



430 Hartsell Ave  
Lakeland, FL 33815

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<http://LakelandHousing.org>



## Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Judy Mas

Shelly Asbury

## REGULAR BOARD MEETING

**Monday, November 18, 2019**

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, November 18, 2019 at 6:00 P.M.**

**LHA Board Room**

**Pledge of Allegiance**

**Moment of Silence**

**Establish a Quorum**

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Board Meeting Minutes for October 21, 2019.**
- 3. Public Forum**
- 4. Old Business**
  - 2020 Board Meeting Schedule
- 5. New Business**
- 6. Secretary's Report**
  - Housing and Operations  
Resolution No. 19- 1478 – Approval of the 2020 Annual Budget
  - Finance and Administration  
Resolution No. 19-1479 – To enter into a task order driven contracts for development consulting services
- 7. Legal Report**
- 8. Other Business**
- 9. Adjournment**

**MINUTES**  
**Regular Board Meeting of the**  
**Board of Commissioners of the Housing Authority of the City of Lakeland**  
**Monday, October 21, 2019**  
**430 Hartsell Avenue, Lakeland, Florida.**

**LHA Board Members Present:** Michael Pimentel, Chairman  
Richard Richardson, Vice-Chair -Via Phone  
Joseph DiCesare, Commissioner  
Eddie Hall, Commissioner  
Lorenzo Robinson, Commissioner  
Shelly Asbury, Commissioner  
Judy Mas, Commissioner

**Secretary:** Benjamin Stevenson

**Legal Counsel:** Ricardo Gilmore

The meeting was called to order at 6:00 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 the agenda. Chairman Pimentel requested to make to changes to the agenda. He asked the Board to agree to move Resolution 19-1476 to be presented after the Secretary Report and Resolution 19-1477 after the Housing and Operations Report.

- Motion by to accept the two changes to the agenda.  
Motion by Pimentel, second by Hall.

Vote: Commissioners

Michael Pimentel – Aye

Joseph DiCesare – Aye

Shelly Asbury – Aye

Edward Hall – Aye

Lorenzo Robinson – Aye

Judy Mas - Aye

**APPROVAL/ACCEPTANCE OF MINUTES**

- Motion to approve and accept the minutes of the meeting of the Board of Commissioners held on Monday, September 16, 2019.  
Motion by Hall, seconded by Robinson.

Votes: Commissioners

Michael Pimentel – Aye  
Edward Hall – Aye

Joseph DiCesare – Aye  
Lorenzo Robinson – Present

Shelly Asbury – Aye  
Judy Mas - Aye

## **PUBLIC FORUM**

Cathy Elam, a resident of Colton Meadows, requested permission for her daughter, Angela Barkly, to present her concerns. She stated Ms. Elam alleges that she is being improperly evicted due to “personal emotional reasons” by the property manager.

Mr. Gilmore explained to Ms. Barkley and Ms. Elam that this matter is in the authority of the court system. Once a tenant’s matter is turned over to the courts, it is handled by a municipal court judge and Housing Authority staff no longer have a say in the process until the court rules. Mr. Gilmore also explained that Ms. Elam will receive a copy of staff’s written response to the Board.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

Mr. Stevenson stated each year in the month of December staff request the Board to not hold a board meeting. This will allow staff to complete various year end reports. In that regard, he asked Commissioners to not a December 2019 meeting.

Mr. Stevenson also distribute copies of the proposed 2020 Board meeting schedule. He pointed out the proposed date changes for the January and February 2020 meetings due to federal holidays.

•Motion to cancel December 13, 2019 LHA Board meeting.  
Motion by Pimentel, seconded by Robinson.

Votes: Commissioners  
Michael Pimentel – Aye  
Edward Hall – Aye

Joseph DiCesare – Aye  
Lorenzo Robinson – Aye

Shelly Asbury – Aye  
Judy Mas – Aye

Commissioner Pimentel asked the Board if they preferred to review the 2020 LHA Board meeting schedule privately and discuss it at the November 18, 2019 meeting. The Board agreed.

## **SECRETARY’S REPORT**

### Twin Lakes Estates Phase I

Mr. Stevenson reported that Phase I is 100% occupied. The property is doing well. The residents are being offered a basic computer class that is being taught by the LHA IT Manager.

### Twin Lakes Estates Phase II

The permanent lender has been replaced with Walker Dunlap. Walker Dunlap has offered better terms than those previously approved by HUD. Mr. Stevenson anticipates the closing will be completed by the end of the month.

### Resolution No. 19-1476

Mr. Stevenson explained the Board is being asked to approve the minutes of a meeting with the LHA Board of Commissioners where the Twin Lakes Estates Phase II was discussed. The Board had previously approved a similar resolution for Phase II in January 2019. Commissioners are being asked to approve a second resolution due to the delayed financial closing.

- Motion to approve Resolution No. 19-1476

Motion by Hall, second by Asbury

Votes: Commissioners

Michael Pimentel – Aye

Joseph DiCesare – Aye

Shelly Asbury – Aye

Edward Hall – Aye

Judy Mas – Aye

Commissioner Robinson stepped out of the meeting prior to the vote.

### West Lake Phase II Relocation

The relocation process continues to go well. There are 15 families remaining on the site. Staff is hopeful that by next week all families will have relocated.

The Developer would like to start mediