\$18,556.56
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	\$657.60	\$657.60	\$657.60	\$657.60	\$657.60	\$657.60	\$657.60	\$657.60	\$657.60	\$657.60	\$657.60	\$657.60	\$7,891.20
4510-01-000	General Liability Insurance - Auto	\$154.46	\$154.46	\$154.46	\$154.46	\$154.46	\$154.46	\$154.46	\$154.46	\$154.46	\$154.46	\$154.46	\$154.46	\$1,853.52
4599-00-000	TOTAL GENERAL EXPENSES	\$812.06	\$812.06	\$812.06	\$812.06	\$812.06	\$812.06	\$812.06	\$812.06	\$812.06	\$812.06	\$812.06	\$812.06	\$9,744.72
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$4,824.12
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$402.01	\$4,824.12
	_													
8000-00-000	TOTAL EXPENSES	\$58,198.93	\$58,198.93	\$58,198.93	\$58,198.93	\$58,198.93	\$79,379.25	\$58,444.93	\$58,444.93	\$58,444.93	\$58,444.93	\$58,198.93	\$79,379.25	\$741,731.79
	_													
9000-00-000	NET INCOME	\$4,429.24	\$4,429.24	\$4,429.24	\$4,429.24	\$4,429.24	(\$16,751.08)	\$4,183.24	\$4,183.24	\$4,183.24	\$4,183.24	\$4,429.24	(\$16,751.08)	\$9,806.25
	NET INCOME AFTER DEPRECIATION	\$4,831.25	\$4,831.25	\$4,831.25	\$4,831.25	\$4,831.25	(\$16,349.07)	\$4,585.25	\$4,585.25	\$4,585.25	\$4,585.25	\$4,831.25	(\$16,349.07)	\$14,630.37

AMP 1 (WL, John Wright and Cecil Gober) 2019 Budget

January 1 to December 31 2019

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total Budget
2999-99-999	Revenue & Expenses	Juli 1925	. 00 2020		7.p. 2025	, 2025	Juli 2025	Jul 1915	7.03 2025	00p 2025	500 2025		200 2019	Paugot
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	312,109.92
3119-00-000	Total Rental Income	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	26,009.16	312,109.92
3120-00-000	Other Tenant Income													
3120-01-600	FSS Forfeitures	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.04
3120-03-000	Damages & 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
3120-04-000	Late and Admin Charges	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
3120-05-000	Legal Fees - Tenant	839.91	839.91	839.91	839.91	839.91	839.91	839.91	839.91	839.91	839.91	839.91	839.91	10,078.92
3120-06-000	NSF Charges	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
3120-09-000	Misc.Tenant Income	0.00 150.00	0.00 150.00	0.00 150.00	0.00 150.00	0.00	0.00	0.00 150.00	0.00 150.00	0.00	0.00 150.00	0.00	0.00 150.00	0.00 1,800.00
3120-11-000 3129-00-000	Forfeited Security Deposits Total Other Tenant Income	1,176.58	1,176.58	1,176.58	1,176.58	150.00 1,176.58	150.00 1,176.58	1,176.58	1,176.58	150.00 1,176.58	1,176.58	150.00 1,176.58	1,176.58	1,800.00
3199-00-000	TOTAL TENANT INCOME	27,185.74	27,185.74	27,185.74	27,185.74	27,185.74	27,185.74	27,185.74	27,185.74	27,185.74	27,185.74	27,185.74	27,185.74	326,228.88
3133 00 000	TOTAL TENANT INCOME	27,103.71	27,103.71	27,103.71	27,103.71	27,103.71	27,103.71	27,103.71	27,103.71	27,103.71	27,103.71	27,103.71	27,103.71	320,220.00
3400-00-000	GRANT INCOME													
3401-00-000	Government Subsidy Income	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	793,625.28
3499-00-000	TOTAL GRANT INCOME	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	66,135.44	793,625.28
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
3699-00-000	TOTAL OTHER INCOME	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
3999-00-000	TOTAL INCOME	102,450.91	102,450.91	102,450.91	102,450.91	102,450.91	102,450.91	102,450.91	102,450.91	102,450.91	102,450.91	102,450.91	102,450.91	1,229,410.92
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	10,909.47	10,910.47	10,911.47	10,912.47	16,364.21	18,229.92	10,909.47	10,909.47	10,909.47	10,909.47	16,364.21	18,229.92	156,470.02
4110-00-001	401K-401A Admin	436.38	436.42	436.46	436.50	654.57	436.38	436.38	436.38	436.38	436.38	654.57	436.38	5,673.17
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	872.76	872.84	872.92	873.00	1,309.14	1,458.39	872.76	872.76	872.76	872.76	1,309.14	1,458.39	12,517.60
4110-00-004	Workers Comp Admin	447.29	447.33	447.37	447.41	670.93	447.29	447.29	447.29	447.29	447.29	670.93	447.29	5,815.00
4110-00-007	Payroll Prep Fees	163.64	163.66	163.67	163.69	245.46	163.64	163.64	163.64	163.64	163.64	245.46	163.64	2,127.43
4110-07-000	Health/Life Insurance	1,090.95	1,091.05	1,091.15	1,091.25	1,636.42	1,090.95	1,090.95	1,090.95	1,090.95	1,090.95	1,636.42	1,090.95	14,182.92
4110-99-000	Total Administrative Salaries	13,920.48	13,921.76	13,923.04	13,924.31	20,880.73	21,826.57	13,920.48	13,920.48	13,920.48	13,920.48	20,880.73	21,826.57	196,786.14
4120-99-000	Total Admin. Salaries & Benefits	13,920.48	13,921.76	13,923.04	13,924.31	20,880.73	21,826.57	13,920.48	13,920.48	13,920.48	13,920.48	20,880.73	21,826.57	196,786.14
4130-00-000 4130-00-001	Legal Expense	522.23	522.23	522.23	522.23	522.23	522.23	522.23	522.23	522.23	522.23	522.23	522.23	6,266.76
4130-00-001	Eviction Legal Fees Criminal Background / Credit Checks	836.21	836.21	836.21	836.21	836.21	836.21	836.21	836.21	836.21	836.21	836.21	836.21	10,034.52
4130-02-000	General Legal Expense	3,748.41	3,748.41	3,748.41	3,748.41	3,748.41	3,748.41	3,748.41	3,748.41	3,748.41	3,748.41	3,748.41	3,748.41	44,980.92
4130-99-000	Total Legal Expense	5,106.85	5,106.85	5,106.85	5,106.85	5,106.85	5,106.85	5,106.85	5,106.85	5,106.85	5,106.85	5,106.85	5,106.85	61,282.20
4139-00-000	Other Admin Expenses	5,255.55	-,	-,	0,200.00	5,255.55	-,	-,	-,	-,	-,	-,	5,21111	,
4140-00-000	Travel/Training Expense	609.13	609.13	609.13	609.13	609.13	609.13	609.13	609.13	609.13	609.13	609.13	609.13	7,309.56
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
4150-00-000	Commissioner Travel	636.33	636.33	636.33	636.33	636.33	636.33	636.33	636.33	636.33	636.33	636.33	636.33	7,635.96
4171-00-000	Auditing Fees	5,473.63	5,473.63	5,473.63	5,473.63	5,473.63	5,473.63	5,473.63	5,473.63	5,473.63	5,473.63	5,473.63	5,473.63	65,683.56
4173-00-000	Management Fee	10,908.51	10,908.51	10,908.51	10,908.51	10,908.51	10,908.51	10,908.51	10,908.51	10,908.51	10,908.51	10,908.51	10,908.51	130,902.12
4173-01-000	Bookkeeping Fee	1,327.50	1,327.50	1,327.50	1,327.50	1,327.50	1,327.50	1,327.50	1,327.50	1,327.50	1,327.50	1,327.50	1,327.50	15,930.00
4173-02-000	Asset Management Fee	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	21,240.00
4182-00-000	Consultants	83.34	83.34	83.34	83.34	83.34	83.34	83.34	83.34	83.34	83.34	83.34	83.34	1,000.08
4189-00-000	Total Other Admin Expenses	20,833.44	20,833.44	20,833.44	20,833.44	20,833.44	20,833.44	20,833.44	20,833.44	20,833.44	20,833.44	20,833.44	20,833.44	250,001.28
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	215.19	215.19	215.19	215.19	215.19	215.19	215.19	215.19	215.19	215.19	215.19	215.19	2,582.28
4190-02-000	Printing/Publications & Subscriptions	218.79	218.79	218.79	218.79	218.79	218.79	218.79	218.79	218.79	218.79	218.79	218.79	2,625.48
4190-03-000	Advertising Publications	114.19	114.19	114.19	114.19	114.19	114.19	114.19	114.19	114.19	114.19	114.19	114.19	1,370.28
4190-03-100	Marketing Exp -Brochures	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	458.25	458.25	458.25	458.25	458.25	458.25	458.25	458.25	458.25	458.25	458.25	458.25	5,499.00
4190-06-000	Computer Equipment	847.44	847.44	847.44	847.44	847.44	847.44	847.44	847.44	847.44	847.44	847.44	847.44	10,169.28
4190-07-000	Telephone	1,074.00	1,074.00	1,074.00	1,074.00	1,074.00	1,074.00	1,074.00	1,074.00	1,074.00	1,074.00	1,074.00	1,074.00	12,888.00
4190-08-000	Postage	287.63	287.63	287.63	287.63	287.63	287.63	287.63	287.63	287.63	287.63	287.63	287.63	3,451.56
4190-09-000	Computer Software License Fees/Exp	2,497.92	2,497.92	2,497.92	2,497.92	2,497.92	2,497.92	2,497.92	2,497.92	2,497.92	2,497.92	2,497.92	2,497.92	29,975.04
4190-10-000	Copiers - Lease & Service	317.28	317.28	317.28	317.28	317.28	317.28	317.28	317.28	317.28	317.28	317.28	317.28	3.807.36
	·										0.00			.,
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
4190-13-000	Internet	908.61	908.61	908.61	908.61	908.61	908.61	908.61	908.61	908.61	908.61	908.61	908.61	10,903.32
4190-17-000	Temporary Administrative Labor	100.92	100.92	100.92	100.92	100.92	100.92	100.92	100.92	100.92	100.92	100.92	100.92	1,211.04
4190-18-000	Small Office Equipment	260.55	260.55	260.55	260.55	260.55	260.55	260.55	260.55	260.55	260.55	260.55	260.55	3,126.60
4190-19-000	IT Contract Fees	892.33	892.33	892.33	892.33	892.33	892.33	892.33	892.33	892.33	892.33	892.33	892.33	10,707.96
4190-20-100	Bank Fees - Unrestricted	98.26	98.26	98.26	98.26	98.26	98.26	98.26	98.26	98.26	98.26	98.26	98.26	1,179.12
4190-22-000	Other Misc Admin Expenses	630.93	630.93	630.93	630.93	630.93	630.93	630.93	630.93	630.93	630.93	630.93	630.93	7,571.16
4190-22-100	Other Misc Expenses	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
4190-24-000	Govt Licenses-Fees-Permits	18.81	18.81	18.81	18.81	18.81	18.81	18.81	18.81	18.81	18.81	18.81	18.81	225.72
4190-30-000	Equipment Service Contracts	54.16	54.16	54.16	54.16	54.16	54.16	54.16	54.16	54.16	54.16	54.16	54.16	649.92
4190-40-000	Administrative Contracts	605.11	605.11	605.11	605.11	605.11	605.11	605.11	605.11	605.11	605.11	605.11	605.11	7,261.32
4191-00-000	Total Miscellaneous Admin Expenses	9,600.37	9,600.37	9,600.37	9,600.37	9,600.37	9,600.37	9,600.37	9,600.37	9,600.37	9,600.37	9,600.37	9,600.37	115,204.44
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	49,461.14	49,462.42	49,463.70	49,464.97	56,421.39	57,367.23	49,461.14	49,461.14	49,461.14	49,461.14	56,421.39	57,367.23	623,274.06
		-, -	.,	.,	,		,	.,	-, -	.,	-, -	,	,	
4200-00-000	TENANT SERVICES													
4220-00-000	Resident Functions	259.98	259.98	259.98	259.98	259.98	259.98	259.98	259.98	259.98	259.98	259.98	259.98	3,119.76
4220-00-100	Citywide Residents Org Expenses	150.67	150.67	150.67	150.67	150.67	150.67	150.67	150.67	150.67	150.67	150.67	150.67	1,808.04
4220-01-000	Other Tenant Svcs.	3,154.98	3,154.98	3,154.98	3,154.98	3,154.98	3,154.98	3,154.98	3,154.98	3,154.98	3,154.98	3,154.98	3,154.98	37,859.76
4220-01-000			555.55	555.55	555.55	555.55	555.55	5,154.96 555.55		555.55	5,154.96 555.55	5,154.96 555.55	555.55	
	Resident Svcs. Job Trg. Program	555.55							555.55					6,666.60
4230-00-000	Resident Services Exp	35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50	426.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,156.68	4,156.68	4,156.68	4,156.68	4,156.68	4,156.68	4,156.68	4,156.68	4,156.68	4,156.68	4,156.68	4,156.68	49,880.16
4300-00-000	UTILITIES													
4310-00-000	Water	254.36	254.36	254.36	254.36	254.36	254.36	254.36	254.36	254.36	254.36	254.36	254.36	3,052.32
4320-00-000	Electricity	1,499.55	1,499.55	1,499.55	1,499.55	1,499.55	1,499.55	1,499.55	1,499.55	1,499.55	1,499.55	1,499.55	1,499.55	17,994.60
4340-00-000	Garbage/Trash Removal	269.44	269.44	269.44	269.44	269.44	269.44	269.44	269.44	269.44	269.44	269.44	269.44	3,233.28
4390-00-000	Sewer	160.54	160.54	160.54	160.54	160.54	160.54	160.54	160.54	160.54	160.54	160.54	160.54	1,926.48
4399-00-000	TOTAL UTILITY EXPENSES	2,183.89	2,183.89	2,183.89	2,183.89	2,183.89	2,183.89	2,183.89	2,183.89	2,183.89	2,183.89	2,183.89	2,183.89	26,206.68
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	12,266.81	12,266.81	12,266.81	12,266.81	18,400.22	12,266.81	12,266.81	12,266.81	12,266.81	12,266.81	18,400.22	12,266.81	159,468.54
4410-02-500	Maintenance - Temporary Labor	335.10	335.10	335.10	335.10	335.10	335.10	335.10	335.10	335.10	335.10	335.10	335.10	4,021.20
4410-06-000	401K-401A Maintenance	490.67	490.67	490.67	490.67	736.01	490.67	490.67	490.67	490.67	490.67	736.01	490.67	6,378.74
4410-07-000	Payroll Taxes Maintenance	981.34	981.34	981.34	981.34	1,472.02	981.34	981.34	981.34	981.34	981.34	1,472.02	981.34	12,757.48
4410-08-000	Health/Life Insurance Maint.	1,226.68	1,226.68	1,226.68	1,226.68	1,840.02	1,226.68	1,226.68	1,226.68	1,226.68	1,226.68	1,840.02	1,226.68	15,946.85
4410-09-000	Workers Comp Maintenance	502.94	502.94	502.94	502.94	754.41	502.94	502.94	502.94	502.94	502.94	754.41	502.94	6,538.21
4410-10-000		184.00	184.00	184.00	184.00	276.00	184.00	184.00	184.00	184.00	184.00	276.00	184.00	2,392.03
	Payroll Prep Fees Maint.													
4411-00-000	Maintenance Uniforms	414.94	414.94	414.94	414.94	414.94	414.94	414.94	414.94	414.94	414.94	414.94	414.94	4,979.28
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	1,218.56	1,218.56	1,218.56	1,218.56	1,218.56	1,218.56	1,218.56	1,218.56	1,218.56	1,218.56	1,218.56	1,218.56	14,622.72
4419-00-000	Total General Maint Expense	17,621.05	17,621.05	17,621.05	17,621.05	25,447.28	17,621.05	17,621.05	17,621.05	17,621.05	17,621.05	25,447.28	17,621.05	227,105.06
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	217.28	217.28	217.28	217.28	217.28	217.28	217.28	217.28	217.28	217.28	217.28	217.28	2,607.36
4420-02-000	Supplies-Appliance Parts	1,025.78	1,025.78	1,025.78	1,025.78	1,025.78	1,025.78	1,025.78	1,025.78	1,025.78	1,025.78	1,025.78	1,025.78	12,309.36
4420-03-000	Supplies-Painting/Decorating	91.06	91.06	91.06	91.06	91.06	91.06	91.06	91.06	91.06	91.06	91.06	91.06	1,092.72
4420-03-100	Hardware Doors/Windows/Locks	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	4,356.00
4420-03-200	Window Treatments	18.79	18.79	18.79	18.79	18.79	18.79	18.79	18.79	18.79	18.79	18.79	18.79	225.48
4420-04-000	Electrical - Supplies/Fixtures	423.79	423.79	423.79	423.79	423.79	423.79	423.79	423.79	423.79	423.79	423.79	423.79	5,085.48
4420-05-000	Supplies-Exterminating	7.84	7.84	7.84	7.84	7.84	7.84	7.84	7.84	7.84	7.84	7.84	7.84	94.08
4420-06-000	Supplies-Janitorial/Cleaning	414.24	414.24	414.24	414.24	414.24	414.24	414.24	414.24	414.24	414.24	414.24	414.24	4,970.88
4420-07-000	Repairs - Materials & Supplies	520.90	520.90	520.90	520.90	520.90	520.90	520.90	520.90	520.90	520.90	520.90	520.90	6,250.80
4420-08-000	Supplies-Plumbing	533.58	533.58	533.58	533.58	533.58	533.58	533.58	533.58	533.58	533.58	533.58	533.58	6,402.96
4420-09-000	Supplies- Tools Equipmt	88.52	88.52	88.52	88.52	88.52	88.52	88.52	88.52	88.52	88.52	88.52	88.52	1,062.24
4420-09-100	Security Equipment,Locks,Alarms	41.38	41.38	41.38	41.38	41.38	41.38	41.38	41.38	41.38	41.38	41.38	41.38	496.56
4420-10-000	Maint - Miscellaneous Supplies	78.52	78.52	78.52	78.52	78.52	78.52	78.52	78.52	78.52	78.52	78.52	78.52	942.24
	• •					78.52 48.74							76.52 48.74	
4420-10-100	Countertops/Cabinets	48.74	48.74	48.74	48.74		48.74	48.74	48.74	48.74	48.74	48.74		584.88
4420-10-200	Carpet and Flooring Supplies	31.05	31.05	31.05	31.05	31.05	31.05	31.05	31.05	31.05	31.05	31.05	31.05	372.60
4420-11-000	Supplies- HVAC	360.54	360.54	360.54	360.54	360.54	360.54	360.54	360.54	360.54	360.54	360.54	360.54	4,326.48
4420-12-000	Supplies- Painting	340.22	340.22	340.22	340.22	340.22	340.22	340.22	340.22	340.22	340.22	340.22	340.22	4,082.64
4429-00-000	Total Materials	4,605.23	4,605.23	4,605.23	4,605.23	4,605.23	4,605.23	4,605.23	4,605.23	4,605.23	4,605.23	4,605.23	4,605.23	55,262.76
4430-00-000	Contract Costs													

4430-01-000	Contract-Fire Alarm/Extinguisher	286.70	286.70	286.70	286.70	286.70	286.70	286.70	286.70	286.70	286.70	286.70	286.70	3,440.40
4430-03-000	Contract-Building Repairs - Exterior	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	1,749.96
4430-03-100	Contract-Building Repairs - Interior	2,592.30	2,592.30	2,592.30	2,592.30	2,592.30	2,592.30	2,592.30	2,592.30	2,592.30	2,592.30	2,592.30	2,592.30	31,107.60
4430-07-000	Contract-Exterminating/Pest Control	512.46	512.46	512.46	512.46	512.46	512.46	512.46	512.46	512.46	512.46	512.46	512.46	6,149.52
4430-09-000	Contract-Other	609.91	609.91	609.91	609.91	609.91	609.91	609.91	609.91	609.91	609.91	609.91	609.91	7,318.92
4430-11-000	Contract-Plumbing	275.02	275.02	275.02	275.02	275.02	275.02	275.02	275.02	275.02	275.02	275.02	275.02	3,300.24
4430-13-000	Contract-HVAC - Repairs & Maint	279.63	279.63	279.63	279.63	279.63	279.63	279.63	279.63	279.63	279.63	279.63	279.63	3,355.56
4430-13-400	Repairs/Maint - A/C Units	60.82	60.82	60.82	60.82	60.82	60.82	60.82	60.82	60.82	60.82	60.82	60.82	729.84
4430-18-000	Contract-Alarm Monitoring	823.24	823.24	823.24	823.24	823.24	823.24	823.24	823.24	823.24	823.24	823.24	823.24	9,878.88
4430-23-000	Contract-Consultants	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	3,750.00
4430-24-000	Contract -Grounds -Landscaping	4,624.30	4,624.30	4,624.30	4,624.30	4,624.30	4,624.30	4,624.30	4,624.30	4,624.30	4,624.30	4,624.30	4,624.30	55,491.60
4430-99-000	Other Contracted Services	1,061.33	1,061.33	1,061.33	1,061.33	1,061.33	1,061.33	1,061.33	1,061.33	1,061.33	1,061.33	1,061.33	1,061.33	12,735.96
4439-00-000	Total Contract Costs	11,584.04	11,584.04	11,584.04	11,584.04	11,584.04	11,584.04	11,584.04	11,584.04	11,584.04	11,584.04	11,584.04	11,584.04	139,008.48
4499-00-000	TOTAL MAINTENANCE EXPENSES	33,810.32	33,810.32	33,810.32	33,810.32	41,636.55	33,810.32	33,810.32	33,810.32	33,810.32	33,810.32	41,636.55	33,810.32	421,376.30
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	3,877.88	3,877.88	3,877.88	3,877.88	3,877.88	3,877.88	3,877.88	3,877.88	3,877.88	3,877.88	3,877.88	3,877.88	46,534.56
4510-01-000	General Liability Insurance - Auto	1,336.04	1,336.04	1,336.04	1,336.04	1,336.04	1,336.04	1,336.04	1,336.04	1,336.04	1,336.04	1,336.04	1,336.04	16,032.48
4599-00-000	TOTAL GENERAL EXPENSES	5,213.92	5,213.92	5,213.92	5,213.92	5,213.92	5,213.92	5,213.92	5,213.92	5,213.92	5,213.92	5,213.92	5,213.92	62,567.04
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-001	Tenant Utility Payments-PH	2,760.00	2,760.00	2,760.00	2,760.00	2,760.00	2,760.00	2,760.00	2,760.00	2,760.00	2,760.00	2,760.00	2,760.00	33,120.00
4715-03-000	FSS Escrow Payments	1,031.00	1,031.00	1,031.00	1,031.00	1,031.00	1,031.00	1,031.00	1,031.00	1,031.00	1,031.00	1,031.00	1,031.00	12,372.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	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
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,791.00	3,791.00	3,791.00	3,791.00	3,791.00	3,791.00	3,791.00	3,791.00	3,791.00	3,791.00	3,791.00	3,791.00	45,492.00
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	34,419.86	34,420.86	34,421.86	34,422.86	34,423.86	34,424.86	34,425.86	34,426.86	34,427.86	34,428.86	34,429.86	34,430.86	413,104.32
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	34,419.86	34,420.86	34,421.86	34,422.86	34,423.86	34,424.86	34,425.86	34,426.86	34,427.86	34,428.86	34,429.86	34,430.86	413,104.32
	-													
8000-00-000	TOTAL EXPENSES	133,036.81	133,039.09	133,041.37	133,043.64	147,827.29	140,947.90	133,042.81	133,043.81	133,044.81	133,045.81	147,833.29	140,953.90	1,641,900.55
	<u> </u>													
9000-00-000	NET INCOME	-30,585.90	-30,588.18	-30,590.46	-30,592.73	-45,376.38	-38,496.99	-30,591.90	-30,592.90	-30,593.90	-30,594.90	-45,382.38	-38,502.99	-412,489.63
	NET INCOME AFTER DEPRECIATION	3,833.96	3,832.68	3,831.40	3,830.13	-10,952.52	-4,072.13	3,833.96	3,833.96	3,833.96	3,833.96	-10,952.52	-4,072.13	614.69

Hampton Hills (12) 2019 BUDGET

January 1 to December 31 2019

														Total
		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	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	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$33,780.00
3114-00-000	Less: Concessions	\$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
3119-00-000	Total Rental Income	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$2,815.00	\$33,780.00
3120-00-000	Other Tenant Income													
3120-03-000	Damages & Cleaning	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	\$2,160.00
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
3120-06-000	NSF Charges	\$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
3120-09-000	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
3129-00-000	Total Other Tenant Income	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$2,460.00
3199-00-000	TOTAL TENANT INCOME	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$36,240.00
3400-00-000	GRANT INCOME													
3401-00-000	Government Subsidy Income	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$24,948.00
3499-00-000	TOTAL GRANT INCOME	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$24,948.00
3600-00-000	OTHER INCOME													
3605-00-000	Gain on Sale of Fixed Assets	\$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
3650-00-000	From Cash on hand/Other Income	\$1,238.00	\$1,238.00	\$1,238.00	\$1,238.00	\$2,721.00	\$1,238.00	\$1,238.00	\$1,238.00	\$1,238.00	\$1,238.00	\$2,721.00	\$1,238.00	\$17,822.00
3699-00-000	TOTAL OTHER INCOME	\$1,238.00	\$1,238.00	\$1,238.00	\$1,238.00	\$2,721.00	\$1,238.00	\$1,238.00	\$1,238.00	\$1,238.00	\$1,238.00	\$2,721.00	\$1,238.00	\$17,822.00
3999-00-000	TOTAL INCOME	\$6,337.00	\$6,337.00	\$6,337.00	\$6,337.00	\$7,820.00	\$6,337.00	\$6,337.00	\$6,337.00	\$6,337.00	\$6,337.00	\$7,820.00	\$6,337.00	\$79,010.00
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	\$2,323.48	\$2,323.48	\$2,323.48	\$2,323.48	\$3,485.22	\$2,323.48	\$2,323.48	\$2,323.48	\$2,323.48	\$2,323.48	\$3,485.22	\$2,323.48	\$30,205.24
4110-00-000	401K-401A Admin	\$2,323.46 \$92.94	\$92.94	\$92.94	\$92.94	\$139.41	\$92.94	\$2,323.40	\$92.94	\$92.94	\$92.94	\$139.41	\$2,323.46	\$1,208.21
4110-00-001	Payroll Taxes Adm(SUI/FICA/FUTA)	\$185.88	\$185.88	\$185.88	\$185.88	\$278.82	\$185.88	\$185.88	\$185.88	\$185.88	\$185.88	\$278.82	\$185.88	\$2,416.42
4110-00-002	Workers Comp Admin	\$95.26	\$95.26	\$95.26	\$95.26	\$142.89	\$95.26	\$95.26	\$95.26	\$95.26	\$95.26	\$142.89	\$95.26	\$1,238.41
4110-00-004	Payroll Prep Fees	\$95.26 \$34.85	\$95.26 \$34.85	\$34.85	\$34.85	\$52.28	\$34.85	\$34.85	\$34.85	\$34.85	\$34.85	\$142.89 \$52.28	\$34.85	\$453.08
4110-07-007	Health/Life Insurance	\$232.35	\$232.35	\$232.35	\$232.35	\$348.52	\$232.35	\$232.35	\$232.35	\$232.35	\$232.35	\$348.52	\$232.35	\$3,020.52
1110 07 000	reditivene insurance	ΨΕ32.33	¥232.33	ψ232.33	y232.33	ψ5 10.32	ψ2J2.JJ	4252.33	4252.55	4232.33	4232.33	ψ5 10.32	9232.33	ψ3,020.32

Hampton Hills (12) 2019 BUDGET

January 1 to December 31 2019

							Book = Accr	ual							Total
			Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	
1908 1909	4110-99-000	Total Administrative Salaries	\$2,964.76	\$2,964.76	\$2,964.76	\$2,964.76		\$2,964.76	\$2,964.76	\$2,964.76	\$2,964.76	\$2,964.76	\$4,447.14	\$2,964.76	\$38,541.89
			\$2,964.76	\$2,964.76	\$2,964.76	\$2,964.76	\$4,447.14	\$2,964.76	\$2,964.76	\$2,964.76	\$2,964.76	\$2,964.76	\$4,447.14	\$2,964.76	\$38,541.89
Second Comment Angelogical 1,900															
1400-000 Tell performer 1700-00 1700-0															
1996 1996															
17-10-000 Anthrop press			Ψ220.00	\$220.00	\$220.00	\$220.00	Ψ220.00	φ220.00	\$220.00	Ψ220.00	\$220.00	\$220.00	\$220.00	\$220.00	φ2,010.00
11-79-090 Declarency Per 31-20			\$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
11-12-1-12-12-12-12-12-12-12-12-12-12-12	4173-00-000	Management Fee	\$308.51	\$308.51	\$308.51	\$308.51	\$308.51	\$308.51	\$308.51	\$308.51	\$308.51	\$308.51	\$308.51	\$308.51	\$3,702.12
March Marc															
1499-950 March Depress \$180.0 \$		-													
1999 1990		-	70.00		70.00		74.44		7				70.00		
1991 1992 1992 1992 1993			\$480.01	\$486.01	\$486.01	\$486.01	\$486.01	\$486.01	\$480.01	\$486.01	\$480.01	\$480.01	\$480.01	\$486.01	\$5,832.12
4999-400 Subover Minic Supple \$97.00 \$			\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$3,420,00
1409-1000 Telephone Telephone 1400															
1999-0-90 Computer Symbol	4190-07-000		\$6.00	\$6.00		\$6.00	\$6.00	\$6.00		\$6.00	\$6.00	\$6.00		\$6.00	
1899-2-19 1899-2-19	4190-08-000	Postage	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$96.00
1490-200 Other Hard-Marin Expenses		Computer Software License Fees/Exp													
499-19-00 Configience Fee 50.00															
1919-09-00 TOTAL PENANT SERVICES 1910-12 1910-13 1911-13															
							7	7							
ADDITION COLUMN															
	1133 00 000	TOTAL ADMINISTRATIVE EXICENSES	ψ1,555.55	ψ1,555.55	\$ 1,555.55	\$ 1,555.55	\$5,015.77	\$ 1,555.55	ψ 1,555.55	ş 1,555.55	ψ1,555.55	ψ1,555.55	\$5,015.77	\$ 1,555.55	ψ5 1,505. 15
	4200-00-000	TENANT SERVICES													
## 410-00-000 Water ## 523.75 #\$23.75	4220-00-000	Resident Functions	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$250.08
1400-000 Water 142.75 152.75	4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$20.84	\$250.08
430-0000 Valer 432,75															
420-00-00 Centrolly Study Stud															
4940-000 Sarbaga/Traih Remoral \$18.22															
4990-000 5900 5900 5900 5900 520															
### WAINTENANCE AND OPERATIONS ### Censeral Mainte Expense ### Censeral Maintenance Solone \$0.00															
H400-9000 General Planife Expenses Social Scalaries Social Sca															
Hall-00-000 Maintenance Salaries \$0.00		MAINTENANCE AND OPERATIONS													
4410-70-700 Payroll Taxes Maintenance \$0.00 \$0		·													
Hall-0-000 Workers Comp Maintenance \$0.00 \$0.0															
4410-000															
441-00-000 Maintenance Uniforms \$21.00 \$															
Hard-Pub Materials Supplies-Fronts Size S															
Hag0-0-000 Materials Supplies-Grounds \$17.23 \$1															
420-02-000 Supplies-Appliance Parts \$62.00 \$62.0															
A420-03-100 Hardware Doors/Windows/Locks \$40.00 \$	4420-01-000	Supplies-Grounds	\$17.23	\$17.23	\$17.23	\$17.23	\$17.23	\$17.23	\$17.23	\$17.23	\$17.23	\$17.23	\$17.23	\$17.23	\$206.76
4420-04-000 Repairs Materials & Supplies Studies															
4420-07-000 Repairs - Materials & Supplies \$50.00 \$															
442-08-000 Supplies-Plumbing \$0.00											7				
4420-09-100 Security Equipment, Locks, Alarms \$6.67 \$6															
4420-11-000 Supplies- HVAC \$75.00 \$75.00 \$75.00 \$75.00 \$75.00 \$75.00 \$75.00 \$75.00 \$75.00 \$75.00 \$90.00 4420-12-000 Supplies- Painting \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$97.00 4429-00-000 Total Materials \$338.90															
442-12-00 Supplies- Painting \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$81.00 \$97.00 4429-0-000 Total Materials \$338.90 \$308.00 \$40.60 \$40.60															
4429-00-000 Total Materials \$338.90 \$3															
4430-03-000 Contract-Building Repairs - Exterior \$21.80			\$338.90	\$338.90	\$338.90	\$338.90	\$338.90	\$338.90	\$338.90	\$338.90	\$338.90	\$338.90		\$338.90	
4430-0-000 Contract-Careet Cleaning \$60.00 \$60.00 \$60.00 \$60.00 \$60.00 \$60.00 \$70.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 <td>4430-00-000</td> <td>Contract Costs</td> <td></td>	4430-00-000	Contract Costs													
4430-05-000 Contract-Decorating/Painting \$70.00 \$840.00 4430-13-000 Contract-HVAC- Repairs & Maint \$71.23 \$71.20 \$75	4430-03-000	Contract-Building Repairs - Exterior	\$21.80	\$21.80	\$21.80	\$21.80	\$21.80	\$21.80	\$21.80	\$21.80	\$21.80	\$21.80	\$21.80	\$21.80	
4430-07-000 Contract-Exterminating/Pest Control \$25.00 \$300.00 4430-13-00 Contract-HAVC- Repairs & Maint \$71.23 <								1							
4430-13-000 Contract-HVAC- Repairs & Maint \$1,23															
4430-13-400 Repairs/Maint - A/C Units \$75.00 \$90.00<															
4430-18-000 Contract-Alarm Monitoring \$0.00															
443-24-000 Contract -Grounds - Landscaping \$56.00 \$56.00 \$56.00 \$56.00 \$56.00 \$56.00 \$56.00 \$56.00 \$6															
4430-99-000 Other Contracted Services \$58.00 \$58.00 \$58.00 \$58.00 \$58.00 \$58.00 \$58.00 \$58.00 \$58.00 \$58.00 \$69.00 4439-00-000 Total Contract Costs \$941.03 \$															
443-00-000 Total Contract Costs \$941.03 \$941.0															
449-00-00 TOTAL MAINTENANCE EXPENSES \$1,300.93 \$1,300.93 \$1,300.93 \$1,300.93 \$1,300.93 \$1,300.93 \$1,300.93 \$1,300.93 \$1,300.93 \$1,300.93 \$1,300.93 \$1,300.93		Total Contract Costs													
	4499-00-000	TOTAL MAINTENANCE EXPENSES	\$1,300.93	\$1,300.93	\$1,300.93	\$1,300.93	\$1,300.93	\$1,300.93	\$1,300.93	\$1,300.93	\$1,300.93	\$1,300.93	\$1,300.93	\$1,300.93	\$15,611.16

Hampton Hills (12) 2019 BUDGET

January 1 to December 31 2019

														Total	
		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Budget	
4500-00-000	GENERAL EXPENSES														
		±400.04	÷400.04	±400.04	±400.04	±400.04	±400.04	±400.04	±400.04	±400.04	±400.04	±400.04	±400.04	±4.010.00	
4510-00-000	Insurance -Property/Liability	\$400.84	\$400.84	\$400.84	\$400.84	\$400.84	\$400.84	\$400.84	\$400.84	\$400.84	\$400.84	\$400.84	\$400.84	\$4,810.08	
4510-01-000	General Liability Insurance - Auto	\$9.59	\$9.59	\$9.59	\$9.59	\$9.59	\$9.59	\$9.59	\$9.59	\$9.59	\$9.59	\$9.59	\$9.59	\$115.08	
4570-00-000	Reduction in Rental 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	
4599-00-000	TOTAL GENERAL EXPENSES	\$410.43	\$410.43	\$410.43	\$410.43	\$410.43	\$410.43	\$410.43	\$410.43	\$410.43	\$410.43	\$410.43	\$410.43	\$4,925.16	
4700-00-000	HOUSING ASSISTANCE PAYMENTS														
4715-01-001	Tenant Utility Payments-PH	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$756.00	
4715-03-000	FSS Escrow Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		Changed No FSS clier
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$756.00	
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation Expense	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$321.24	
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$26.77	\$27.00	\$27.00	\$27.00	\$27.00	\$322.16	
8000-00-000	TOTAL EXPENSES	\$6,363.45	\$6,363.45	\$6,363.45	\$6,363.45	\$7,845.83	\$6,363.45	\$6,363.45	\$6,363.45	\$6,363.68	\$6,363.68	\$7,846.06	\$6,363.68	\$79,327.09	
9000-00-000	NET INCOME	(\$26.45)	(\$26.45)	(\$26.45)	(\$26.45)	(\$25.83)	(\$26.45)	(\$26.45)	(\$26.45)	(\$26.68)	(\$26.68)	(\$26.06)	(\$26.68)	(\$317.09)	
	NET INCOME AFTER DEPRECIATION	\$0.32	\$0.32	\$0.32	\$0.32	\$0.94	\$0.32	\$0.32	\$0.32	\$0.32	\$0.32	\$0.94	\$0.32	\$5.07	

Housing Choice Voucher (80)

2019 BUDGET

January 1 to December 31 2019

														Total
		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Budget
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3400-00-000	GRANT INCOME													
3410-01-000	Section 8 HAP Earned													\$0.00
3410-02-000	Section 8 Admin. Fee Income	\$56,277.00	\$56,277.00	\$56,277.00	\$56,277.00	\$56,277.00	\$56,277.00	\$56,277.00	\$56,277.00	\$56,277.00	\$56,277.00	\$56,277.00	\$56,277.00	\$675,324.00
3410-04-000	Section 8 Port-In Admin Fees	\$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
3410-06-000	Port In HAP Earned	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$336,000.00
3499-00-000	TOTAL GRANT INCOME	\$85,477.00	\$85,477.00	\$85,477.00	\$85,477.00	\$85,477.00	\$85,477.00	\$85,477.00	\$85,477.00	\$85,477.00	\$85,477.00	\$85,477.00	\$85,477.00	\$1,025,724.00
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	\$79.23	\$79.23	\$79.23	\$79.23	\$79.23	\$79.23	\$79.23	\$79.23	\$79.23	\$79.23	\$79.23	\$79.23	\$950.76
3640-00-000	Fraud Recovery - UNP	\$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
3690-00-000	Other 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
3699-00-000	TOTAL OTHER INCOME	\$1,579.23	\$1,579.23	\$1,579.23	\$1,579.23	\$1,579.23	\$1,579.23	\$1,579.23	\$1,579.23	\$1,579.23	\$1,579.23	\$1,579.23	\$1,579.23	\$18,950.76
3999-00-000	TOTAL INCOME	\$87,056.23	\$87,056.23	\$87,056.23	\$87,056.23	\$87,056.23	\$87,056.23	\$87,056.23	\$87,056.23	\$87,056.23	\$87,056.23	\$87,056.23	\$87,056.23	\$1,044,674.76
4000-00-000	EXPENSES	,, <u>.</u>	44.7000.20	74.7000.20	40.,000.00	40.,	70.700.20	40.700	40.,000.00	40.700.20	40.,000.00	73.755.25	40.700.20	4-/
4000-00-000	LAFLINGES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	\$20,363.58	\$20,363.58	\$20,363.58	\$20,363.58	\$30,144.63	\$20,363.58	\$20,363.58	\$20,363.58	\$20,363.58	\$20,363.58	\$30,144.63	\$20,363.58	\$263,925.06
4110-00-001	401K-401A Admin	\$814.54	\$814.54	\$814.54	\$814.54	\$1,205.79	\$714.74	\$814.54	\$814.54	\$814.54	\$814.54	\$1,205.79	\$814.54	\$10,457.20
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$1,629.09	\$1,629.09	\$1,629.09	\$1,629.09	\$2,411.57	\$1,629.09	\$1,629.09	\$1,629.09	\$1,629.09	\$1,629.09	\$2,411.57	\$1,629.09	\$21,114.00
4110-00-004	Workers Comp Admin	\$834.91	\$834.91	\$834.91	\$834.91	\$1,235.93	\$835.11	\$834.91	\$834.91	\$834.91	\$834.91	\$1,235.93	\$834.91	\$10,821.13
4110-00-007	Payroll Prep Fees	\$305.45	\$305.45	\$305.45	\$305.45	\$452.17	\$305.45	\$305.45	\$305.45	\$305.45	\$305.45	\$452.17	\$305.45	\$3,958.88
4110-07-000	Health/Life Insurance	\$2,036.36	\$2,036.36	\$2,036.36	\$2,036.36	\$3,014.46	\$2,036.86	\$2,036.36	\$2,036.36	\$2,036.36	\$2,036.36	\$3,014.46	\$2,036.36	\$26,393.01
4110-99-000	Total Administrative Salaries	\$25,983.93	\$25,983.93	\$25,983.93	\$25,983.93	\$38,464.55	\$25,884.83	\$25,983.93	\$25,983.93	\$25,983.93	\$25,983.93	\$38,464.55	\$25,983.93	\$336,669.28
4120-99-000	Total Admin. Salaries & Benefits	\$25,983.93	\$25,983.93	\$25,983.93	\$25,983.93	\$38,464.55	\$25,884.83	\$25,983.93	\$25,983.93	\$25,983.93	\$25,983.93	\$38,464.55	\$25,983.93	\$336,669.28
4130-00-000	Legal Expense													
4130-02-000	Criminal Background / Credit Checks	\$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	\$665.92	\$665.92	\$665.92	\$665.92	\$665.92	\$665.92	\$665.92	\$665.92	\$665.92	\$665.92	\$665.92	\$665.92	\$7,991.04
4130-99-000	Total Legal Expense	\$675.92	\$675.92	\$675.92	\$675.92	\$675.92	\$675.92	\$675.92	\$675.92	\$675.92	\$675.92	\$675.92	\$675.92	\$8,111.04
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	\$417.92	\$417.92	\$417.92	\$417.92	\$417.92	\$417.92	\$417.92	\$417.92	\$417.92	\$417.92	\$417.92	\$417.92	\$5,015.04
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
4171-00-000	Auditing Fees	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$12,180.00
4172-00-000	Port Out Admin Fee Paid	\$812.20	\$812.20	\$812.20	\$812.20	\$812.20	\$812.20	\$812.20	\$812.20	\$812.20	\$812.20	\$812.20	\$812.20	\$9,746.40
4173-00-000	Management Fee	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	\$222,000.00
4182-00-000	Consultants	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$42,000.00
4189-00-000	Total Other Admin Expenses	\$24,295.12	\$24,295.12	\$24,295.12	\$24,295.12	\$24,295.12	\$24,295.12	\$24,295.12	\$24,295.12	\$24,295.12	\$24,295.12	\$24,295.12	\$24,295.12	\$291,541.44
4190-00-000	Miscellaneous Admin Expenses													
4190-04-000	Stationery & Office Supplies	\$264.59	\$264.59	\$264.59	\$264.59	\$264.59	\$264.59	\$264.59	\$264.59	\$264.59	\$264.59	\$264.59	\$264.59	\$3,175.08
4190-06-000	Computer Equipment	\$227.76	\$227.76	\$227.76	\$227.76	\$227.76	\$227.76	\$227.76	\$227.76	\$227.76	\$227.76	\$227.76	\$227.76	\$2,733.12
4190-07-000	Telephone	\$584.56	\$584.56	\$584.56	\$584.56	\$584.56	\$584.56	\$584.56	\$584.56	\$584.56	\$584.56	\$584.56	\$584.56	\$7,014.72
4190-08-000	Postage	\$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
4190-10-000	Copiers - Lease & Service	\$75.36	\$75.36	\$75.36	\$75.36	\$75.36	\$75.36	\$75.36	\$75.36	\$75.36	\$75.36	\$75.36	\$75.36	\$904.32
4190-13-000	Internet	\$290.28	\$290.28	\$290.28	\$290.28	\$290.28	\$290.28	\$290.28	\$290.28	\$290.28	\$290.28	\$290.28	\$290.28	\$3,483.36
4190-19-000	IT Contract Fees	\$1,686.69	\$1,686.69	\$1,686.69	\$1,686.69	\$1,686.69	\$1,686.69	\$1,686.69	\$1,686.69	\$1,686.69	\$1,686.69	\$1,686.69	\$1,686.69	\$20,240.28
4191-00-000	Total Miscellaneous Admin Expenses	\$3,729.24	\$3,729.24	\$3,729.24	\$3,729.24	\$3,729.24	\$3,729.24	\$3,729.24	\$3,729.24	\$3,729.24	\$3,729.24	\$3,729.24	\$3,729.24	\$44,750.88
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$54,684.21	\$54,684.21	\$54,684.21	\$54,684.21	\$67,164.83	\$54,585.11	\$54,684.21	\$54,684.21	\$54,684.21	\$54,684.21	\$67,164.83	\$54,684.21	\$681,072.64
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-02-500	Maintenance - Temporary Labor	\$197.01	\$197.01	\$197.01	\$197.01	\$197.01	\$197.01	\$197.01	\$197.01	\$197.01	\$197.01	\$197.01	\$197.01	\$2,364.12
4411-00-000	Maintenance Uniforms	\$100.74	\$100.74	\$100.74	\$100.74	\$100.74	\$100.74	\$100.74	\$100.74	\$100.74	\$100.74	\$100.74	\$100.74	\$1,208.88
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	\$122.50	\$122.50	\$122.50	\$122.50	\$122.50	\$122.50	\$122.50	\$122.50	\$122.50	\$122.50	\$122.50	\$122.50	\$1,470.00
		*	*	*	*	*	*	*	-	*	*	*	-	

4419-00-000	Total General Maint Expense	\$420.25	\$420.25	\$420.25	\$420.25	\$420.25	\$420.25	\$420.25	\$420.25	\$420.25	\$420.25	\$420.25	\$420.25	\$5,043.00
4420-00-000	Materials													
4420-06-000	Supplies-Janitorial/Cleaning	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$2,072.40
4429-00-000	Total Materials	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$172.70	\$2,072.40
4430-00-000	Contract Costs													
4430-23-000	Contract-Consultants	\$371.59	\$372.59	\$373.59	\$374.59	\$375.59	\$376.59	\$377.59	\$378.59	\$379.59	\$380.59	\$381.59	\$382.59	\$4,525.08
4439-00-000	Total Contract Costs	\$371.59	\$372.59	\$373.59	\$374.59	\$375.59	\$376.59	\$377.59	\$378.59	\$379.59	\$380.59	\$381.59	\$382.59	\$4,525.08
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$964.54	\$965.54	\$966.54	\$967.54	\$968.54	\$969.54	\$970.54	\$971.54	\$972.54	\$973.54	\$974.54	\$975.54	\$11,640.48
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$65.04
4510-01-000	General Liability Insurance - Auto	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$350.60	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,725.60
4599-00-000	TOTAL GENERAL EXPENSES	\$130.42	\$130.42	\$130.42	\$130.42	\$130.42	\$130.42	\$356.02	\$130.42	\$130.42	\$130.42	\$130.42	\$130.42	\$1,790.64
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-00-000	Housing Assistance Payments	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	\$324,000.00
4715-01-000	Tenant Utility Payments-S8	\$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
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$336,000.00
4733-00-000	TOTAL HOUSING ASSISTANCE PATHENTS	\$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	\$550,000.00
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$3,180.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$3,180.00
8000-00-000	TOTAL EXPENSES	\$84,044.17	\$84,045.17	\$84,046.17	\$84,047.17	\$96,528.79	\$83,950.07	\$84,275.77	\$84,051.17	\$84,052.17	\$84,053.17	\$96,534.79	\$84,055.17	\$1,033,683.76
	_													
9000-00-000	NET INCOME	\$3,012.06	\$3,011.06	\$3,010.06	\$3,009.06	-\$9,472.56	\$3,106.16	\$2,780.46	\$3,005.06	\$3,004.06	\$3,003.06	-\$9,478.56	\$3,001.06	\$10,991.00
	NET INCOME MINUS DEPRECIATION	\$2,747.06	\$2,746.06	\$2,745.06	\$2,744.06	-\$9.737.56	\$2.841.16	\$2,515.46	\$2,740.06	\$2,739.06	\$2,738.06	-\$9,743.56	\$2,736.06	\$7,811.00

Housing Choice Voucher (80)

12 Month Actual to Budget

Period = Sep 2017-Aug 2018

														Total	
		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Budget	
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3100-00-000	TENANT INCOME														
3400-00-000	GRANT INCOME														
3410-01-000	Section 8 HAP Earned	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	8,574,475.08	1,071,809.39
3499-00-000	TOTAL GRANT INCOME	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	714,539.59	8,574,475.08	1,071,809.39
															-
4700-00-000	HOUSING ASSISTANCE PAYMENTS														-
4715-00-000	Housing Assistance Payments	669,062.00	669,062.00	669,062.00	669,062.00	669,062.00	669,062.00	669,062.00	669,062.00	669,062.00	669,062.00	669,062.00	669,062.00	8,028,744.00	1,003,593.00
4715-01-000	Tenant Utility Payments-S8	21,672.00	21,672.00	21,672.00	21,672.00	21,672.00	21,672.00	21,672.00	21,672.00	21,672.00	21,672.00	21,672.00	21,672.00	260,064.00	32,508.00
4715-02-000	Portable Out HAP Payments	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	231,000.00	28,875.00
4715-03-000	FSS Escrow Payments	2,330.00	2,330.00	2,330.00	2,330.00	2,330.00	2,330.00	2,330.00	2,330.00	2,330.00	2,330.00	2,330.00	2,330.00	27,960.00	3,495.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	8,547,768.00	1,068,471.00
															-
8000-00-000	TOTAL EXPENSES	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	712,314.00	8,547,768.00	1,068,471.00
9000-00-000	NET INCOME	2,225.59	2,225.59	2,225.59	2,225.59	2,225.59	2,225.59	2,225.59	2,225.59	2,225.59	2,225.59	2,225.59	2,225.59	26,707.08	3,338.38

Villas at Lake Bonnet, LLLP (57)

2019 BUDGÉT

January 1 to December 31 2019

Rook = Accrual Jan 2019 Feb 2019 Mar 2019 Apr 2019 May 2019 Jun 2019 Jul 2019 Aug 2019 Sep 2019 Oct 2019 Nov 2019 Dec 2019 Total 2999-99-999 Revenue & Expenses INCOME 3000-00-000 3100-00-000 TENANT INCOME 3101-00-000 Rental Income 3111-00-000 Tenant Rent \$35,066,38 \$35,066,38 \$35,066.38 \$35,066,38 \$35,066,38 \$35,066,38 \$35,066,38 \$35,066,38 \$35,066,38 \$35,066,38 \$35,066,38 \$35,066,38 \$420,796,51 3112-02-000 Gain to Lease Sec8 \$14,313.23 \$14,313,23 \$14,313.23 \$14,313.23 \$14.313.23 \$14,313.23 \$14,313.23 \$14,313,23 \$14,313,23 \$14,313.23 \$14.313.23 \$14,313,23 \$171,758.77 3119-00-000 Total Rental Income \$49,379.61 \$49,379.61 \$49,379.61 \$49,379.61 \$49,379.61 \$49,379.61 \$49,379.61 \$49,379.61 \$49,379.61 \$49,379.61 \$49,379,61 \$49,379.61 \$592,555.28 3120-00-000 Other Tenant Income 3120-03-000 Damages & Cleaning \$198.29 \$198.29 \$198.29 \$198.29 \$198.29 \$198.29 \$198.29 \$198.29 \$198.29 \$198.29 \$198.29 \$198.29 \$2,379.50 3120-04-000 Late and Admin Charges \$262.50 \$262.50 \$262.50 \$262.50 \$262.50 \$262.50 \$262.50 \$262.50 \$262.50 \$262.50 \$262.50 \$262.50 \$3,150.00 \$50.00 \$50.00 \$50.00 \$50.00 \$600.00 3120-05-000 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 Legal Fees - Tenant 3120-06-000 NSF Charges \$6.50 \$6.50 \$6.50 \$6.50 \$6.50 \$6.50 \$6.50 \$6.50 \$6.50 \$6.50 \$6.50 \$6.50 \$78.00 3120-09-000 Misc.Tenant Income \$74.82 \$74.82 \$74.82 \$74.82 \$74.82 \$74.82 \$74.82 \$74.82 \$74.82 \$74.82 \$74.82 \$74.82 \$897.81 \$120.00 \$1,440.00 3120-10-000 Application Fees \$120.00 \$120.00 \$120.00 \$120.00 \$120.00 \$120.00 \$120.00 \$120.00 \$120.00 \$120.00 \$120.00 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 \$812.11 \$812.11 \$812.11 \$812.11 \$812.11 \$812.11 \$812.11 \$812.11 \$812.11 \$812.11 \$812.11 \$812.11 \$9,745.31 3199-00-000 TOTAL TENANT INCOME \$50,191.72 \$50,191.72 \$50,191.72 \$50,191.72 \$50,191.72 \$50,191.72 \$50,191.72 \$50,191.72 \$50,191.72 \$50,191.72 \$50,191.72 \$50,191.72 \$602,300.59 OTHER INCOME 3600-00-000 3610-00-000 Interest Income - Restricted \$6.29 \$6.29 \$6.29 \$6.29 \$6.29 \$6.29 \$6.29 \$6.29 \$6.29 \$6.29 \$6.29 \$6.29 \$75.50 \$40.00 \$40.00 \$40.00 \$40.00 \$40.00 \$40.00 \$40.00 \$40.00 \$40.00 \$40.00 \$40.00 \$480.00 3690-00-000 Other Income \$40.00 TOTAL OTHER INCOME 3699-00-000 \$46.29 \$46.29 \$46.29 \$46.29 \$46.29 \$46.29 \$46.29 \$46.29 \$46.29 \$46.29 \$46.29 \$46.29 \$555.50 \$50,238.01 \$50,238.01 \$50,238.01 \$50,238.01 \$50,238.01 \$50,238.01 \$50,238.01 \$50,238.01 \$50,238.01 \$50,238.01 \$50,238.01 \$50,238.01 \$602,856.09 3999-00-000 TOTAL INCOME 4000-00-000 **EXPENSES** ADMINISTRATIVE 4100-00-000 4100-99-000 Administrative Salaries 4110-00-000 Administrative Salaries \$4,750.00 \$4,750.00 \$4,750.00 \$4,750.00 \$4,750.00 \$7,775.59 \$4,750.00 \$4,750.00 \$4,750.00 \$4,750.00 \$4,750.00 \$7,775.59 \$63,051.18 3750 4110-00-001 401K-401A Admin \$190.00 \$190.00 \$190.00 \$190.00 \$190.00 \$311.02 \$190.00 \$190.00 \$190.00 \$190.00 \$190.00 \$311.02 \$2,522.05 4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA) \$363.38 \$363.38 \$363.38 \$363.38 \$363.38 \$594.83 \$363.38 \$363.38 \$363.38 \$363.38 \$363.38 \$594.83 \$4.823.42 4110-00-004 Workers Comp Admin \$142.50 \$142.50 \$142.50 \$142.50 \$142.50 \$233.27 \$142.50 \$142.50 \$142.50 \$142.50 \$142.50 \$233.27 \$1,891.54

\$47.50

\$77.76

\$47.50

\$47.50

\$47.50

\$47.50

\$47.50

\$77.76

\$630.51

4110-00-007

Payroll Prep Fees

\$47.50

\$47.50

\$47.50

\$47.50

Villas at Lake Bonnet, LLLP (57)

2019 BUDGET

January 1 to December 31 2019

Book	=	Accrual
DOOK	_	Acci dai

					BOOK =	ACCI UGI								
		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
4110-00-020	Admin Wages-Overtime	\$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
4110-07-000	Health/Life Insurance	\$981.42	\$981.42	\$981.42	\$981.42	\$981.42	\$981.42	\$981.42	\$981.42	\$981.42	\$981.42	\$981.42	\$981.42	\$11,777.04
4110-99-000	Total Administrative Salaries	\$6,474.80	\$6,474.80	\$6,474.80	\$6,474.80	\$6,474.80	\$9,973.89	\$6,474.80	\$6,474.80	\$6,474.80	\$6,474.80	\$6,474.80	\$9,973.89	\$84,695.73
4120-99-000	Total Admin. Salaries & Benefits	\$6,474.80	\$6,474.80	\$6,474.80	\$6,474.80	\$6,474.80	\$9,973.89	\$6,474.80	\$6,474.80	\$6,474.80	\$6,474.80	\$6,474.80	\$9,973.89	\$84,695.73
4130-00-000	Legal Expense													
4130-00-001	Eviction Legal 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
4130-02-000	Criminal Background / Credit Checks	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$66.10	\$793.20
4130-04-000	General Legal Expense	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$372.15	\$4,465.80
4130-99-000	Total Legal Expense	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$498.25	\$5,979.00
4139-00-000 4140-00-000	Other Admin Expenses	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#1 F00 00
4170-00-000	Travel/Training Expense Accounting/Bookkeeping Fees	\$0.00 \$562.50	\$0.00 \$562.50	\$0.00 \$562.50	\$1,500.00 \$562.50	\$0.00 \$562.50	\$1,500.00 \$6,750.00							
4171-00-000	Accounting/Bookkeeping rees Auditing Fees	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$804.00	\$9,648.00
4173-00-000	Management Fee	\$3,452.05	\$3,452.05	\$3,452.05	\$3,452.05	\$3,452.05	\$3,452.05	\$3,452.05	\$3,452.05	\$3,452.05	\$3,452.05	\$3,452.05	\$3,452.05	\$9,646.00
4173-00-000	Asset Management Fee-FHFC	\$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
4174-00-000	Marketing Events	\$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
4174-00-001	Marketing Exp - Brochures & Other Adv	\$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
4189-00-000	Total Other Admin Expenses	\$4,858.55	\$4,858.55	\$4,858.55	\$6,358.55	\$4,858.55	\$4,858.55	\$4,858.55	\$4,858.55	\$4,858.55	\$4,858.55	\$4,858.55	\$4,858.55	\$59,802.63
4190-00-000	Miscellaneous Admin Expenses	4 .,050.55	ψ.,σσσ.σσ	ψ.,050.55	40,550.55	4 .,050.55	4 1,050.55	4 .,050.55	ψ.,050.55	ψ.,050.55	ψ.,030.33	ψ.,050.55	7 1,050.55	455,002.05
4190-01-000	Membership/Subscriptions/Fees	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00
4190-02-000	Printing/Publications & Subscriptions	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$46.08	\$552.96
4190-03-000	Advertising Publications	\$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
4190-04-000	Stationery & Office Supplies	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
4190-06-000	Computer Equipment	\$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
4190-07-000	Telephone	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$2,000.00
4190-08-000	Postage	\$27.08	\$27.08	\$27.08	\$27.08	\$27.08	\$27.08	\$27.08	\$27.08	\$27.08	\$27.08	\$27.08	\$27.08	\$325.00
4190-09-000	Computer Software License Fees/Exp	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$213.58	\$2,562.96
4190-10-000	Copiers - Lease & Service	\$164.47	\$164.47	\$164.47	\$164.47	\$164.47	\$164.47	\$164.47	\$164.47	\$164.47	\$164.47	\$164.47	\$164.47	\$1,973.64
4190-13-000	Internet	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$167.05	\$2,004.60
4190-19-000	IT Contract 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
4190-20-100	Bank Fees - Unrestricted	\$84.00	\$84.00	\$84.00	\$84.00	\$84.00	\$84.00	\$84.00	\$84.00	\$84.00	\$84.00	\$84.00	\$84.00	\$1,008.00
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
4190-22-100	Other Misc Expenses													\$0.00
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	\$27.82	\$27.82	\$27.82	\$27.82	\$27.82	\$27.82	\$27.82	\$27.82	\$27.82	\$27.82	\$27.82	\$27.82	\$333.84
4191-00-000	Total Miscellaneous Admin Expenses TOTAL ADMINISTRATIVE EXPENSES	\$1,896.75 \$13,728.35	\$1,896.75 \$13,728.35	\$1,896.75 \$13,728.35	\$1,896.75 \$15,228.35	\$1,896.75 \$13,728.35	\$1,896.75 \$17,227.44	\$1,896.75 \$13,728.35	\$1,896.75 \$13,728.35	\$1,896.75 \$13,728.35	\$1,896.75 \$13,728.35	\$1,896.75 \$13,728.35	\$1,896.75 \$17,227.44	\$22,761.00 \$173,238.36
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$13,720.33	\$13,720.33	\$13,720.33	\$15,220.33	\$13,720.33	\$17,227.44	\$13,720.33	\$13,720.33	\$13,720.33	\$13,720.33	\$13,720.33	\$17,227.44	\$1/3,236.36
4200-00-000	TENANT SERVICES													
4230-00-000	Resident Services Exp	\$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
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
4300-00-000	UTILITIES													
4320-00-000	Electricity	\$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
4320-01-000	Electricity-Vacant Units	\$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
4340-00-000	Garbage/Trash Removal	\$2,221.96	\$2,221.96	\$2,221.96	\$2,221.96	\$2,221.96	\$2,221.96	\$2,221.96	\$2,221.96	\$2,221.96	\$2,221.96	\$2,221.96	\$2,221.96	\$26,663.52
4390-01-100	Water/Sewer Combined	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$37,800.00
4399-00-000	TOTAL UTILITY EXPENSES	\$5,941.96	\$5,941.96	\$5,941.96	\$5,941.96	\$5,941.96	\$5,941.96	\$5,941.96	\$5,941.96	\$5,941.96	\$5,941.96	\$5,941.96	\$5,941.96	\$71,303.52
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense	¢2.700.00	¢2.700.00	¢2.700.00	¢2.700.00	¢2.700.00	#2 700 CC	¢2 700 00	¢2 700 00	¢2 700 00	¢2 700 00	¢2.700.00	¢2.700.00	#32 400 00
4410-00-000	Maintenance Salaries	\$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 \$108.00	\$32,400.00
4410-06-000 4410-07-000	401K-401A Maintenance	\$108.00 \$206.55	\$1,296.00 \$2,478.60											
4410-07-000	Payroll Taxes Maintenance Health/Life Insurance Maint.	\$206.55 \$659.82	\$2,478.60 \$7,917.84											
4410-08-000	Workers Comp Maintenance	\$81.00	\$659.62 \$81.00	\$81.00	\$659.62 \$81.00	\$81.00	\$81.00	\$81.00	\$81.00	\$81.00	\$81.00	\$81.00	\$81.00	\$7,917.04
4410-09-000	Payroll Prep Fees Maint.	\$27.00	\$81.00 \$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$324.00
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	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$98.97	\$1,187.64
4419-00-000	Total General Maint Expense	\$3,966.34	\$3,966.34	\$3,966.34	\$3,966.34	\$3,966.34	\$3,966.34	\$3,966.34	\$3,966.34	\$3,966.34	\$3,966.34	\$3,966.34	\$3,966.34	\$47,596.08
		, . ,	, . ,	, . ,	,.,,	, . ,	, . ,	,	, . , ,	, . ,	, . ,	, . ,	, -,	, ,223.30

29120 2426.667

Villas at Lake Bonnet, LLLP (57)

2019 BUDGET

January 1 to December 31 2019

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
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	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00
4420-03-100	Hardware Doors/Windows/Locks	\$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
4420-03-200	Window Treatments	\$38.04	\$38.04	\$38.04	\$38.04	\$38.04	\$38.04	\$38.04	\$38.04	\$38.04	\$38.04	\$38.04	\$38.04	\$456.45
4420-04-000	Electrical - Supplies/Fixtures	\$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
4420-05-000	Supplies-Exterminating	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$10.85	\$130.20
4420-06-000	Supplies-Janitorial/Cleaning	\$136.04	\$136.04	\$136.04	\$136.04	\$136.04	\$136.04	\$136.04	\$136.04	\$136.04	\$136.04	\$136.04	\$136.04	\$1,632.49
4420-07-000	Repairs - Materials & Supplies	\$53.34	\$53.34	\$53.34	\$53.34	\$53.34	\$53.34	\$53.34	\$53.34	\$53.34	\$53.34	\$53.34	\$53.34	\$640.13
4420-08-000	Supplies-Plumbing	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
4420-09-000	Supplies- Tools Equipmt	\$83.12	\$83.12	\$83.12	\$83.12	\$83.12	\$83.12	\$83.12	\$83.12	\$83.12	\$83.12	\$83.12	\$83.12	\$997.46
4420-09-100	Security Equipment,Locks,Alarms	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$20.98	\$251.76
4420-10-000	Maint - Miscellaneous Supplies	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$19.29	\$231.48
4420-11-000	Supplies- HVAC	\$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
4420-12-000	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	\$1,116.66	\$1,116.66	\$1,116.66	\$1,116.66	\$1,116.66	\$1,116.66	\$1,116.66	\$1,116.66	\$1,116.66	\$1,116.66	\$1,116.66	\$1,116.66	\$13,399.97
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	\$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
4430-01-100	Fire Alarms/Extinguisher Repairs	\$26.79	\$26.79	\$26.79	\$26.79	\$26.79	\$26.79	\$26.79	\$26.79	\$26.79	\$26.79	\$26.79	\$26.79	\$321.50
4430-03-300	Repairs - Windows/Glass	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$12.97	\$155.64
4430-05-000	Contract-Decorating/Painting	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00
4430-07-000	Contract-Exterminating/Pest Control	\$348.76	\$348.76	\$348.76	\$348.76	\$348.76	\$348.76	\$348.76	\$348.76	\$348.76	\$348.76	\$348.76	\$348.76	\$4,185.06
4430-09-000	Contract-Other	\$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
4430-11-000	Contract-Plumbing	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
4430-18-000	Contract-Alarm Monitoring	\$430.57	\$430.57	\$430.57	\$430.57	\$430.57	\$430.57	\$430.57	\$430.57	\$430.57	\$430.57	\$430.57	\$430.57	\$5,166.86
4430-23-000	Contract-Consultants	\$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	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$24,999.96
4430-26-000	Contract-Security Camera System	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$2,004.00
4439-00-000	Total Contract Costs	\$3,404.42	\$3,404.42	\$3,404.42	\$3,404.42	\$3,404.42	\$3,404.42	\$3,404.42	\$3,404.42	\$3,404.42	\$3,404.42	\$3,404.42	\$3,404.42	\$40,853.02
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$8,487.42	\$8,487.42	\$8,487.42	\$8,487.42	\$8,487.42	\$8,487.42	\$8,487.42	\$8,487.42	\$8,487.42	\$8,487.42	\$8,487.42	\$8,487.42	\$101,849.07
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	\$3,437.13	\$3,437.13	\$3,437.13	\$3,437.13	\$3,437.13	\$3,437.13	\$3,437.13	\$3,437.13	\$3,437.13	\$3,437.13	\$3,437.13	\$3,437.13	\$41,245.56
4510-01-000	General Liability Insurance - Auto	\$455.25	\$455.25	\$455.25	\$455.25	\$455.25	\$455.25	\$455.25	\$455.25	\$455.25	\$455.25	\$455.25	\$455.25	\$5,463.00
4521-00-000	Misc. Taxes/Licenses/Insurance	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$22,500.00
4521-01-000	Replacement reserve Escrow	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$21,600.00
4525-00-000	Real Estate Taxes	\$3,364.55	\$3,364.55	\$3,364.55	\$3,364.55	\$3,364.55	\$3,364.55	\$3,364.55	\$3,364.55	\$3,364.55	\$3,364.55	\$3,364.55	\$3,364.55	\$40,374.60
4570-00-000	Reduction in Rental 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
4599-00-000	TOTAL GENERAL EXPENSES	\$10,931.93	\$10,931.93	\$10,931.93	\$10,931.93	\$10,931.93	\$10,931.93	\$10,931.93	\$10,931.93	\$10,931.93	\$10,931.93	\$10,931.93	\$10,931.93	\$131,183.16
4800-00-000	FINANCING EXPENSE													
4853-02-000	Loan Servicing Fee	\$0.00	\$0.00	\$1,937.93	\$0.00	\$0.00	\$1,937.93	\$0.00	\$0.00	\$1,937.93	\$0.00	\$0.00	\$1,937.93	\$7,751.72
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-Mortgage Interest Expense - Home Loan	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$3,162.71 \$163.67	\$1,964.04
4855-04-000	Interest Expense - IIIA	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$6,312.00	\$75,744.00
4899-00-000	TOTAL FINANCING EXPENSES	\$9,658.38	\$9,658.38	\$11,596.31	\$9,658.38	\$9,658.38	\$11,596.31	\$9,658.38	\$9,658.38	\$11,596.31	\$9,658.38	\$9,658.38	\$11,596.31	\$123,652.28
							•			•			•	
5000-00-000 5100-01-000	NON-OPERATING ITEMS	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$461,542.20
5100-01-000	Depreciation Expense	\$38,461.85 \$1,542.52	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85	\$38,461.85 \$1,542.52		\$38,461.85	\$38,461.85 \$1,542.52		
5100-50-000	Amortization Expense TOTAL DEPRECIATION/AMORTIZATION	\$1,542.52 \$40,004.37	\$1,542.52 \$40,004.37	\$1,542.52	\$1,542.52	\$1,542.52	\$1,542.52	\$1,542.52	\$1,542.52	\$1,542.52 \$40,004.37	\$1,542.52	\$1,542.52	\$1,542.52 \$40,004.37	\$18,510.24 \$480,052.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$40,004.37	\$40,004.37	\$40,004.37	\$40,004.37	\$40,004.37	\$40,004.37	\$40,004.37	\$40,004.37	\$40,004.37	\$40,004.37	\$40,004.37	\$40,004.37	\$460,052.44
5600-00-100	CAPITAL REPLACEMENT ITEMS													
5600-01-000	Refrigerators	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$4,000.00
5600-02-000	Stoves/Ranges	\$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
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
5600-09-000	Awnings	\$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
5600-17-000	Ceiling Fans	\$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
5600-18-000	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
	a colored above and a comment		,	,	,	, , , , , , , , , , , , , , , , , , , ,	,	, , , , , , , ,	,,,,,,,,,	, , , , , , , , ,	,	,,,,,,,,,	,	, ,,,,,,,,,,,,

Villas at Lake Bonnet, LLLP (57) 2019 BUDGET

January 1 to December 31 2019 Book = Accrual

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPENSES	\$1,258.33	\$1,258.33	\$1,258.33	\$1,258.33	\$1,258.33	\$1,258.33	\$1,258.33	\$1,258.33	\$1,258.33	\$1,258.33	\$1,258.33	\$1,258.33	\$15,100.00
5699-01-000	Rmbrs. Replacement Reserve	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$1,258.33)	(\$15,100.00)
8000-00-000	TOTAL EXPENSES	\$88,852.41	\$88,852.41	\$90,790.34	\$90,352.41	\$88,852.41	\$94,289.44	\$88,852.41	\$88,852.41	\$90,790.34	\$88,852.41	\$88,852.41	\$94,289.44	\$1,082,478.83
9000-00-000	NET INCOME	(\$38,614.40)	(\$38,614.40)	(\$40,552.33)	(\$40,114.40)	(\$38,614.40)	(\$44,051.43)	(\$38,614.40)	(\$38,614.40)	(\$40,552.33)	(\$38,614.40)	(\$38,614.40)	(\$44,051.43)	(\$479,622.74)
	NET INCOME AFTER DEPRECIATION	\$1,389.97	\$1,389.97	(\$547.96)	(\$110.03)	\$1,389.97	(\$4,047.06)	\$1,389.97	\$1,389.97	(\$547.96)	\$1,389.97	\$1,389.97	(\$4,047.06)	\$429.70

Colton Meadow, LLLP (56) 2019 BUDGET

January 1 to December 31 2019

-		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
2999-99-999	Revenue & Expenses	Ju.: 2025			лф. 2020	,		54. 2025	9	00p 2022	000 2025	1101 2022	200 2022	
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	\$40,446.57	\$40,446.57	\$40,446.57	\$40,446.57	\$40,446.57	\$40,446.57	\$40,446.57	\$40,446.57	\$40,446.57	\$40,446.57	\$40,446.57	\$40,446.57	\$485,358.84
3112-02-000	Gain to Lease Sec8	\$4,941.79	\$4,941.79	\$4,941.79	\$4,941.79	\$4,941.79	\$4,941.79	\$4,941.79	\$4,941.79	\$4,941.79	\$4,941.79	\$4,941.79	\$4,941.79	\$59,301.44
3114-00-000	Less: Concessions	\$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
3119-00-000	Total Rental Income	\$45,388.36	\$45,388.36	\$45,388.36	\$45,388.36	\$45,388.36	\$45,388.36	\$45,388.36	\$45,388.36	\$45,388.36	\$45,388.36	\$45,388.36	\$45,388.36	\$544,660.28
3120-00-000	Other Tenant Income													
3120-03-000	Damages & Cleaning	\$102.49	\$102.49	\$102.49	\$102.49	\$102.49	\$102.49	\$102.49	\$102.49	\$102.49	\$102.49	\$102.49	\$102.49	\$1,229.86
3120-04-000	Late and Admin Charges	\$418.75	\$418.75	\$418.75	\$418.75	\$418.75	\$418.75	\$418.75	\$418.75	\$418.75	\$418.75	\$418.75	\$418.75	\$5,025.00
3120-05-000	Legal Fees - Tenant	\$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
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
3120-07-000	Tenant Owed Utilities	\$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
3120-09-000	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	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$1,176.00
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	\$1,359.24	\$1,359.24	\$1,359.24	\$1,359.24	\$1,359.24	\$1,359.24	\$1,359.24	\$1,359.24	\$1,359.24	\$1,359.24	\$1,359.24	\$1,359.24	\$16,310.86
3199-00-000	TOTAL TENANT INCOME	\$46,747.60	\$46,747.60	\$46,747.60	\$46,747.60	\$46,747.60	\$46,747.60	\$46,747.60	\$46,747.60	\$46,747.60	\$46,747.60	\$46,747.60	\$46,747.60	\$560,971.14
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	\$5.90	\$5.90	\$5.90	\$5.90	\$5.90	\$5.90	\$5.90	\$5.90	\$5.90	\$5.90	\$5.90	\$5.90	\$70.85
3650-00-000	Miscellaneous Other 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
3690-00-000	Other Income	\$350.68	\$350.68	\$350.68	\$350.68	\$350.68	\$350.68	\$350.68	\$350.68	\$350.68	\$350.68	\$350.68	\$350.68	\$4,208.16
3699-00-000	TOTAL OTHER INCOME	\$356.58	\$356.58	\$356.58	\$356.58	\$356.58	\$356.58	\$356.58	\$356.58	\$356.58	\$356.58	\$356.58	\$356.58	\$4,279.01
3999-00-000	TOTAL INCOME	\$47,104.18	\$47,104.18	\$47,104.18	\$47,104.18	\$47,104.18	\$47,104.18	\$47,104.18	\$47,104.18	\$47,104.18	\$47,104.18	\$47,104.18	\$47,104.18	\$565,250.15
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	\$3,180.84	\$3,180.84	\$3,180.84	\$3,180.84	\$4,771.26	\$4,771.26	\$3,180.84	\$3,180.84	\$3,180.84	\$3,180.84	\$4,771.26	\$4,771.26	\$44,531.76
4110-00-001	401K-401A Admin	\$127.23	\$127.23	\$127.23	\$127.23	\$190.85	\$190.85	\$127.23	\$127.23	\$127.23	\$127.23	\$190.85	\$190.85	\$1,781.27
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$243.33	\$243.33	\$243.33	\$243.33	\$365.00	\$243.33	\$243.33	\$243.33	\$243.33	\$243.33	\$365.00	\$365.00	\$3,285.01
4110-00-004	Workers Comp Admin	\$95.43	\$95.43	\$95.43	\$95.43	\$143.14	\$143.14	\$95.43	\$95.43	\$95.43	\$95.43	\$143.14	\$143.14	\$1,335.95
4110-00-007	Payroll Prep Fees	\$31.81	\$31.81	\$31.81	\$31.81	\$47.71	\$47.71	\$31.81	\$31.81	\$31.81	\$31.81	\$47.71	\$47.71	\$445.32
4110-07-000	Health/Life Insurance	\$638.62	\$638.62	\$638.62	\$638.62	\$957.93	\$638.62	\$644.62	\$645.62	\$646.62	\$647.62	\$957.93	\$649.62	\$8,343.06
4110-99-000	Total Administrative Salaries	\$4,317.26	\$4,317.26	\$4,317.26	\$4,317.26	\$6,475.89	\$6,034.91	\$4,323.26	\$4,324.26	\$4,325.26	\$4,326.26	\$6,475.89	\$6,167.58	\$59,722.37
4120-99-000	Total Admin. Salaries & Benefits	\$4,317.26	\$4,317.26	\$4,317.26	\$4,317.26	\$6,475.89	\$6,034.91	\$4,323.26	\$4,324.26	\$4,325.26	\$4,326.26	\$6,475.89	\$6,167.58	\$59,722.37
4130-00-000	Legal Expense													
4130-00-001	Eviction Legal Fees	\$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
4130-02-000	Criminal Background / Credit Checks	\$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
4130-04-000	General Legal Expense	\$313.54	\$313.54	\$313.54	\$313.54	\$313.54	\$313.54	\$313.54	\$313.54	\$313.54	\$313.54	\$313.54	\$313.54	\$3,762.48
4130-99-000	Total Legal Expense	\$413.54	\$413.54	\$413.54	\$413.54	\$413.54	\$413.54	\$413.54	\$413.54	\$413.54	\$413.54	\$413.54	\$413.54	\$4,962.48
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training 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
4160-02-000	Administration (General)	\$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
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	\$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
4173-00-000	Management Fee	\$4,368.70	\$4,368.70	\$4,368.70	\$4,368.70	\$4,368.70	\$4,368.70	\$4,368.70	\$4,368.70	\$4,368.70	\$4,368.70	\$4,368.70	\$4,368.70	\$52,424.40
4173-03-000	Asset Management Fee-FHFC	\$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
4189-00-000	Total Other Admin Expenses	\$6,508.70	\$6,508.70	\$6,508.70	\$6,508.70	\$6,508.70	\$6,508.70	\$6,508.70	\$6,508.70	\$6,508.70	\$6,508.70	\$6,508.70	\$6,508.70	\$78,104.40

4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/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
4190-02-000	Printing/Publications & Subscriptions	\$57.45	\$57.45	\$57.45	\$57.45	\$57.45	\$57.45	\$57.45	\$57.45	\$57.45	\$57.45	\$57.45	\$57.45	\$689.43
4190-03-000	Advertising Publications	\$229.45	\$229.45	\$229.45	\$229.45	\$229.45	\$229.45	\$229.45	\$229.45	\$229.45	\$229.45	\$229.45	\$229.45	\$2,753.40
4190-03-100	Marketing Exp -Brochures	\$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	\$81.05	\$81.05	\$81.05	\$81.05	\$81.05	\$81.05	\$81.05	\$81.05	\$81.05	\$81.05	\$81.05	\$81.05	\$972.59
4190-06-000	Computer Equipment	\$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
4190-07-000	Telephone	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$2,000.00
4190-08-000	Postage	\$31.28	\$31.28	\$31.28	\$31.28	\$31.28	\$31.28	\$31.28	\$31.28	\$31.28	\$31.28	\$31.28	\$31.28	\$375.32
4190-09-000	Computer Software License Fees/Exp	\$195.10	\$195.10	\$195.10	\$195.10	\$195.10	\$195.10	\$195.10	\$195.10	\$195.10	\$195.10	\$195.10	\$195.10	\$2,341.24
4190-10-000	Copiers - Lease & Service	\$153.93	\$153.93	\$153.93	\$153.93	\$153.93	\$153.93	\$153.93	\$153.93	\$153.93	\$153.93	\$153.93	\$153.93	\$1,847.12
4190-13-000	Internet	\$198.03	\$198.03	\$198.03	\$198.03	\$198.03	\$198.03	\$198.03	\$198.03	\$198.03	\$198.03	\$198.03	\$198.03	\$2,376.40
4190-19-000	IT Contract Fees	\$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
4190-20-100	Bank Fees - Unrestricted	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$63.90	\$766.80
4190-22-000 4190-22-100	Other Misc Admin Expenses Other Misc Expenses	\$50.00 \$0.00	\$600.00 \$0.00											
4190-22-300	Misc Renting Expense & Compliance Contracts	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$4,056.00
4190-24-000	Govt Licenses-Fees-Permits	\$27.81	\$27.81	\$27.81	\$27.81	\$27.81	\$27.81	\$27.81	\$27.81	\$27.81	\$27.81	\$27.81	\$27.81	\$333.72
4191-00-000	Total Miscellaneous Admin Expenses	\$1,842.67	\$1,842.67	\$1,842.67	\$1,842.67	\$1,842.67	\$1,842.67	\$1,842.67	\$1,842.67	\$1,842.67	\$1,842.67	\$1,842.67	\$1,842.67	\$22,112.02
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$13,082.17	\$13,082.17	\$13,082.17	\$13,082.17	\$15,240.80	\$14,799.82	\$13,088.17	\$13,089.17	\$13,090.17	\$13,091.17	\$15,240.80	\$14,932.49	\$164,901.27
		4-2/22-121	4-0/00	47	4-2/00	7-0,-10101	7-1/	4-0,000	4-2,000	4-2/	4/	4-0/	7-7	+·/
4200-00-000	TENANT SERVICES													
4230-00-000	Resident Services Exp	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00
4300-00-000	UTILITIES													
4320-00-000	Electricity	\$676.78	\$676.78	\$676.78	\$676.78	\$676.78	\$676.78	\$676.78	\$676.78	\$676.78	\$676.78	\$676.78	\$676.78	\$8,121.36
4320-01-000 4340-00-000	Electricity-Vacant Units Garbage/Trash Removal	\$15.00 \$1,843.61	\$180.00 \$22,123.34											
4390-01-100	Water/Sewer Combined	\$4,157.03	\$4,157.03	\$4,157.03	\$1,043.01	\$4,157.03	\$4,157.03	\$4,157.03	\$4,157.03	\$4,157.03	\$4,157.03	\$4,157.03	\$4,157.03	\$49,884.36
4399-00-000	TOTAL UTILITY EXPENSES	\$6,692.42	\$6,692.42	\$6,692.42	\$6,692.42	\$6,692.42	\$6,692.42	\$6,692.42	\$6,692.42	\$6,692.42	\$6,692.42	\$6,692.42	\$6,692.42	\$80,309.06
1333 00 000	TOTAL OTILITY EXICHSES	\$0,032.42	\$0,032.42	\$0,032.42	\$0,032.42	\$0,032.42	\$0,052.42	φ0,032.42	\$0,032.42	\$0,032.42	\$0,032.42	\$0,032.42	\$0,032.42	\$00,505.00
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	\$3,029.60	\$3,029.60	\$3,029.60	\$3,029.60	\$4,544.40	\$4,544.40	\$3,029.60	\$3,029.60	\$3,029.60	\$3,029.60	\$4,544.40	\$4,544.40	\$42,414.40
4410-06-000	401K-401A Maintenance	\$121.18	\$121.18	\$121.18	\$121.18	\$181.78	\$181.78	\$121.18	\$121.18	\$121.18	\$121.18	\$181.78	\$181.78	\$1,696.58
4410-07-000	Payroll Taxes Maintenance	\$231.76	\$231.76	\$231.76	\$231.76	\$347.65	\$347.65	\$231.76	\$231.76	\$231.76	\$231.76	\$347.65	\$347.65	\$3,244.70
4410-08-000	Health/Life Insurance Maint.	\$638.22	\$638.22	\$638.22	\$638.22	\$638.22	\$638.22	\$638.22	\$638.22	\$638.22	\$638.22	\$638.22	\$638.22	\$7,658.64
4410-09-000	Workers Comp Maintenance	\$90.89	\$90.89	\$90.89	\$90.89	\$136.33	\$136.33	\$90.89	\$90.89	\$90.89	\$90.89	\$136.33	\$136.33	\$1,272.43
4410-10-000	Payroll Prep Fees Maint.	\$30.30	\$30.30	\$30.30	\$30.30	\$45.44	\$45.44	\$30.30	\$30.30	\$30.30	\$30.30	\$45.44	\$45.44	\$424.14
4411-00-000	Maintenance Uniforms	\$94.39	\$94.39	\$94.39	\$94.39	\$94.39	\$94.39	\$94.39	\$94.39	\$94.39	\$94.39	\$94.39	\$94.39	\$1,132.69
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$1,260.00
4419-00-000 4420-00-000	Total General Maint Expense	\$4,341.34	\$4,341.34	\$4,341.34	\$4,341.34	\$6,093.21	\$6,093.21	\$4,341.34	\$4,341.34	\$4,341.34	\$4,341.34	\$6,093.21	\$6,093.21	\$59,103.58
4420-01-000	Materials	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00
4420-01-000	Supplies-Grounds Seasonal 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
4420-02-000	Supplies-Appliance Parts	\$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
4420-03-000	Supplies-Painting/Decorating	\$260.57	\$260.57	\$260.57	\$260.57	\$260.57	\$260.57	\$260.57	\$260.57	\$260.57	\$260.57	\$260.57	\$260.57	\$3,126.84
4420-03-100	Hardware Doors/Windows/Locks	\$140.33	\$140.33	\$140.33	\$140.33	\$140.33	\$140.33	\$140.33	\$140.33	\$140.33	\$140.33	\$140.33	\$140.33	\$1,683.95
4420-03-200	Window Treatments	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$504.00
4420-04-000	Electrical - Supplies/Fixtures	\$150.50	\$150.50	\$150.50	\$150.50	\$150.50	\$150.50	\$150.50	\$150.50	\$150.50	\$150.50	\$150.50	\$150.50	\$1,806.00
4420-06-000	Supplies-Janitorial/Cleaning	\$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
4420-07-000	Repairs - Materials & Supplies	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
4420-08-000	Supplies-Plumbing	\$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
4420-09-000	Supplies- Tools Equipmt	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$90.22	\$1,082.64
4420-09-100	Security Equipment,Locks,Alarms	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$86.50	\$1,038.00
4420-10-000	Maint - Miscellaneous Supplies	\$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
4420-11-000	Supplies- HVAC	\$105.56	\$105.56	\$105.56	\$105.56	\$105.56	\$105.56	\$105.56	\$105.56	\$105.56	\$105.56	\$105.56	\$105.56	\$1,266.72
4420-12-000	Supplies- Painting	\$98.59	\$98.59	\$98.59	\$98.59	\$98.59	\$98.59	\$98.59	\$98.59	\$98.59	\$98.59	\$98.59	\$98.59	\$1,183.10
4429-00-000	Total Materials	\$1,504.27	\$1,504.27	\$1,504.27	\$1,504.27	\$1,504.27	\$1,504.27	\$1,504.27	\$1,504.27	\$1,504.27	\$1,504.27	\$1,504.27	\$1,504.27	\$18,051.25
4430-00-000	Contract Costs													

4430-01-000	Contract-Fire Alarm/Extinguisher	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$37.08	\$444.96
4430-01-100	Fire Alarms/Extinguisher Repairs	\$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
4430-03-000	Contract-Building Repairs - Exterior	\$10.00 \$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
	9 ,													
4430-03-100	Contract-Building Repairs - Interior	\$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
4430-03-300	Repairs - Windows/Glass	\$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	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00
4430-07-000	Contract-Exterminating/Pest Control	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$615.77	\$7,389.24
4430-09-000	Contract-Other	\$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
4430-11-000	Contract-Plumbing	\$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
4430-13-000	Contract-HVAC - Repairs & Maint	\$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
4430-18-000	Contract-Alarm Monitoring	\$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
4430-23-000	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	\$2,000.00	\$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
4430-26-000	Contract-Security Camera System	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$480.93	\$5,771.16
4439-00-000	Total Contract Costs	\$3,333.78	\$3,333.78	\$3,333.78	\$3,333.78	\$3,333.78	\$3,333.78	\$3,333.78	\$3,333.78	\$3,333.78	\$3,333.78	\$3,333.78	\$3,333.78	\$40,005.36
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$9,179.39	\$9,179.39	\$9,179.39	\$9,179.39	\$10,931.26	\$10,931.26	\$9,179.39	\$9,179.39	\$9,179.39	\$9,179.39	\$10,931.26	\$10,931.26	\$117,160.19
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	\$3,800.19	\$3,800.19	\$3,800.19	\$3,800.19	\$3,800,19	\$3,800.19	\$3,800.19	\$3,800.19	\$3,800.19	\$3,800.19	\$3,800.19	\$3,800.19	\$45,602.28
4510-01-000	General Liability Insurance - Auto	\$393.17	\$393.17	\$393.17	\$393.17	\$393.17	\$393.17	\$393.17	\$393.17	\$393.17	\$393.17	\$393.17	\$393.17	\$4,718.04
4521-00-000	Misc. Taxes/Licenses/Insurance	\$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
4521-01-000	Replacement reserve Escrow	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$21,600.00
4525-00-000	Real Estate Taxes	\$2,564.13	\$2,564.13	\$2,564.13	\$2,564.13	\$2,564.13	\$2,564.13	\$2,564.13	\$2,564.13	\$2,564.13	\$2,564.13	\$2,564.13	\$2,564.13	\$30,769.56
4570-00-000	Reduction in Rental Income	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$418.86	\$5,026.32
4599-00-000	TOTAL GENERAL EXPENSES	\$8,976.35	\$8,976.35	\$8,976.35	\$8,976.35	\$8,976.35	\$8,976.35	\$8,976.35	\$8,976.35	\$8,976.35	\$8,976.35	\$8,976.35	\$8,976.35	\$107,716.20
4399-00-000	TOTAL GLINERAL EXPLINALS	\$0,570.33	\$0,570.55	\$0,570.55	\$0,570.55	\$0,570.55	\$0,970.33	\$0,970.33	\$0,570.55	\$0,570.33	\$0,570.33	\$0,970.33	\$0,570.55	\$107,710.20
4800-00-000	FINANCING EXPENSE													
4853-02-000	Loan Servicing Fee	\$0.00	\$0.00	\$669.59	\$0.00	\$0.00	\$669.59	\$0.00	\$0.00	\$669.59	\$0.00	\$0.00	\$669.59	\$2,678.36
4855-00-000	<u> </u>	\$1,026.19	\$1,026.19	\$1,026.19	\$1,026.19	\$1,026.19	\$1,026.19	\$1,026.19	\$1,026.19	\$1,026.19	\$1,026.19	\$1,026.19	\$1,026.19	\$2,076.36 \$12,314.28
4855-03-000	Interest Expense-Mortgage													\$1,737.36
	Interest Expense - Home Loan	\$144.78	\$144.78	\$144.78	\$144.78	\$144.78	\$144.78	\$144.78	\$144.78	\$144.78	\$144.78	\$144.78	\$144.78	
4855-04-000	Interest Expense - LHA	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$2,818.00	\$33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	\$3,988.97	\$3,988.97	\$4,658.56	\$3,988.97	\$3,988.97	\$4,658.56	\$3,988.97	\$3,988.97	\$4,658.56	\$3,988.97	\$3,988.97	\$4,658.56	\$50,546.00
5000-00-000	NON-OPERATING ITEMS													
		¢27.02F.41	¢27.025.41	¢27.02F.41	¢27.025.41	¢27.02F.41	¢27.025.41	¢27.02F.41	¢27.025.41	¢27.02F.41	#27 02F 41	¢27.02F.41	¢27.025.41	±455 224 02
5100-01-000	Depreciation Expense	\$37,935.41	\$37,935.41	\$37,935.41	\$37,935.41	\$37,935.41	\$37,935.41	\$37,935.41	\$37,935.41	\$37,935.41	\$37,935.41	\$37,935.41	\$37,935.41	\$455,224.92
5100-50-000	Amortization Expense	\$1,159.42	\$1,159.42	\$1,159.42	\$1,159.42	\$1,159.42	\$1,159.42	\$1,159.42	\$1,159.42	\$1,159.42	\$1,159.42	\$1,159.42	\$1,159.42	\$13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$39,094.83	\$39,094.83	\$39,094.83	\$39,094.83	\$39,094.83	\$39,094.83	\$39,094.83	\$39,094.83	\$39,094.83	\$39,094.83	\$39,094.83	\$39,094.83	\$469,137.96
5600-00-100	CAPITAL REPLACEMENT ITEMS													
5600-00-100	Refrigerators	\$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
	5	1		1	1	1						1		
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
5600-04-000	Hot Water Heaters	\$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
5600-08-000	HVAC(Buildings, units, etc)	\$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
5600-17-000	Ceiling Fans	\$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
5600-18-000	Other Capital Replacement	\$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
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPENSES	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$31,200.00
5699-01-000	Rmbrs. Replacement Reserve	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$2,600.00)	(\$31,200.00)
8000-00-000	TOTAL EXPENSES	\$81,164.14	\$81,164.14	\$81,833.73	\$81,164.14	\$85,074.63	\$85,303.24	\$81,170.14	\$81,171.14	\$81,841.73	\$81,173.14	\$85,074.63	\$85,435.91	\$991,570.68
0000 00 000	NET INCOME	(+24.050.00)	(+24.050.05)	(+24 720 55)	(#24.050.00)	(+27.070.15)	(+20.100.00)	(#24.0CE.CC)	(+24.000.00)	(+24 727 55)	(+24.000.00)	(+27.070.15)	(+20, 224, 72)	(±426 220 E2)
9000-00-000	NET INCOME NET INCOME AFTER DEPRECIATION	(\$34,059.96)	(\$34,059.96)	(\$34,729.55)	(\$34,059.96)	(\$37,970.45)	(\$38,199.06)	(\$34,065.96)	(\$34,066.96)	(\$34,737.55)	(\$34,068.96)	(\$37,970.45)	(\$38,331.73)	(\$426,320.53)
	NET INCOME AFTER DEFRECIATION	\$5,034.87	\$5,034.87	\$4,365.28	\$5,034.87	\$1,124.38	\$895.77	\$5,028.87	\$5,027.87	\$4,357.28	\$5,025.87	\$1,124.38	\$763.10	\$42,817.43

Dakota Park Partnership (.partdak)

12 Month Actual to Budget

January 1 to December 31 2019 Book = Accrual

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	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	\$9,769.45	\$9,769.45	\$9,769.45	\$9,769.45	\$9,769.45	\$9,769.45	\$9,769.45	\$9,769.45	\$9,769.45	\$9,769.45	\$9,769.45	\$9,769.45	\$117,233.42
3112-02-000	Gain to Lease Sec8	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$1,776.00	\$21,312.00
3114-00-000	Less: Concessions	\$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
3119-00-000	Total Rental Income	\$11,545.45	\$11,545.45	\$11,545.45	\$11,545.45	\$11,545.45	\$11,545.45	\$11,545.45	\$11,545.45	\$11,545.45	\$11,545.45	\$11,545.45	\$11,545.45	\$138,545.42
3120-00-000	Other Tenant Income													
3120-03-000	Damages & Cleaning	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$2,688.00
3120-04-000	Late and Admin Charges	\$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
3120-05-000	Legal Fees - Tenant	\$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
3120-06-000	NSF Charges	\$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
3120-09-000	Misc.Tenant Income	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$165.50	\$1,986.00
3120-10-000	Application Fees	\$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
3120-11-000	Forfeited Security Deposits	\$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
3129-00-000	Total Other Tenant Income	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$1,419.50	\$17,034.00
3199-00-000	TOTAL TENANT INCOME	\$12,964.95	\$12,964.95	\$12,964.95	\$12,964.95	\$12,964.95	\$12,964.95	\$12,964.95	\$12,964.95	\$12,964.95	\$12,964.95	\$12,964.95	\$12,964.95	\$155,579.42
3400-00-000	GRANT INCOME													
3401-00-000	Government Subsidy Income	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$96,000.00
3499-00-000	TOTAL GRANT INCOME	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$96,000.00
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$12.00
3610-01-000	Interest Income - Unrestricted	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$12.00
3650-00-000	Miscellaneous Other 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
3650-01-000	3rd Party Eviction Processing	\$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
3690-00-000	Other 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
3699-00-000	TOTAL OTHER INCOME	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$24.00
3999-00-000	TOTAL INCOME	\$20,966.95	\$20,966.95	\$20,966.95	\$20,966.95	\$20,966.95	\$20,966.95	\$20,966.95	\$20,966.95	\$20,966.95	\$20,966.95	\$20,966.95	\$20,966.95	\$251,603.42
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$2,100.00	\$2,100.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$2,100.00	\$2,100.00	\$19,600.00
4110-00-001	401K-401A Admin	\$56.00	\$56.00	\$56.00	\$56.00	\$84.00	\$84.00	\$56.00	\$56.00	\$56.00	\$56.00	\$84.00	\$84.00	\$784.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$107.10	\$107.10	\$107.10	\$107.10	\$160.65	\$160.65	\$107.10	\$107.10	\$107.10	\$107.10	\$160.65	\$160.65	\$1,499.40
4110-00-004	Workers Comp Admin	\$42.00	\$42.00	\$42.00	\$42.00	\$63.00	\$63.00	\$42.00	\$42.00	\$42.00	\$42.00	\$63.00	\$63.00	\$588.00
4110-00-007	Payroll Prep Fees	\$14.00	\$14.00	\$14.00	\$14.00	\$21.00	\$21.00	\$14.00	\$14.00	\$14.00	\$14.00	\$21.00	\$21.00	\$196.00
4110-07-000	Health/Life Insurance	\$241.84	\$241.84	\$241.84	\$241.84	\$422.76	\$241.84	\$241.84	\$241.84	\$241.84	\$241.84	\$422.76	\$241.84	\$3,263.92
4110-99-000	Total Administrative Salaries	\$1,860.94	\$1,860.94	\$1,860.94	\$1,860.94	\$2,851.41	\$2,670.49	\$1,860.94	\$1,860.94	\$1,860.94	\$1,860.94	\$2,851.41	\$2,670.49	\$25,931.32
4120-99-000	Total Admin. Salaries & Benefits	\$1,860.94	\$1,860.94	\$1,860.94	\$1,860.94	\$2,851.41	\$2,670.49	\$1,860.94	\$1,860.94	\$1,860.94	\$1,860.94	\$2,851.41	\$2,670.49	\$25,931.32
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	\$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	\$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
4130-99-000	Total Legal Expense	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$12,180.00
4139-00-000	Other Admin Expenses													
4171-00-000	Auditing 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
4173-00-000	Management Fee	\$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
4173-01-000	Bookkeeping Fee	\$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
4173-02-000	Asset Management Fee	\$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
4182-00-000	Consultants	\$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
4189-00-000	Total Other Admin Expenses	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$33,000.00
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/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

4190-02-000	Printing/Publications & Subscriptions	\$33.13	\$33.13	\$33.13	\$33.13	\$33.13	\$33.13	\$33.13	\$33.13	\$33.13	\$33.13	\$33.13	\$33.13	\$397.59
4190-03-000	Advertising Publications	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$276.00
4190-03-100	Marketing Exp -Brochures	\$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	\$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	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$540.00
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
4190-08-100	Express Mail/FED EX/DHL	\$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	\$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
4190-13-000	Internet	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
4190-19-000	IT Contract Fees	\$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
4190-20-000	Bank Fees - Restricted	\$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
4190-20-100	Bank Fees - Unrestricted	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$180.00
4190-22-000											\$50.00			\$600.00
	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	
4190-22-300	Misc Renting Expense & Compliance Contracts	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$2,520.00
4190-24-000	Govt Licenses-Fees-Permits	\$255.00	\$255.00	\$255.00	\$255.00	\$255.00	\$255.00	\$255.00	\$255.00	\$255.00	\$255.00	\$255.00	\$255.00	\$3,060.00
4191-00-000	Total Miscellaneous Admin Expenses	\$1,266.13	\$1,266.13	\$1,266.13	\$1,266.13	\$1,266.13	\$1,266.13	\$1,266.13	\$1,266.13	\$1,266.13	\$1,266.13	\$1,266.13	\$1,266.13	\$15,193.59
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$6,892.07	\$6,892.07	\$6,892.07	\$6,892.07	\$7,882.54	\$7,701.62	\$6,892.07	\$6,892.07	\$6,892.07	\$6,892.07	\$7,882.54	\$7,701.62	\$86,304.91
4200-00-000	TENANT SERVICES													
4230-00-000	Resident Services Exp	\$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
							4 10100					7.0.00		
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$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
4300-00-000	UTILITIES													
4310-00-000	Water	\$60.64	\$60.64	\$60.64	\$60.64	\$60.64	\$60.64	\$60.64	\$60.64	\$60.64	\$60.64	\$60.64	\$60.64	\$727.65
4320-00-000	Electricity	\$603.63	\$603.63	\$603.63	\$603.63	\$603.63	\$603.63	\$603.63	\$603.63	\$603.63	\$603.63	\$603.63	\$603.63	\$7,243.54
4340-00-000	Garbage/Trash Removal	\$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
	-													
4390-00-000	Sewer	\$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
4390-01-100	Water/Sewer Combined	\$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
4399-00-000	TOTAL UTILITY EXPENSES	\$1,564.27	\$1,564.27	\$1,564.27	\$1,564.27	\$1,564.27	\$1,564.27	\$1,564.27	\$1,564.27	\$1,564.27	\$1,564.27	\$1,564.27	\$1,564.27	\$18,771.19
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	\$750.00	\$750.00	\$750.00	\$750.00	\$1,125.00	\$1,125.00	\$750.00	\$750.00	\$750.00	\$750.00	\$1,125.00	\$1,125.00	\$10,500.00
														,
4410-06-000	401K-401A Maintenance	\$30.00	\$30.00	\$30.00	\$30.00	\$45.00	\$45.00	\$30.00	\$30.00	\$30.00	\$30.00	\$45.00	\$45.00	\$420.00
4410-07-000	Payroll Taxes Maintenance	\$57.38	\$57.38	\$57.38	\$57.38	\$86.06	\$86.06	\$57.38	\$57.38	\$57.38	\$57.38	\$86.06	\$86.06	\$803.25
4410-09-000	Workers Comp Maintenance	\$22.50	\$22.50	\$22.50	\$22.50	\$33.75	\$33.75	\$22.50	\$22.50	\$22.50	\$22.50	\$33.75	\$33.75	\$315.00
4410-10-000	Payroll Prep Fees Maint.	\$7.50	\$7.50	\$7.50	\$7.50	\$11.25	\$11.25	\$7.50	\$7.50	\$7.50	\$7.50	\$11.25	\$11.25	\$105.00
4411-00-000	Maintenance Uniforms	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$7.00	\$84.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	\$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
4419-00-000		\$884.38	\$884.38	\$884.38	\$884.38	\$1,318.06	\$1,318.06	\$884.38	\$884.38	\$884.38	\$884.38	\$1,318.06	\$1,318.06	\$12,347.25
	Total General Maint Expense	\$884.38	\$884.38	\$884.38	\$884.38	\$1,318.06	\$1,318.00	\$884.38	\$884.38	\$884.38	\$884.38	\$1,318.06	\$1,318.00	\$12,347.25
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	\$52.79	\$52.79	\$52.79	\$52.79	\$52.79	\$52.79	\$52.79	\$52.79	\$52.79	\$52.79	\$52.79	\$52.79	\$633.52
4420-02-000	Supplies-Appliance Parts	\$86.20	\$86.20	\$86.20	\$86.20	\$86.20	\$86.20	\$86.20	\$86.20	\$86.20	\$86.20	\$86.20	\$86.20	\$1,034.39
4420-03-000	Supplies-Painting/Decorating	\$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	\$51.03	\$51.03	\$51.03	\$51.03	\$51.03	\$51.03	\$51.03	\$51.03	\$51.03	\$51.03	\$51.03	\$51.03	\$612.39
4420-04-000	Electrical - Supplies/Fixtures	\$163.95	\$163.95	\$163.95	\$163.95	\$163.95	\$163.95	\$163.95	\$163.95	\$163.95	\$163.95	\$163.95	\$163.95	\$1,967.34
4420-06-000	Supplies-Janitorial/Cleaning	\$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
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	\$85.57	\$85.57	\$85.57	\$85.57	\$85.57	\$85.57	\$85.57	\$85.57	\$85.57	\$85.57	\$85.57	\$85.57	\$1,026.78
4420-11-000	Supplies- HVAC	\$32.10	\$32.10	\$32.10	\$32.10	\$32.10	\$32.10	\$32.10	\$32.10	\$32.10	\$32.10	\$32.10	\$32.10	\$385.21
4420-12-000	Supplies- Painting	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$95.50	\$1,146.00
4429-00-000	Total Materials	\$1,587.14	\$1,587.14	\$1,587.14	\$1,587.14	\$1,587.14	\$1,587.14	\$1,587.14	\$1,587.14	\$1,587.14	\$1,587.14	\$1,587.14	\$1,587.14	\$19,045.63
4430-00-000	Contract Costs	T-/	T-/	T-/	T-/	T-/	T-/	7-/	4-/	T-/	4-/	T-/	T-/	7/
		+22.00	+22.00	+22.00	+22.00	+22.00	+22.00	+22.00	+22.00	+22.00	+22.00	+22.00	+22.00	+254.00
4430-01-000	Contract-Fire Alarm/Extinguisher	\$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
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	\$220.03	\$220.03	\$220.03	\$220.03	\$220.03	\$220.03	\$220.03	\$220.03	\$220.03	\$220.03	\$220.03	\$220.03	\$2,640.32
4430-09-000	Contract-Other	\$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
4430-13-000	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
4430-16-000	Contract-Maintenance Consultants	\$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
4430-18-000	Contract-Alarm Monitoring	\$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
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-24-000	Contract -Grounds -Landscaping	\$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
4439-00-000	Total Contract Costs	\$1,912.03	\$1,912.03	\$1,912.03	\$1,912.03	\$1,912.03	\$1,912.03	\$1,912.03	\$1,912.03	\$1,912.03	\$1,912.03	\$1,912.03	\$1,912.03	\$22,944.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$4,383.54	\$4,383.54	\$4,383.54	\$4,383.54	\$4,817.23	\$4,817.23	\$4,383.54	\$4,383.54	\$4,383.54	\$4,383.54	\$4,817.23	\$4,817.23	\$54,337.20
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	\$1,621.78	\$1,621.78	\$1,621.78	\$1,621.78	\$1,621.78	\$1,621.78	\$1,621.78	\$1,621.78	\$1,621.78	\$1,621.78	\$1,621.78	\$1,621.78	\$19,461.36
4210-00-000	modrance -mopercy/Liability	91,021./0	\$1,UZ1./O	φ1,UZ1./O	p1,UZ1./O	φ1,021./0	91,021./0	\$1,UZ1./O	91,021./0	φ1,021./0	φ1,UZ1./O	φ1,021./0	\$1,UZ1./O	\$17,T01.30

4525-00-000	Real Estate Taxes	\$926.21	\$926.21	\$926.21	\$926.21	\$926.21	\$926.21	\$926.21	\$926.21	\$926.21	\$926.21	\$926.21	\$926.21	\$11,114.52
4530-00-000	Severance 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
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	\$2,897.99	\$2,897.99	\$2,897.99	\$2,897.99	\$2,897.99	\$2,897.99	\$2,897.99	\$2,897.99	\$2,897.99	\$2,897.99	\$2,897.99	\$2,897.99	\$34,775.88
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-002	Tenant Utility Payments - PH	\$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
4715-03-000	FSS Escrow Payments	\$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
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	\$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
4800-00-000	FINANCING EXPENSE													
4851-00-000	HOPE VI Mortgage Note Interest	\$3,394.31	\$3,394.31	\$3,394.31	\$3,394.31	\$3,394.31	\$3,394.31	\$3,394.31	\$3,394.31	\$3,394.31	\$3,394.31	\$3,394.31	\$3,394.31	\$40,731.72
4852-00-000	SunTrust Mortgage Note Interest	\$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
4853-02-000	Loan Servicing Fee	\$265.41	\$265.41	\$265.41	\$265.41	\$265.41	\$265.41	\$265.41	\$265.41	\$265.41	\$265.41	\$265.41	\$265.41	\$3,184.94
4855-00-100	Interest Expense	\$1,448.65	\$1,448.65	\$1,448.65	\$1,448.65	\$1,448.65	\$917.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,160.73
4899-00-000	TOTAL FINANCING EXPENSES	\$5,108.37	\$5,108.37	\$5,108.37	\$5,108.37	\$5,108.37	\$4,577.20	\$3,659.72	\$3,659.72	\$3,659.72	\$3,659.72	\$3,659.72	\$3,659.72	\$52,077.39
5000-00-000	NON-OPERATING ITEMS													
5100-01-000		\$2,011.95	\$2,011.95	\$2,011.95	\$2,011.95	\$2,011.95	\$2,011.95	\$2,011.95	\$2,011.95	\$2,011.95	\$2,011.95	\$2,011.95	\$2,011.95	\$24,143.40
5100-01-000	Depreciation Expense Amortization Expense	\$2,011.95	\$2,011.93	\$2,011.95	\$2,011.93	\$2,011.93	\$2,011.95	\$2,011.93	\$2,011.93	\$2,011.95	\$329.07	\$329.07	\$329.07	
	·		\$329.07	\$2,341.02	\$329.07	\$329.07	\$2,341.02		\$329.07	\$2,341.02	\$2,341.02	\$29.07	\$329.07	\$3,948.84 \$28,092.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$2,341.02	\$2,341.02	\$2,341.02	\$2,341.02	\$2,341.02	\$2,341.02	\$2,341.02	\$2,341.02	\$2,341.02	\$2,341.02	\$2,341.02	\$2,341.02	\$28,092.24
5600-00-100	CAPITAL REPLACEMENT ITEMS													
5600-01-000	Refrigerators	\$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
5600-02-000	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	\$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
5600-04-000	Hot Water Heaters	\$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
5600-09-000 5600-18-000	Awnings Other Capital Replacement	\$0.00 \$400.00	\$0.00 \$4,800.00											
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPENSES	\$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
5699-01-000	Rmbrs. Replacement Reserve	(\$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)
8000-00-000	TOTAL EXPENSES	\$23,627.26	\$23,627.26	\$23,627.26	\$23,627.26	\$25,051.42	\$24,339.33	\$22,178.61	\$22,178.61	\$22,178.61	\$22,178.61	\$23,602.77	\$23,421.85	\$279,638.81
9000-00-000	NET INCOME	(\$2,660.31)	(\$2,660.31)	(\$2,660.31)	(\$2,660.31)	(\$4,084.46)	(\$3,372.37)	(\$1,211.66)	(\$1,211.66)	(\$1,211.66)	(\$1,211.66)	(\$2,635.81)	(\$2,454.89)	(\$28,035.39)
	NET INCOME AFTER DEPRECIATION	(\$319.29)	(\$319.29)	(\$319.29)	(\$319.29)	(\$1,743.44)	(\$1,031.35)	\$1,129.36	\$1,129.36	\$1,129.36	\$1,129.36	(\$294.79)	(\$113.87)	\$56.85

Renaissance Partnership (.partren)

12 Month Actual to Budget

January 1 to December 31 2019 Book = Accrual

Jan 2019 Feb 2019 Mar 2019 Apr 2019 May 2019 Jun 2019 Jul 2019 Aug 2019 Sep 2019 Oct 2019 Nov 2019 Dec 2019 Total 2999-99-999 Revenue & Expenses 3000-00-000 INCOME 3100-00-000 TENANT INCOME 3101-00-000 Rental Income 3110-00-000 Gross Market Rent Potential \$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 3110-04-000 Other Tenant Rent Adi \$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 \$540,415.50 \$45,034,63 \$45,034,63 \$45,034.63 \$45,034,63 \$45,034,63 \$45,034,63 \$45,034,63 \$45,034,63 \$45,034,63 3111-00-000 Tenant Rent \$45,034,63 \$45,034,63 \$45,034,63 3112-02-000 Gain to Lease Sec8 \$14,590,00 \$14,590,00 \$14,590,00 \$14,590.00 \$14,590,00 \$14,590,00 \$14,590.00 \$14,590,00 \$14,590.00 \$14,590.00 \$14,590,00 \$14,590.00 \$175,080,00 3114-00-000 \$0.00 \$59,624.63 \$0.00 \$59.624.63 \$0.00 \$59,624.63 \$0.00 \$59,624.63 \$0.00 \$59,624,63 \$0.00 \$715,495,50 Less: Concessions \$0.00 \$59,624,63 \$0.00 \$59,624,63 \$0.00 \$59,624,63 \$0.00 \$59,624,63 \$0.00 \$59,624,63 \$59,624.63 3119-00-000 Total Rental Income \$59,624.63 3120-00-000 Other Tenant Income \$900.00 3120-01-000 Vending 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 3120-01-100 \$231.59 \$231.59 \$231.59 \$2,779.08 Laundry Room Income \$231.59 \$231.59 \$231.59 \$231.59 \$231.59 \$231.59 \$231.59 \$231.59 \$231.59 3120-03-000 Damages & Cleaning \$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 3120-04-000 Late and Admin Charges \$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 3120-05-000 Legal Fees - Tenant \$457.00 \$457.00 \$457.00 \$457.00 \$457.00 \$457.00 \$457.00 \$457.00 \$457.00 \$457.00 \$457.00 \$457.00 \$5,484.00 3120-06-000 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$60.00 NSF Charges \$5.00 \$5.00 3120-07-000 Tenant Owed Utilities \$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 3120-09-000 Misc.Tenant Income \$416.67 \$416.67 \$416.67 \$416.67 \$416.67 \$416.67 \$416.67 \$416.67 \$416.67 \$416.67 \$5,000.04 \$416.67 \$416.67 3120-10-000 Application 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 3120-11-000 Forfeited Security Deposits \$200.00 \$200.00 \$200.00 \$200.00 \$200.00 \$200.00 \$200.00 \$200.00 \$200.00 \$200.00 \$2,400.00 3129-00-000 Total Other Tenant Income \$2,510.26 \$62,134.89 \$2,510.26 \$62,134.89 \$2,510.26 \$62,134.89 \$2,510.26 \$62,134.89 \$2,510.26 \$62,134.89 \$2,510.26 \$62,134.89 \$2,510.26 \$62,134.89 \$2,510.26 \$62,134.89 \$30,123.12 \$745,618.62 3199-00-000 TOTAL TENANT INCOME \$62 134 8 3400-00-000 GRANT INCOME 3401-00-000 Government Subsidy Income \$27,366.0 \$27,366.05 \$27,366.05 \$27,366.05 \$27,366.05 27,366.05 3499-00-000 TOTAL GRANT INCOME \$27,366.05 \$27,366.05 \$27,366.05 \$27,366.05 \$27,366.05 \$27,366.05 \$27,366.05 \$27,366.05 \$27,366.05 \$27,366.05 \$328,392,60 3600-00-000 OTHER INCOME 3610-00-000 Interest Income - Restricted \$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 3640-00-000 Fraud Recovery - UNP \$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 3650-00-000 Miscellaneous Other 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 3650-01-000 3rd Party Eviction Processing \$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 3690-00-000 Other 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 3699-00-000 TOTAL OTHER INCOME \$300.00 \$300.00 \$3,600.00 \$300.00 \$300.00 \$300.00 \$300.00 \$300.00 \$300.00 \$300.00 \$300.00 \$300.00 \$300.00 3999-00-000 TOTAL INCOME \$89,800,94 \$89,800,94 \$89,800,94 \$89,800,94 \$89,800,94 \$89,800,94 \$89,800,94 \$89,800,94 \$89,800,94 \$89,800,94 \$89,800,94 \$89,800,94 \$1,077,611.22 4000-00-000 EXPENSES 4100-00-000 ADMINISTRATIVE 4100-99-000 Administrative Salaries 4110-00-000 Administrative Salaries \$7,103.69 \$7,103.69 \$7 103 69 \$7,103,69 \$10,655,53 \$10,655,53 \$7,103,69 \$7,103,69 \$7,103,69 \$7 103 69 \$10,655,53 \$10.655.53 \$99 451 64 \$284.15 \$284.15 \$284.15 \$3,978.07 4110-00-001 401K-401A Admin \$284.15 \$284.15 \$284.15 \$426.22 \$426.22 \$284.15 \$284.15 \$426.22 \$426.22 Payroll Taxes Adm(SUI/FICA/FUTA) 4110-00-002 \$543.43 \$543.43 \$543.43 \$543.43 \$815.15 \$815.15 \$543.43 \$543.43 \$543.43 \$543.43 \$815.15 \$815.15 \$7,608.05 \$2,983.55 4110-00-004 Workers Comp Admin \$213.11 \$213.11 \$213.11 \$213.11 \$319.67 \$319.67 \$213.11 \$213.11 \$213.11 \$213.11 \$319.67 \$319.67 4110-00-007 Payroll Prep Fees \$100.00 \$100.00 \$100.00 \$100.00 \$125.00 \$125.00 \$100.00 \$100.00 \$100.00 \$100.00 \$125.00 \$125.00 \$1,300.00 4110-07-000 Health/Life Insurance \$1,700.00 \$1,700.00 \$1,700.00 \$1,700.00 \$1,850.00 \$1,850.00 \$1,700.00 \$1,700.00 \$1,700.00 \$1,700.00 \$1,850.00 \$1,850.00 \$21,000.00 4110-99-000 Total Administrative Salaries \$9 944 38 \$9,944,38 \$9,944,38 \$9,944,38 \$14,191.57 \$14,191,57 \$9,944,38 \$9,944,38 \$9 944 38 \$9,944,38 \$14,191,57 \$14 191 57 \$136,321,31 4120-99-000 Total Admin, Salaries & Benefits \$9,944,38 \$9,944,38 \$9,944,38 \$9,944,38 \$14,191.57 \$14,191,57 \$9,944,38 \$9,944,38 \$9,944,38 \$9,944,38 \$14,191.57 \$14,191.57 \$136,321,31 4130-00-000 Legal Expense \$400.00 \$400.00 \$400.00 \$400.00 \$400.00 \$400.00 \$400.00 \$400.00 \$400.00 4130-00-001 Eviction Legal Fees \$400.00 \$400.00 \$400.00 \$4,800.00 4130-02-000 Criminal Background / Credit Checks \$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 4130-04-000 General Legal Expense \$500.00 \$500.00 \$500.00 \$500.00 \$500.00 \$500.00 \$500.00 \$500.00 \$500.00 \$6,000.00 Take over REN \$500.00 \$500.00 \$500.00 4130-99-000 Total Legal Expense \$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 \$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 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 4160-02-000 Administration (General) \$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 4170-00-000 Accounting/Bookkeeping Fees \$1,470,00 \$1,470,00 \$1,470,00 \$1,470,00 \$1,470.00 \$17,640,00 \$1,470.00 \$1,470,00 \$1,470,00 \$1,470.00 \$1,470.00 \$1,470,00 \$1,470,00 4171-00-000 Auditing Fees \$1,179.00 \$1,179.00 \$1,179.00 \$1,179.00 \$1,179.00 \$1,179.00 \$1,179.00 \$1,179.00 \$1,179.00 \$1,179.00 \$1,179.00 \$1,179.00 \$14,148.00 4173-00-000 Management Fee \$7,500.00 \$7,500.00 \$7,500.00 \$7,500.00 \$7,500.00 \$7,500.00 \$7,500.00 \$7,500.00 \$7,500.00 \$7,500.00 \$7,500.00 \$7,500.00 \$90,000.00 4173-02-000 Asset Management Fee \$1,960.00 \$1,960.00 \$1,960.00 \$1,960.00 \$1,960.00 \$1,960.00 \$1,960.00 \$1,960.00 \$1,960.00 \$1,960.00 \$1,960.00 \$1,960.00 \$23,520.00 4174-00-000 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$300.00 Marketing Events \$25.00 \$25.00 \$25.00 \$25.00 4174-00-001 Marketing Exp - Brochures & Other Adv \$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 4182-00-000 Consultants \$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 Extra Time Work Stinend 4182-01-000 \$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 Total Other Admin Expenses 4189-00-000 \$12 814 00 \$12 814 00 \$12 814 00 \$12 814 00 \$12,814.00 \$12 814 00 \$12 814 00 \$12 814 00 \$12 814 00 \$12,814,00 \$12,814,00 \$12 814 00 \$153 768 00 4190-00-000 Miscellaneous Admin Expenses 4190-01-000 Membership/Subscriptions/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 4190-02-000 Printing/Publications & Subscriptions \$45.00 \$45.00 \$45.00 \$45.00 \$45.00 \$45.00 \$45.00 \$45.00 \$45.00 \$45.00 \$45.00 \$45.00 \$540.00 4190-03-000 Advertising Publications \$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 4190-03-100 Marketing Exp -Brochures \$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 4190-04-000 Stationery & Office Supplies \$132.84 \$132.84 \$132.84 \$132.84 \$132.84 \$132.84 \$132.84 \$132.84 \$132.84 \$132.84 \$132.84 \$132.84 \$1,594.07 4190-06-000 Computer Equipment \$122 N1 \$122.01 \$122.01 \$122.01 \$122.01 \$122.01 \$122.01 \$122.01 \$122.01 \$122.01 \$122.01 \$122.01 \$1 464 12 4190-07-000 Telephone \$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 4190-08-000 Postage \$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

4400 00 000	C	+046.66	+046.66	+046.66	+046.66	+046.66	+016.66	+016.66	+046.66	+046.66	+046.66	+046.66	+016.66	+0.700.00
4190-09-000 4190-10-000	Computer Software License Fees/Exp Copiers - Lease & Service	\$816.66 \$600.00	\$9,799.92 \$7,200.00											
4190-13-000	Internet	\$342.98	\$342.98	\$342.98	\$342.98	\$342.98	\$342.98	\$342.98	\$342.98	\$342.98	\$342.98	\$342.98	\$342.98	\$4,115.76
4190-19-000	IT Contract 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
4190-20-000	Bank Fees - Restricted	\$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
4190-20-100	Bank Fees - Unrestricted	\$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
4190-22-000	Other Misc Admin Expenses	\$94.16	\$94.16	\$94.16	\$94.16	\$94.16	\$94.16	\$94.16	\$94.16	\$94.16	\$94.16	\$94.16	\$94.16	\$1,129.90
4190-22-100	Other Misc Expenses	\$0.00 \$834.00	\$0.00											
4190-22-300 4190-24-000	Misc Renting Expense & Compliance Contracts Govt Licenses-Fees-Permits	\$834.00 \$243.00	\$10,008.00 \$2,916.00											
4190-24-000	Equipment Service Contracts	\$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	\$4,501.65	\$4,501.65	\$4,501.65	\$4,501.65	\$4,501.65	\$4,501.65	\$4,501.65	\$4,501.65	\$4,501.65	\$4,501.65	\$4,501.65	\$4,501.65	\$54,019.77
	TOTAL ADMINISTRATIVE EXPENSES	\$28,460.03	\$28,460.03	\$28,460.03	\$28,460.03	\$32,707.21	\$32,707.21	\$28,460.03	\$28,460.03	\$28,460.03	\$28,460.03	\$32,707.21	\$32,707.21	\$358,509.08
	TENANT SERVICES	±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
4220-00-000 4230-00-000	Resident Functions Resident Services Exp	\$0.00 \$250.00	\$0.00 \$3,000.00											
	TOTAL TENANT SERVICES 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
		7	7		7	7		7	7	7	,	,	4	4-,
4300-00-000														
4310-00-000	Water	\$643.40	\$643.40	\$643.40	\$643.40	\$643.40	\$643.40	\$643.40	\$643.40	\$643.40	\$643.40	\$643.40	\$643.40	\$7,720.83
4320-00-000 4340-00-000	Electricity	\$2,700.00 \$800.00	\$2,700.00 \$800.00	\$2,700.00 \$800.00	\$2,700.00 \$800.00	\$2,700.00	\$2,700.00	\$2,700.00 \$800.00	\$2,700.00	\$2,700.00 \$800.00	\$2,700.00 \$800.00	\$2,700.00 \$800.00	\$2,700.00 \$800.00	\$32,400.00
4390-00-000	Garbage/Trash Removal Sewer	\$2,418.89	\$2,418.89	\$2,418.89	\$2,418.89	\$800.00 \$2,418.89	\$800.00 \$2,418.89	\$2,418.89	\$800.00 \$2,418.89	\$2,418.89	\$2,418.89	\$2,418.89	\$2,418.89	\$9,600.00 \$29,026.73
	TOTAL UTILITY EXPENSES	\$6,562.30	\$6,562.30	\$6,562.30	\$6,562.30	\$6,562.30	\$6,562.30	\$6,562.30	\$6,562.30	\$6,562.30	\$6,562.30	\$6,562.30	\$6,562.30	\$78,747.56
		1.7		,						,	,			
	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense	411 162 44	411 162 44	÷11 162 44	÷11 102 44	#1C 74F 1C	#1C 74E 1C	#11 162 44	411 162 44	¢11 162 41	¢11 162 44	÷16 745 16	#1C 74E 1C	#1FC 200 1C
4410-00-000 4410-06-000	Maintenance Salaries 401K-401A Maintenance	\$11,163.44 \$446.54	\$11,163.44 \$446.54	\$11,163.44 \$446.54	\$11,163.44 \$446.54	\$16,745.16 \$669.81	\$16,745.16 \$669.81	\$11,163.44 \$446.54	\$11,163.44 \$446.54	\$11,163.44 \$446.54	\$11,163.44 \$446.54	\$16,745.16 \$669.81	\$16,745.16 \$669.81	\$156,288.16 \$6,251.53
4410-07-000	Pavroll Taxes Maintenance	\$854.00	\$854.00	\$854.00	\$854.00	\$1,281.00	\$1,281.00	\$854.00	\$854.00	\$854.00	\$854.00	\$1,281.00	\$1,281.00	\$11,956.04
4410-08-000	Health/Life Insurance Maint.	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$3,750.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$3,750.00	\$2,500.00	\$32,500.00
4410-09-000	Workers Comp Maintenance	\$334.90	\$334.90	\$334.90	\$334.90	\$502.35	\$502.35	\$334.90	\$334.90	\$334.90	\$334.90	\$502.35	\$502.35	\$4,688.64
4410-10-000	Payroll Prep Fees Maint.	\$111.63	\$111.63	\$111.63	\$111.63	\$167.45	\$167.45	\$111.63	\$111.63	\$111.63	\$111.63	\$167.45	\$167.45	\$1,562.88
4411-00-000	Maintenance Uniforms	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$195.58	\$2,346.96
4412-00-000	Maintenance Travel/Training	\$100.00 \$425.00	\$1,200.00											
4413-00-000 4419-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease Total General Maint Expense	\$425.00 \$16,131.10	\$425.00 \$16,131.10	\$425.00 \$16,131.10	\$425.00 \$16,131.10	\$425.00 \$23,836.36	\$425.00 \$22,586.36	\$425.00 \$16,131.10	\$425.00 \$16,131.10	\$425.00 \$16,131.10	\$425.00 \$16,131.10	\$425.00 \$23,836.36	\$425.00 \$22,586.36	\$5,100.00 \$221,894.22
4420-00-000	Materials	\$10,131.10	\$10,131.10	\$10,131.10	\$10,131.10	\$23,030.30	\$22,300.30	\$10,131.10	\$10,131.10	\$10,131.10	\$10,131.10	\$23,030.30	\$22,300.30	\$221,054.22
4420-01-000	Supplies-Grounds	\$105.30	\$105.30	\$105.30	\$105.30	\$105.30	\$105.30	\$105.30	\$105.30	\$105.30	\$105.30	\$105.30	\$105.30	\$1,263.60
4420-02-000	Supplies-Appliance Parts	\$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
4420-03-000	Supplies-Painting/Decorating	\$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
4420-03-100	Hardware Doors/Windows/Locks	\$352.03	\$352.03	\$352.03	\$352.03	\$352.03	\$352.03	\$352.03	\$352.03	\$352.03	\$352.03	\$352.03	\$352.03	\$4,224.31
4420-03-200	Window Treatments	\$66.79	\$66.79 \$475.00	\$801.47										
4420-04-000 4420-05-000	Electrical - Supplies/Fixtures Supplies-Exterminating	\$475.00 \$5.42	\$5,700.00 \$65.03											
4420-06-000	Supplies Exernifieding 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	\$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	\$631.19	\$631.19	\$631.19	\$631.19	\$631.19	\$631.19	\$631.19	\$631.19	\$631.19	\$631.19	\$631.19	\$631.19	\$7,574.32
4420-09-100	Security Equipment,Locks,Alarms	\$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
4420-10-000	Maint - Miscellaneous Supplies	\$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
4420-11-000 4420-12-000	Supplies- HVAC Supplies- Painting	\$35.00 \$350.00	\$420.00 \$4.200.00											
4429-00-000	Total Materials	\$3,965.73	\$3,965.73	\$3,965.73	\$3,965.73	\$3,965.73	\$3,965.73	\$3,965.73	\$3,965.73	\$3,965.73	\$3,965.73	\$3,965.73	\$3,965.73	\$47,588.73
4430-00-000	Contract Costs	1-7										, . ,		
4430-01-000	Contract-Fire Alarm/Extinguisher	\$382.23	\$382.23	\$382.23	\$382.23	\$382.23	\$382.23	\$382.23	\$382.23	\$382.23	\$382.23	\$382.23	\$382.23	\$4,586.77
4430-03-000	Contract-Building Repairs - Exterior	\$201.70	\$201.70	\$201.70	\$201.70	\$201.70	\$201.70	\$201.70	\$201.70	\$201.70	\$201.70	\$201.70	\$201.70	\$2,420.42
4430-03-100 4430-04-000	Contract-Building Repairs - Interior Contract-Carpet Cleaning	\$467.72 \$80.00	\$5,612.68 \$960.00											
4430-05-200	Painting Contract - Cycle Paint	\$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
4430-06-000	Contract-Electrical	\$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
4430-07-000	Contract-Exterminating/Pest Control	\$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
4430-09-000	Contract-Other	\$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
4430-11-000 4430-13-000	Contract-Plumbing Contract-HVAC - Repairs & Maint	\$125.00 \$850.00	\$1,500.00 \$10,200.00											
4430-13-000	Contract-HVAC - Repairs & Maint Contract-Elevator Monitoring	\$700.00	\$700.00	\$700.00	\$700.00	\$850.00 \$700.00	\$850.00 \$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$850.00	\$700.00	\$10,200.00
4430-18-000	Contract-Alarm Monitoring	\$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
4430-23-000	Contract-Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4430-24-000	Contract -Grounds -Landscaping	\$4,000.00	\$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
4430-24-100	Grounds - Sprinkler Maint	\$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
4430-25-100 4439-00-000	Garbage Removal - Other/Emerg Total Contract Costs	\$100.00 \$10.031.66	\$100.00 \$10,031.66	\$100.00 \$10.031.66	\$100.00 \$10.031.66	\$100.00 \$10.031.66	\$100.00 \$10.031.66	\$100.00 \$10.031.66	\$100.00 \$10.031.66	\$100.00 \$10,031.66	\$100.00 \$10.031.66	\$100.00 \$10.031.66	\$100.00 \$10.031.66	\$1,200.00 \$120.379.87
	TOTAL MAINTENANCE EXPENSES	\$10,031.66	\$30,128.48	\$30,128.48	\$10,031.66	\$37,833.74	\$10,031.66	\$10,031.66	\$10,031.66	\$10,031.66	\$10,031.66	\$37,833.74	\$36,583.74	\$120,379.87 \$389,862.82
		,2201.10		722,220110	,	,	,	,	,	+,-20.10	+,-20.10	,		7,
	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	\$6,298.02	\$6,298.02	\$6,298.02	\$6,298.02	\$6,298.02	\$6,298.02	\$6,298.02	\$6,298.02	\$6,298.02	\$6,298.02	\$6,298.02	\$6,298.02	\$75,576.24
4510-01-000	General Liability Insurance - Auto	\$348.41	\$348.41	\$348.41	\$348.41	\$348.41	\$348.41	\$348.41	\$348.41	\$348.41	\$348.41	\$348.41	\$348.41	\$4,180.92
4521-00-000 4570-00-000	Misc. Taxes/Licenses/Insurance Reduction in Rental Income	\$0.00 \$200.00	\$0.00 \$2,400.00											
4580-00-000	Security/Law Enforcement	\$100.00	\$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
	TOTAL GENERAL EXPENSES	\$6,946.43	\$6,946.43	\$6,946.43	\$6,946.43	\$6,946.43	\$6,946.43	\$6,946.43	\$6,946.43	\$6,946.43	\$6,946.43	\$6,946.43	\$6,946.43	\$83,357.16
	HOUSING ASSISTANCE PAYMENTS	+4 200 02	+4 200 00	+4 200 00	+4 200 00	+4 200 00	+4 200 00	+4 200 00	+4 200 00	+4 200 00	+4 200 00	+4 200 00	+4 200 00	+4.4.400.00
4715-01-002 4715-03-000	Tenant Utility Payments - PH	\$1,200.00 \$75.00	\$14,400.00 \$900.00											
4/13-03-000	FSS Escrow Payments	\$/J.UU	\$/J.UU	\$/3.00	\$/3.00	\$/J.UU	\$73.00	\$/3.UU	\$/J.UU	\$/J.UU	\$/J.UU	\$/3.00	\$/3.00	\$200.00

4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00	\$1,275.00	\$15,300.00
4800-00-000 FINANCING EXPENSE 4851-00-000 HOPE VI Mortgage Note Interest 4852-00-000 SunTrust Mortgage Note Interest 4899-00-000 TOTAL FINANCING EXPENSES	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$115,059.96
	\$3,339.92	\$3,218.17	\$3,096.42	\$2,974.67	\$2,852.92	\$2,731.17	\$2,609.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,822.69
	\$12,928.25	\$12,806.50	\$12,684.75	\$12,563.00	\$12,441.25	\$12,319.50	\$12,197.75	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$9,588.33	\$135,882.65
5000-00-000 NON-OPERATING ITEMS 5100-01-000 Depreciation Expense 5109-50-000 Amortization Expense 5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	\$55,551.57	\$55,551.57	\$55,551.57	\$55,551.57	\$55,551.57	\$55,551.57	\$55,551.57	\$55,551.57	\$55,551.57	\$55,551.57	\$55,551.57	\$55,551.57	\$666,618.84
	\$1,344.25	\$1,344.25	\$1,344.25	\$1,344.25	\$1,344.25	\$1,344.25	\$1,344.25	\$1,344.25	\$1,344.25	\$1,344.25	\$1,344.25	\$1,344.25	\$16,131.00
	\$56,895.82	\$56,895.82	\$56,895.82	\$56,895.82	\$56,895.82	\$56,895.82	\$56,895.82	\$56,895.82	\$56,895.82	\$56,895.82	\$56,895.82	\$56,895.82	\$682,749.84
5600-00-100 CAPITAL REPLACEMENT ITEMS	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$155.00 \$150.00 \$10,000.00 \$10,745.00 \$11,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$0.00 \$10,000.00 \$10,745.00 \$10,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$0.00 \$10,000.00 \$10,745.00 \$10,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$10,000.00 \$10,745.00 \$10,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$10,000.00 \$10,745.00 \$10,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$0.00 \$10,000.00 \$10,745.00 (\$10,745.00)	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$10,000.00 \$10,745.00 \$10,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$0.00 \$10,000.00 \$10,745.00 \$10,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$10,000.00 \$10,745.00 \$10,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$0.00 \$10,000.00 \$10,745.00 \$10,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$150.00 \$150.00 \$10,000.00 \$10,745.00 \$10,745.00	\$100.00 \$100.00 \$0.00 \$195.00 \$200.00 \$0.00 \$1.50.00 \$1.50.00 \$1.0,000.00 \$10,745.00 \$10,745.00	\$1,200.00 \$1,200.00 \$0.00 \$2,340.00 \$2,400.00 \$0.00 \$1,800.00 \$1,800.00 \$120,000.00 \$128,940.00 \$128,940.00
8000-00-000 TOTAL EXPENSES	\$132,701.31	\$132,579.56	\$132,457.81	\$132,336.06	\$144,166.75	\$142,795.00	\$131,970.81	\$129,361.39	\$129,361.39	\$129,361.39	\$141,313.83	\$140,063.83	\$1,618,469.10
9000-00-000 NET INCOME	(\$42,900.37)	(\$42,778.62)	(\$42,656.87)	(\$42,535.12)	(\$54,365.82)	(\$52,994.07)	(\$42,169.87)	(\$39,560.45)	(\$39,560.45)	(\$39,560.45)	(\$51,512.90)	(\$50,262.90)	(\$540,857.88)
NET INCOME AFTER DEPRECIATION	\$13,995.45	\$14,117.20	\$14,238.95	\$14,360.70	\$2,530.00	\$3,901.75	\$14,725.95	\$17,335.37	\$17,335.37	\$17,335.37	\$5,382.92	\$6,632.92	\$141,891.96

The Manor at West Bartow (62)

12 Month Actual to Budget Period = Jan 2018-Sep 2018

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	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	\$15,987.73	\$15,987.73	\$15,987.73	\$15,987.73	\$15,987.73	\$15,987.73	\$15,987.73	\$15,987.73	\$15,987.73	\$15,987.73	\$15,987.73	\$15,987.73	\$191,852.73
3112-02-000	Gain to Lease Sec8	\$54,771.95	\$54,771.95	\$54,771.95	\$54,771.95	\$54,771.95	\$54,771.95	\$54,771.95	\$54,771.95	\$54,771.95	\$54,771.95	\$54,771.95	\$54,771.95	\$657,263.37
3119-00-000	Total Rental Income	\$70,759.68	\$70,759.68	\$70,759.68	\$70,759.68	\$70,759.68	\$70,759.68	\$70,759.68	\$70,759.68	\$70,759.68	\$70,759.68	\$70,759.68	\$70,759.68	\$849,116.10
3120-00-000	Other Tenant Income													
3120-01-000	Vending Income	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$144.00
3120-01-100	Laundry Room 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
3120-03-000	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	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$66.00
3120-06-000	NSF Charges	\$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
3120-06-100	Section 8 Processing Fees (Accounting)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$750.00)	(\$9,000.00)
3120-09-000	Misc.Tenant Income	\$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	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$97.29	\$1,167.48
3120-11-000	Forfeited Security Deposits	\$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
3129-00-000	Total Other Tenant Income	(\$390.21)	(\$390.21)	(\$390.21)	(\$390.21)	(\$390.21)	(\$390.21)	(\$390.21)	(\$390.21)	(\$390.21)	(\$390.21)	(\$390.21)	(\$390.21)	(\$4,682.52)
3199-00-000	TOTAL TENANT INCOME	\$70,369.47	\$70,369.47	\$70,369.47	\$70,369.47	\$70,369.47	\$70,369.47	\$70,369.47	\$70,369.47	\$70,369.47	\$70,369.47	\$70,369.47	\$70,369.47	\$844,433.58
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$2,087.22
3650-00-000	Miscellaneous Other 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
3699-00-000	TOTAL OTHER INCOME	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$173.94	\$2,087.22
3999-00-000	TOTAL INCOME	\$70,543.40	\$70,543.40	\$70,543.40	\$70,543.40	\$70,543.40	\$70,543.40	\$70,543.40	\$70,543.40	\$70,543.40	\$70,543.40	\$70,543.40	\$70,543.40	\$846,520.80
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	\$5,158.65	\$5,158.65	\$5,158.65	\$5,158.65	\$7,737.97	\$7,737.97	\$5,158.65	\$5,158.65	\$5,158.65	\$5,158.65	\$7,737.97	\$7,737.97	\$72,221.08
4110-00-001	401K-401A Admin	\$206.35	\$206.35	\$206.35	\$206.35	\$309.52	\$309.52	\$206.35	\$206.35	\$206.35	\$206.35	\$309.52	\$309.52	\$2,888.84
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$394.64	\$394.64	\$394.64	\$394.64	\$591.95	\$591.95	\$394.64	\$394.64	\$394.64	\$394.64	\$591.95	\$591.95	\$5,524.91
4110-00-004	Workers Comp Admin	\$154.76	\$154.76	\$154.76	\$154.76	\$232.14	\$232.14	\$154.76	\$154.76	\$154.76	\$154.76	\$232.14	\$232.14	\$2,166.63
4110-00-007	Payroll Prep Fees	\$51.59	\$51.59	\$51.59	\$51.59	\$77.38	\$77.38	\$51.59	\$51.59	\$51.59	\$51.59	\$77.38	\$77.38	\$722.21
4110-07-000	Health/Life Insurance	\$1,316.70	\$1,316.70	\$1,316.70	\$1,316.70	\$1,975.05	\$1,316.70	\$1,316.70	\$1,316.70	\$1,316.70	\$1,316.70	\$1,975.05	\$1,316.70	\$17,117.10
4110-99-000	Total Administrative Salaries	\$7,282.68	\$7,282.68	\$7,282.68	\$7,282.68	\$10,924.01	\$10,265.66	\$7,282.68	\$7,282.68	\$7,282.68	\$7,282.68	\$10,924.01	\$10,265.66	\$100,640.78
4120-99-000	Total Admin. Salaries & Benefits	\$7,282.68	\$7,282.68	\$7,282.68	\$7,282.68	\$10,924.01	\$10,265.66	\$7,282.68	\$7,282.68	\$7,282.68	\$7,282.68	\$10,924.01	\$10,265.66	\$100,640.78
4130-00-000	Legal Expense	ψ1,202.00	Ψ,,202.00	ψ,,202.00	ψ,,202.00	ψ10,52 1.01	ψ10,203.00	47,202.00	ψ,,202.00	ψ1,202.00	ψ1,202.00	Ψ10,52 1.01	ψ10,203.00	φ100,010.70
4130-00-001	Eviction Legal Fees	\$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
4130-02-000	Criminal Background / Credit Checks	\$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
4130-04-000	General Legal 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
4130-99-000	Total Legal Expense	\$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
4139-00-000	Other Admin Expenses	φουυ.00	φουσ.00	φου.υυ	φουυ.00	φουυ.00	φου.υυ	ф0J0.00	φουσ.00	φου.00	φουσ.00	ψου.υο	φουυ.υυ	\$10,200.00
4140-00-000	Travel/Training Expense	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$2,500.00
		\$208.33 \$37.25												
4140-00-100	Travel/Mileage		,											\$446.94 #11.070.00
4171-00-000	Auditing Fees	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$922.50	\$11,070.00
4173-00-000	Management Fee	\$5,169.04	\$5,169.04	\$5,169.04	\$5,169.04	\$5,169.04	\$5,169.04	\$5,169.04	\$5,169.04	\$5,169.04	\$5,169.04	\$5,169.04	\$5,169.04	\$62,028.48
4174-00-000	Marketing Events	\$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
4182-00-000	Consultants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4189-00-000	Total Other Admin Expenses	\$6,347.12	\$6,347.12	\$6,347.12	\$6,347.12	\$6,347.12	\$6,347.12	\$6,347.12	\$6,347.12	\$6,347.12	\$6,347.12	\$6,347.12	\$6,347.12	\$76,165.42
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/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

4190-02-000	Printing/Publications & Subscriptions	\$70.74	\$70.74	\$70.74	\$70.74	\$70.74	\$70.74	\$70.74	\$70.74	\$70.74	\$70.74	\$70.74	\$70.74	\$848.87
4190-03-000	Advertising Publications	\$240.80	\$240.80	\$240.80	\$240.80	\$240.80	\$240.80	\$240.80	\$240.80	\$240.80	\$240.80	\$240.80	\$240.80	\$2,889.62
4190-04-000	Stationery & Office Supplies	\$156.40	\$156.40	\$156.40	\$156.40	\$156.40	\$156.40	\$156.40	\$156.40	\$156.40	\$156.40	\$156.40	\$156.40	\$1,876.84
4190-06-000	Computer Equipment	\$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
4190-07-000	Telephone	\$671.73	\$671.73	\$671.73	\$671.73	\$671.73	\$671.73	\$671.73	\$671.73	\$671.73	\$671.73	\$671.73	\$671.73	\$8,060.73
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	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$254.71	\$3,056.52
4190-10-000		\$159.70	\$159.70	\$159.70	\$159.70	\$159.70	\$159.70	\$159.70	\$159.70	\$159.70	\$159.70	\$159.70	\$159.70	\$1,916.40
	Copiers - Lease & Service			'							'			
4190-13-000	Internet	\$129.07	\$129.07	\$129.07	\$129.07	\$129.07	\$129.07	\$129.07	\$129.07	\$129.07	\$129.07	\$129.07	\$129.07	\$1,548.86
4190-18-000	Small Office Equipment	\$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
4190-19-000	IT Contract Fees	\$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
4190-20-000	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
4190-20-100	Bank Fees - 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
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
4190-22-100	Other Misc Expenses	\$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
4190-24-000	Govt Licenses-Fees-Permits	\$333.75	\$333.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$667.50
4190-26-000	Sales Tax	\$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
4190-30-000	Equipment Service Contracts	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$363.80	\$4,365.60
4190-40-000	Administrative 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
4191-00-000	Total Miscellaneous Admin Expenses	\$2,840.70	\$2,840.70	\$2,506.95	\$2,506.95	\$2,506.95	\$2,506.95	\$2,506.95	\$2,506.95	\$2,506.95	\$2,506.95	\$2,506.95	\$2,506.95	\$30,750.94
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$17,320.50	\$17,320.50	\$16,986.75	\$16,986.75	\$20,628.08	\$19,969.73	\$16,986.75	\$16,986.75	\$16,986.75	\$16,986.75	\$20,628.08	\$19,969.73	\$217,757.14
4200-00-000	TENANT SERVICES													
4220-00-000	Resident Functions	\$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
4230-00-000	Resident Services Exp	\$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
4299-00-000	TOTAL TENANT SERVICES EXPENSES	\$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
4300-00-000	UTILITIES													
4310-00-000	Water	\$1,876.04	\$1,876.04	\$1,876.04	\$1,876.04	\$1,876.04	\$1,876.04	\$1,876.04	\$1,876.04	\$1,876.04	\$1,876.04	\$1,876.04	\$1,876.04	\$22,512.52
4320-00-000	Electricity	\$2,907.70	\$2,907.70	\$2,907.70	\$2,907.70	\$2,907.70	\$2,907.70	\$2,907.70	\$2,907.70	\$2,907.70	\$2,907.70	\$2,907.70	\$2,907.70	\$34,892.43
4320-01-000	Electricity-Vacant Units	\$68.74	\$68.74	\$68.74	\$68.74	\$68.74	\$68.74	\$68.74	\$68.74	\$68.74	\$68.74	\$68.74	\$68.74	\$824.86
4330-00-000	Gas	\$664.89	\$664.89	\$664.89	\$664.89	\$664.89	\$664.89	\$664.89	\$664.89	\$664.89	\$664.89	\$664.89	\$664.89	\$7,978.63
4340-00-000	Garbage/Trash Removal	\$847.61	\$847.61	\$847.61	\$847.61	\$847.61	\$847.61	\$847.61	\$847.61	\$847.61	\$847.61	\$847.61	\$847.61	\$10,171.31
4390-00-000	Sewer	\$3,074.73	\$3,074.73	\$3,074.73	\$3,074.73	\$3,074.73	\$3,074.73	\$3,074.73	\$3,074.73	\$3,074.73	\$3,074.73	\$3,074.73	\$3,074.73	\$36,896.75
4399-00-000	TOTAL UTILITY EXPENSES	\$9,439.71	\$9,439.71	\$9,439.71	\$9,439.71	\$9,439.71	\$9,439.71	\$9,439.71	\$9,439.71	\$9,439.71	\$9,439.71	\$9,439.71	\$9,439.71	\$113,276.50
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	\$3,524.18	\$3,524.18	\$3,524.18	\$3,524.18	\$5,286.27	\$5,286.27	\$3,524.18	\$3,524.18	\$3,524.18	\$3,524.18	\$5,286.27	\$5,286.27	\$49,338.52
4410-01-000	Maintenance Labor-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
4410-02-500	Maintenance - Temporary Labor	\$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
		\$140.97	\$140.97	\$140.97	\$140.97			\$140.97	\$140.97					\$1,973.54
4410-06-000	401K-401A Maintenance			'		\$211.45	\$211.45			\$140.97	\$140.97	\$211.45	\$211.45	
4410-07-000	Payroll Taxes Maintenance	\$269.60	\$269.60	\$269.60	\$269.60	\$404.40	\$404.40	\$269.60	\$269.60	\$269.60	\$269.60	\$404.40	\$404.40	\$3,774.40
4410-08-000	Health/Life Insurance Maint.	\$493.94	\$493.94	\$493.94	\$493.94	\$740.91	\$498.94	\$493.94	\$493.94	\$493.94	\$493.94	\$740.91	\$504.94	\$6,437.22
4410-09-000	Workers Comp Maintenance	\$105.73	\$105.73	\$105.73	\$105.73	\$158.59	\$158.59	\$105.73	\$105.73	\$105.73	\$105.73	\$158.59	\$158.59	\$1,480.16
4410-10-000	Payroll Prep Fees Maint.	\$35.24	\$35.24	\$35.24	\$35.24	\$52.86	\$52.86	\$35.24	\$35.24	\$35.24	\$35.24	\$52.86	\$52.86	\$493.39
4411-00-000	Maintenance Uniforms	\$138.10	\$138.10	\$138.10	\$138.10	\$138.10	\$138.10	\$138.10	\$138.10	\$138.10	\$138.10	\$138.10	\$138.10	\$1,657.17
4412-00-000	Maintenance Travel/Training	\$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
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	\$72.61	\$72.61	\$72.61	\$72.61	\$72.61	\$72.61	\$72.61	\$72.61	\$72.61	\$72.61	\$72.61	\$72.61	\$871.36
4419-00-000	Total General Maint Expense	\$4,830.37	\$4,830.37	\$4,830.37	\$4,830.37	\$7,115.19	\$6,873.22	\$4,830.37	\$4,830.37	\$4,830.37	\$4,830.37	\$7,115.19	\$6,879.22	\$66,625.75
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	\$72.87	\$72.87	\$72.87	\$72.87	\$72.87	\$72.87	\$72.87	\$72.87	\$72.87	\$72.87	\$72.87	\$72.87	\$874.44
4420-01-200	Lawn & Landscape Expenses Non Salar	\$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
4420-02-000	Supplies-Appliance Parts	\$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
4420-03-000	Supplies-Painting/Decorating	\$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
4420-03-100	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	\$50.00	\$600.00
4420-03-200	Window Treatments	\$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
4420-04-000	Electrical - Supplies/Fixtures	\$264.22	\$264.22	\$264.22	\$264.22	\$264.22	\$264.22	\$264.22	\$264.22	\$264.22	\$264.22	\$264.22	\$264.22	\$3,170.58
4420-05-000	Supplies-Exterminating	\$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	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$159.05	\$1,908.60
4420-07-000	Repairs - Materials & Supplies	\$331.87	\$331.87	\$331.87	\$331.87	\$331.87	\$331.87	\$331.87	\$331.87	\$331.87	\$331.87	\$331.87	\$331.87	\$3,982.45
4420-08-000	Supplies-Plumbing	\$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

4420-09-000	Supplies- Tools Equipmt	\$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
4420-10-000	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	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$87.50	\$1,050.00
4420-11-000	Supplies- HVAC	\$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
4420-12-000	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	\$1,705.51	\$1,705.51	\$1,705.51	\$1,705.51	\$1,705.51	\$1,705.51	\$1,705.51	\$1,705.51	\$1,705.51	\$1,705.51	\$1,705.51	\$1,705.51	\$20,466.07
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	\$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
4430-01-100	Fire Alarms/Extinguisher Repairs	\$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
4430-03-000	Contract-Building Repairs - Exterior	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00
4430-03-100	Contract-Building Repairs - Interior	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00
4430-04-000	Contract-Carpet 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
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
4430-05-200	Painting Contract - Cycle Paint	\$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
4430-07-000	Contract-Exterminating/Pest Control	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$481.50	\$5,778.00
4430-08-000	Contract-Floor Covering	\$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
4430-09-000	Contract-Other	\$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
4430-09-450 4430-10-000	MISC. Operating Expense	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$58.90 \$0.00	\$706.80 \$0.00
4430-10-000	Contract-Janitorial/Cleaning Contract-Plumbing	\$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	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00
4430-11-000	Contract-HVAC - Repairs & Maint	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$0.00 \$150.00	\$150.00 \$150.00	\$1,800.00
4430-17-000	Contract-Elevator Monitoring	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$470.13	\$5,641.56
4430-18-000	Contract-Alarm Monitoring	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$183.19	\$2,198.28
4430-24-000	Contract -Grounds -Landscaping	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
4430-26-000	Contract-Security Camera System	\$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
4430-99-000	Other Contracted Services	\$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
4439-00-000	Total Contract Costs	\$2,893.72	\$2,893.72	\$2,893.72	\$2,893.72	\$2,893.72	\$2,893.72	\$2,893.72	\$2,893.72	\$2,893.72	\$2,893.72	\$2,893.72	\$2,893.72	\$34,724.64
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$9,429.59	\$9,429.59	\$9,429.59	\$9,429.59	\$11,714.42	\$11,472.45	\$9,429.59	\$9,429.59	\$9,429.59	\$9,429.59	\$11,714.42	\$11,478.45	\$121,816.46
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	\$4,270.63	\$4,270.63	\$4,270.63	\$4,270.63	\$4,270.63	\$4,270.63	\$4,270.63	\$4,270.63	\$4,270.63	\$4,270.63	\$4,270.63	\$4,270.63	\$51,247.56
4510-01-000	General Liability Insurance - Auto	\$172.61	\$172.61	\$172.61	\$172.61	\$172.61	\$172.61	\$172.61	\$172.61	\$172.61	\$172.61	\$172.61	\$172.61	\$2,071.32
4525-00-000	Real Estate Taxes	\$467.72	\$467.72	\$467.72	\$467.72	\$467.72	\$467.72	\$467.72	\$467.72	\$467.72	\$467.72	\$467.72	\$467.72	\$5,612.64
4525-10-000	Personal Property Tax	\$58.37	\$58.37	\$58.37	\$58.37	\$58.37	\$58.37	\$58.37	\$58.37	\$58.37	\$58.37	\$58.37	\$58.37	\$700.44
4570-00-000	Reduction in Rental Income	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$178.00	\$2,136.00
4599-00-000	TOTAL GENERAL EXPENSES	\$5,147.33	\$5,147.33	\$5,147.33	\$5,147.33	\$5,147.33	\$5,147.33	\$5,147.33	\$5,147.33	\$5,147.33	\$5,147.33	\$5,147.33	\$5,147.33	\$61,767.96
4800-00-000	FINANCING EXPENSE													
4853-01-000	OTHER RR	\$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
4853-02-000	Loan Servicing Fee	\$2,300.00 \$192.37	\$192.37	\$192.37	\$192.37	\$192.37	\$192.37	\$192.37	\$192.37	\$192.37	\$192.37	\$192.37	\$2,300.00 \$192.37	\$2,308.48
4855-00-000	Interest Expense-Mortgage	\$17,459.20	\$17,431.71	\$17,404.22	\$17,376.73	\$17,349.24	\$17,321.75	\$17,294.26	\$17,266.77	\$17,239.28	\$17,211.79	\$17,184.30	\$17,156.81	\$207,696.06
4855-01-000	Interest - Third Mortgage	\$589.52	\$589.52	\$589.52	\$589.52	\$589.52	\$589.52	\$589.52	\$589.52	\$589.52	\$589.52	\$589.52	\$589.52	\$7,074.24
4855-02-000	Interest Expense - Developer Fee	\$4,140.20	\$4,140.20	\$4,140.20	\$4,140.20	\$4,140.20	\$4,140.20	\$4,140.20	\$4,140.20	\$4,140.20	\$4,140.20	\$4,140.20	\$4,140.20	\$49,682.40
4899-00-000	TOTAL FINANCING EXPENSES	\$24,881.29	\$24,853.80	\$24,826.31	\$24,798.82	\$24,771.33	\$24,743.84	\$24,716.35	\$24,688.86	\$24,661.37	\$24,633.88	\$24,606.39	\$24,578.90	\$296,761.18
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	\$38,900.00	\$38,900.00	\$38,900.00	\$38,900.00	\$38,900.00	\$38,900.00	\$38,900.00	\$38,900.00	\$38,900.00	\$38,900.00	\$38,900.00	\$38,900.00	\$466,800.00
5100-50-000	Amortization Expense	\$2,665.70	\$2,665.70	\$2,665.70	\$2,665.70	\$2,665.70	\$2,665.70	\$2,665.70	\$2,665.70	\$2,665.70	\$2,665.70	\$2,665.70	\$2,665.70	\$31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	\$41,565.70	\$41,565.70	\$41,565.70	\$41,565.70	\$41,565.70	\$41,565.70	\$41,565.70	\$41,565.70	\$41,565.70	\$41,565.70	\$41,565.70	\$41,565.70	\$498,788.40
5600-00-100	CAPITAL REPLACEMENT ITEMS													
5600-01-000	Refrigerators	\$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
5600-02-000	Stoves/Ranges	\$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
5600-04-000	Hot Water Heaters	\$175.00 \$200.00	\$175.00 \$200.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00 ¢200.00	\$175.00	\$175.00 \$200.00	\$175.00	\$2,100.00
5600-08-000 5600-12-000	HVAC(Buildings, units, etc)	\$200.00 \$0.00	\$200.00 \$0.00	\$200.00	\$200.00	\$200.00 \$0.00	\$200.00	\$200.00 \$0.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00 \$0.00	\$2,400.00 \$0.00
5600-12-000	Carpet & Flooring Replacement Doors, Windows, Exterior	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$200.00	\$0.00 \$2,400.00
5600-14-000	Other Capital Replacement	\$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
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPENSES	\$3,875.00	\$3,875.00	\$3,875.00	\$3,875.00	\$3,875.00	\$3,875.00	\$3,875.00	\$3,875.00	\$3,875.00	\$3,875.00	\$3,875.00	\$3,875.00	\$46,500.00
5699-01-000	Rmbrs. Replacement Reserve	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$3,875.00)	(\$46,500.00)

8000-00-000	TOTAL EXPENSES	\$108,084.12	\$108,056.63	\$107,695.39	\$107,667.90	\$113,566.57	\$112,638.76	\$107,585.43	\$107,557.94	\$107,530.45	\$107,502.96	\$113,401.63	\$112,479.82	\$1,313,767.63
9000-00-000	NET INCOME	(\$37,540.72)	(\$37,513.23)	(\$37,151.99)	(\$37,124.50)	(\$43,023.17)	(\$42,095.36)	(\$37,042.03)	(\$37,014.54)	(\$36,987.05)	(\$36,959.56)	(\$42,858.23)	(\$41,936.42)	(\$467,246.83)
	NET INCOME AFTER DEPRECIATION	\$4,024.98	\$4,052.47	\$4,413.71	\$4,441.20	(\$1,457.47)	(\$529.66)	\$4,523.67	\$4,551.16	\$4,578.65	\$4,606.14	(\$1,292.53)	(\$370.72)	\$31,541.57

West Lake Management, LLC (28) **2019 BUDGET**

														Total
		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Budget
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
5100 00 000	TEIGHT MOOFIE													
3600-00-000	OTHER INCOME													
3620-00-100	Mgmt Fee Income - Dakota	\$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
3620-00-200	Mgmt Fee Income - Renaissance	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$90,000.00
3620-00-300	Mgmt Fee Income - Colton	\$3,211.90	\$3,211.90	\$3,211.90	\$3,211.90	\$3,211.90	\$3,211.90	\$3,211.90	\$3,211.90	\$3,211.90	\$3,211.90	\$3,211.90	\$3,211.90	\$38,542.80
3620-00-400	Mgmt Fee Income - Bonnet	\$3,594.38	\$3,594.38	\$3,594.38	\$3,594.38	\$3,594.38	\$3,594.38	\$3,594.38	\$3,594.38	\$3,594.38	\$3,594.38	\$3,594.38	\$3,594.38	\$43,132.56
3620-00-800	Mgmt Fee Income - West Bartow	\$5,200.21	\$5,200.21	\$5,200.21	\$5,200.21	\$5,200.21	\$5,200.21	\$5,200.21	\$5,200.21	\$5,200.21	\$5,200.21	\$5,200.21	\$5,200.21	\$62,402.52
3620-01-000	Bookkeeping Fee Income	\$2,331.25	\$2,331.25	\$2,331.25	\$2,331.25	\$2,331.25	\$2,331.25	\$2,331.25	\$2,331.25	\$2,331.25	\$2,331.25	\$2,331.25	\$2,331.25	\$27,975.00
3620-02-000	Asset Management Fee Income	\$2,581.45	\$2,581.45	\$2,581.45	\$2,581.45	\$2,581.45	\$2,581.45	\$2,581.45	\$2,581.45	\$2,581.45	\$2,581.45	\$2,581.45	\$2,581.45	\$30,977.40
3650-00-200 3690-00-000	Lawn & Landscape Income Other Income	\$15,768.33 \$3,749.69	\$189,219.96 \$44,996.28											
3699-00-000	TOTAL OTHER INCOME	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$539,246.52
3033-00-000	TOTAL OTTEK INCOME	\$17,557.21	ф тт,337.21	<i>этт,ээ</i> л.21	şтт,337.21	фтт,957.21	ф 11 ,557.21	ў тт,337.21	φ11,557.21	ў тт, 337.21	şтт,ээл.21	φττ,957.21	ф тт,937.21	\$555,240.52
3999-00-000	TOTAL INCOME	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$44,937.21	\$539,246.52
		4,	4,	4 . ,,,,,,,,,,,	4,	7 : ,,==:	4 . ,,	7,	7 ,	7 . ,,,,,,,,,,,	4,	7 . ,,,,,,,,,,,,	4,	4000/= 1010=
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries						\$6,899.56							
4110-00-000	Administrative Salaries	\$4,477.12	\$4,477.12	\$4,477.12	\$4,477.12	\$6,715.68	\$6,899.56	\$4,477.12	\$4,477.12	\$4,477.12	\$4,477.12	\$6,715.68	\$6,899.56	\$63,047.44
4110-00-001	401K-401A Admin	\$179.08	\$179.08	\$179.08	\$179.08	\$268.63	\$179.08	\$179.08	\$179.08	\$179.08	\$179.08	\$268.63	\$275.98	\$2,425.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	\$358.17	\$358.17	\$358.17	\$358.17	\$537.25	\$551.96	\$358.17	\$358.17	\$358.17	\$358.17	\$537.25	\$551.96	\$5,043.80
4110-00-004	Workers Comp Admin	\$183.56	\$183.56	\$183.56	\$183.56	\$275.34	\$183.56	\$183.56	\$183.56	\$183.56	\$183.56	\$275.34	\$183.56	\$2,386.30
4110-00-007	Payroll Prep Fees	\$67.16	\$67.16	\$67.16	\$67.16	\$100.74	\$67.16	\$67.16	\$67.16	\$67.16	\$67.16	\$100.74	\$67.16	\$873.04
4110-07-000	Health/Life Insurance	\$447.71	\$447.71	\$447.71	\$447.71	\$671.57	\$447.71	\$447.71	\$447.71	\$447.71	\$447.71	\$671.57	\$447.71	\$5,820.25
4110-99-000	Total Administrative Salaries	\$5,712.81	\$5,712.81	\$5,712.81	\$5,712.81	\$8,569.21	\$8,329.03	\$5,712.81	\$5,712.81	\$5,712.81	\$5,712.81	\$8,569.21	\$8,425.94	\$79,595.83
4120-99-000	Total Admin. Salaries & Benefits	\$5,712.81	\$5,712.81	\$5,712.81	\$5,712.81	\$8,569.21	\$8,329.03	\$5,712.81	\$5,712.81	\$5,712.81	\$5,712.81	\$8,569.21	\$8,425.94	\$79,595.83
4130-00-000	Legal Expense													
4130-02-000	Criminal Background / Credit Checks	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$194.40
4130-04-000	General Legal Expense	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
4130-99-000	Total Legal Expense	\$41.20	\$41.20	\$41.20	\$41.20	\$41.20	\$41.20	\$41.20	\$41.20	\$41.20	\$41.20	\$41.20	\$41.20	\$494.40
4139-00-000 4140-00-000	Other Admin Expenses	#3F0 00	\$350.00	\$350.00	#350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	±250.00	±4 200 00
4140-00-000	Travel/Mileage	\$350.00 \$25.00	\$350.00 \$25.00	\$350.00 \$25.00	\$350.00	\$350.00 \$25.00	\$350.00 \$25.00	\$350.00 \$25.00		\$350.00 \$25.00	\$350.00 \$25.00	'	\$350.00 \$25.00	\$4,200.00
4174-00-001	Travel/Mileage	\$43.52	\$25.00 \$43.52	\$300.00 \$522.24										
4189-00-000	Marketing Exp - Brochures & Other Ad_ Total Other Admin Expenses	\$418.52	\$43.52 \$418.52	\$43.52 \$418.52	\$43.52 \$418.52	\$418.52	\$43.52 \$418.52	\$43.52 \$418.52	\$418.52	\$43.52 \$418.52	\$43.52 \$418.52	\$43.52 \$418.52	\$43.52	\$5,022.24
4190-00-000	Miscellaneous Admin Expenses	\$110.JZ	\$410.JZ	\$T10.52	\$T10.52	\$410.JZ	\$410.JZ	\$T10.52	\$T10.32	\$110.52	\$T10.52	\$110.52	\$T10.32	\$3,022.24
4190-03-000	Advertising Publications	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00
4190-04-000	Stationery & Office Supplies	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
4190-06-000	Computer 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
4190-07-000	Telephone	\$516.24	\$516.24	\$516.24	\$516.24	\$516.24	\$516.24	\$516.24	\$516.24	\$516.24	\$516.24	\$516.24	\$516.24	\$6,194.88
4190-13-000	Internet	\$433.15	\$433.15	\$433.15	\$433.15	\$433.15	\$433.15	\$433.15	\$433.15	\$433.15	\$433.15	\$433.15	\$433.15	\$5,197.80
4190-19-000	IT Contract Fees	\$57.23	\$57.23	\$57.23	\$57.23	\$57.23	\$57.23	\$57.23	\$57.23	\$57.23	\$57.23	\$57.23	\$57.23	\$686.76
4190-23-000	Compliance Fees	\$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
4190-24-000	Govt Licenses-Fees-Permits	\$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
4191-00-000	Total Miscellaneous Admin Expenses	\$1,371.62	\$1,371.62	\$1,371.62	\$1,371.62	\$1,371.62	\$1,371.62	\$1,371.62	\$1,371.62	\$1,371.62	\$1,371.62	\$1,371.62	\$1,371.62	\$16,459.44
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	\$7,544.15	\$7,544.15	\$7,544.15	\$7,544.15	\$10,400.55	\$10,160.37	\$7,544.15	\$7,544.15	\$7,544.15	\$7,544.15	\$10,400.55	\$10,257.28	\$101,571.91
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	\$12,386.91	\$12,386.91	\$12,386.91	\$12,386.91	\$18,580.38	\$12,386.91	\$12,386.91	\$12,386.91	\$12,386.91	\$12,386.91	\$18,580.38	\$12,386.91	\$161,029.86
4410-02-500	Maintenance - Temporary Labor	\$225.71	\$225.71	\$225.71	\$225.71	\$225.71	\$225.71	\$225.71	\$225.71	\$225.71	\$225.71	\$225.71	\$225.71	\$2,708.52
4410-06-000	401K-401A Maintenance	\$495.48	\$495.48	\$495.48	\$495.48	\$743.22	\$495.48	\$495.48	\$495.48	\$495.48	\$495.48	\$743.22	\$495.48	\$6,441.19
4410-07-000	Payroll Taxes Maintenance	\$990.95	\$990.95	\$990.95	\$990.95	\$1,486.43	\$990.95	\$990.95	\$990.95	\$990.95	\$990.95	\$1,486.43	\$990.95	\$12,882.39
4410-08-000	Health/Life Insurance Maint.	\$1,238.69	\$1,238.69	\$1,238.69	\$1,238.69	\$1,858.04	\$1,238.69	\$1,238.69	\$1,238.69	\$1,238.69	\$1,238.69	\$1,858.04	\$1,238.69	\$16,102.99
4410-09-000	Workers Comp Maintenance	\$507.86	\$507.86	\$507.86	\$507.86	\$761.80	\$507.86	\$507.86	\$507.86	\$507.86	\$507.86	\$761.80	\$507.86	\$6,602.22

4410-10-000	Payroll Prep Fees Maint.	\$185.80	\$185.80	\$185.80	\$185.80	\$278.71	\$185.80	\$185.80	\$185.80	\$185.80	\$185.80	\$278.71	\$185.80	\$2,415.45
4411-00-000	Maintenance Uniforms	\$478.93	\$478.93	\$478.93	\$478.93	\$478.93	\$478.93	\$478.93	\$478.93	\$478.93	\$478.93	\$478.93	\$478.93	\$5,747.16
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	\$984.65	\$984.65	\$984.65	\$984.65	\$984.65	\$984.65	\$984.65	\$984.65	\$984.65	\$984.65	\$984.65	\$984.65	\$11,815.80
4419-00-000	Total General Maint Expense	\$17,494.99	\$17,494.99	\$17,494.99	\$17,494.99	\$25,397.85	\$17,494.99	\$17,494.99	\$17,494.99	\$17,494.99	\$17,494.99	\$25,397.85	\$17,494.99	\$225,745.58
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	\$912.48	\$912.48	\$912.48	\$912.48	\$912.48	\$912.48	\$912.48	\$912.48	\$912.48	\$912.48	\$912.48	\$912.48	\$912.48
4420-03-000	Supplies-Painting/Decorating	\$21.20	\$21.20	\$21.20	\$21.20	\$21.20	\$21.20	\$21.20	\$21.20	\$21.20	\$21.20	\$21.20	\$21.20	\$21.20
4420-06-000	Supplies-Janitorial/Cleaning	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
4420-07-000	Repairs - Materials & Supplies	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
4420-09-000	Supplies- Tools Equipmt	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00
4420-11-000	Supplies- HVAC	\$304.00	\$304.00	\$304.00	\$304.00	\$304.00	\$304.00	\$304.00	\$304.00	\$304.00	\$304.00	\$304.00	\$304.00	\$304.00
4429-00-000	Total Materials	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68	\$1,332.68
4430-00-000	Contract Costs													
4430-09-000	Contract-Other	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00
4439-00-000	Total Contract Costs	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00	\$1,405.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	\$20,232.67	\$20,232.67	\$20,232.67	\$20,232.67	\$28,135.53	\$20,232.67	\$20,232.67	\$20,232.67	\$20,232.67	\$20,232.67	\$28,135.53	\$20,232.67	\$228,483.26
4500-00-000	GENERAL EXPENSES													
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	\$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
8000-00-000	TOTAL EXPENSES	\$41,776.81	\$44,807.40	\$44,381.93	\$45,958.89	\$43,134.89	\$45,033.53	\$42,979.83	\$45,542.08	\$43,990.06	\$51,252.36	\$41,557.84	\$45,563.60	\$535,979.22
		+2.450.40	+420.04	+FFF 20	(#4 024 60)	+4 002 22	(+05.22)	+4 057 20	(+504.07)	+0.47.45	(+6.245.45)	+2 272 27	(+525.20)	+0.067.00
9000-00-000	NET INCOME	\$3,160.40	\$129.81	\$555.28	(\$1,021.68)	\$1,802.32	(\$96.32)	\$1,957.38	(\$604.87)	\$947.15	(\$6,315.15)	\$3,379.37	(\$626.39)	\$3,267.30

2019 Payment Standards Calculation

			Proposed 2019	
			Payment	2018 Payment
Bedroom	FMR 2019	Percentage	Standard	Standard
0	703	109%	766	706
1	708	109%	772	711
2	925	109%	1008	936
3	1233	109%	1344	1237
4	1532	109%	1670	1551
5	1762	109%	1920	1784
6	1992	109%	2171	2016



FY 2019 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2019 FMRs for All Bedroom Sizes

Final FY	2019	FMRs	By	Unit	Bedrooms
----------	------	-------------	----	------	-----------------

Year	<u>Efficiency</u>	One- Bedroom	Two- Bedroom	<u>Three-</u> <u>Bedroom</u>	Four-Bedroom
FY 2019 FMR	\$703	\$708	\$925	\$1,233	\$1,532
FY 2018 FMR	\$648	\$652	\$859	\$1,135	\$1,423

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

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

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

 2012-2016 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2019 provided the estimate is statistically reliable. For FY2019, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2012-2016 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2019 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2019.

- 2. HUD calculates a recent mover adjustment factor by comparing a 2016 1-year 40th percentile recent mover 2-bedrooom rent to the 2012-2016 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.
- 3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data and applies this to the 5-year base rent estimate.
- 4. Rents are calculated as of 2017 using the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2016 to annual 2017.
- 5. All estimates are then inflated from 2017 to FY2019 using a trend factor based on the forecast of gross rent changes through FY2019.
- 6. FY2019 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
- 7. FY2019 FMRs may not be less than 90% of FY2018 FMRs.

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

 The following are the 2016 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for Lakeland-Winter Haven, FL MSA.

Area	ACS ₂₀₁₆ 5- Year 2- Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₁₆ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Lakeland- Winter Haven, FL MSA	<u>\$779</u>	\$11	\$11 / \$779=0.014	6	$0.014 < .5$ $6 \ge 4$ Use ACS_{2016} $5-Year$ Lakeland-

	Winter Haven, FL MSA 2- Bedroom Adjusted Standard Quality Gross
	Rent

Since the ACS_{2016} Margin of Error Ratio is less than .5, the ACS_{2016} Lakeland-Winter Haven, FL MSA value is used for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent:

Area	FY2019 Base Rent		
Lakeland-Winter Haven, FL MSA	\$779		

2. A recent mover adjustment factor is applied based on the smallest area of geography which contains Lakeland-Winter Haven, FL MSA and has an ACS_{2016} 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

Area	ACS ₂₀₁₆ 1- Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₁₆ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Lakeland- Winter Haven, FL MSA – 2 Bedroom	<u>\$848</u>	\$41	0.048	4	0.048 < .5 4 ≥ 4 Use ACS ₂₀₁₆ 1-Year Lakeland- Winter Haven, FL MSA 2- Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The smallest area of geography which contains Lakeland-Winter Haven, FL MSA and has an ACS_{2016} 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and with a sufficient number of sample cases is Lakeland-Winter Haven, FL MSA.

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

ACS ₂₀₁₆ 5- Year Area	ACS ₂₀₁₆ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₁₆ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Lakeland-Winter Haven, FL MSA – 2 Bedroom	<u>\$779</u>	<u>\$848</u>

Area	Ratio	Recent-Mover Adjustment Factor
Lakeland-Winter Haven, FL MSA	\$848 / \$779 =1.089	1.089 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.089

4. The calculation of the relevant CPI Update Factors for Lakeland-Winter Haven, FL MSA is as follows: HUD updates the 2016 intermediate rent with the ratio of the annual 2017 local or regional CPI to the annual 2016 local or regional CPI to establish rents as of 2017.

	Update Factor	Туре
CPI Update Factor	1.0323	Region CPI

5. The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2017 to 2019. This makes Fair Market Rents "as of" FY2019.

National Trend Factor
<u>1.0572</u>

6. The FY 2019 2-Bedroom Fair Market Rent for Lakeland-Winter Haven, FL MSA is calculated as follows:

Area	ACS ₂₀₁₆ 5-Year Estimate	Recent- Mover Adjustment Factor	Annual 2016 to 2017 CPI Adjustment	Trending 1.0572 to FY2019	FY 2019 2- Bedroom FMR
Lakeland- Winter Haven, FL MSA	\$779	1.089	1.0323	1.0572	\$779 * 1.089 * 1.0323 * 1.0572=\$925

7. In keeping with HUD policy, the preliminary FY 2019 FMR is checked to ensure that is does not fall below the state minimum.

Area	Preliminary FY2019 2- Bedroom FMR	FY 2019 Florida State Minimum	Final FY2019 2-Bedroom FMR
Lakeland- Winter Haven, FL MSA	\$925	<u>\$694</u>	\$925 ≥ \$694 Use Lakeland- Winter Haven, FL MSA FMR of \$925

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

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

FY 2019 FMRs By Unit Bedrooms								
Efficiency One- Two- <u>Three-</u> <u>Four-</u> <u>Bedroom</u> Bedroom <u>Bedroom</u> <u>Bedroom</u>								
FY 2019 FMR	\$703	\$708	\$925	\$1,233	\$1,532			

9. The FY2019 FMR must not be below 90% of the FY2018 FMR.

	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
FY2018 FMR	\$648	\$652	\$859	\$1,135	\$1,423
FY2018 floor	\$583	\$587	\$773	\$1,022	\$1,281
FY 2019 FMR	\$703	\$708	\$925	\$1,233	\$1,532
Use FY2018 floor for FY2019?	No	No	No	No	No

Final FY2019 Rents for All Bedroom Sizes for Lakeland-Winter Haven, FL MSA

The following table shows the Final FY 2019 FMRs by bedroom sizes.

Final FY 2019 FMRs By Unit Bedrooms								
	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom			

\$925

\$1,233

\$1,532

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

Permanent link to this page: http://www.huduser.gov/portal/data
sets/fmr/fmrs/FY2019
code/2019summary.odn?
&yee=county&fips=1210599999
sets/fmrtype=Final&selection
type=county&fips=1210599999
sets/fmrtype=Final&selection
type=county&fips=1210599999
sets/fmrtype=Final&selection
type=county&fips=1210599999
type=county&fips=1210599999
type=county&fips=1210599999
type=county&fips=1210599999
type=county&fips=1210599999
type=county&fips=1210599999
type=county&fips=121059999
type=county&fips=121059999
type=county&fips=121059999
type=county&fips=12105999999
type=county&fips=1210599999
type=county&fips=1210599999
type=county&fips=1210599999
type=county&fips=1210599999
type=county&fips=1210599999
type=county&fips=121059999
type=county&fips=1210599
<a href="mailto:type=county&fips=1210

Select a different area

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



Press below to select a different state:

Select a new state

Select a Final FY 2019 Metropolitan FMR Area:



| HUD Home Page | HUD User Home | Data Sets | Fair Market Rents | Section 8 Income Limits | FMR/IL Summary System | Multifamily Tax Subsidy Project (MTSP) Income Limits | HUD LIHTC Database |

Prepared by the Economic and Market Analysis Division, HUD. Technical problems or questions? Contact Us.

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

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

Re: Resolution # 18-1462

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to establish the Fiscal Year 2019 Payment Standards for Section 8 residents effective December 1, 2018.

2. Who is making request:

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

B. re: 2019 Fair Market Rent rates/Payment Standards

C. Originator: Carlos Pizarro

3. Cost Estimate:

n/a

Narrative:

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

The Department of Housing and Urban Development has published Final Fiscal Year 2019 Fair Market Rent rates for the Lakeland-Winter Haven Metropolitan Statistical Area with the option to increase/decrease the rent rates by up to 10% depending on the need. After market analysis, the Housing Authority of the City of Lakeland staff determined that in order to maintain the current pool of housing to attract other housing opportunities; and to serve as many families as possible, should adopt the Department of Housing and Urban Development's final rent rates at 109% of the published Fair Market Rent for the jurisdiction its serves.

Therefore, the Housing Authority of the City of Lakeland staff is recommending the following payment standards for its Section 8 program effective December 1, 2018 and/or implementing within 90 days of approval for annual certifications.

PAYMENT STANDARDS BY UNIT BEDROOMS									
Efficiency One-Bedroom Bedroom Bedroom Bedroom									
HUD Final Fiscal Year 2019 Fair Market Rent	\$703	\$708	\$925	\$1,233	\$1,532				
Proposed Payment Standard Effective 12/1/2018 (109% of Fair Market Rent)	\$766	\$772	\$1,008	\$1,344	\$1,670				
Current Payment Standard Effective 12/01/2017 (109% of 2018 Fair Market Rent)	\$706	\$711	\$936	\$1,237	\$1,551				

RESOLUTION NO. 18-1462

APPROVING THE PAYMENT STANDARD FOR FISCAL YEAR 2018

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

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

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

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

WHEREAS, the Housing Authority of the City of Lakeland staff's evaluation of the published Department of Housing and Urban Development rate structure against local market analysis indicated that it would be in the best interest of the Housing Authority's Section 8 residents to increase the Housing Authority of the City of Lakeland's Payment Standards structure at 109% of the Department of Housing and Urban Development's published rate in order to maintain an adequate number of housing units and to increase the number of families participating in the program (see attached matrix);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves its Fiscal Year 2019 Payment Standards to be 109% of the rate published by the Department of Housing and Urban Development--effective December 1, 2018.

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 18-1462 dated October 15, 2018.

Attested by:	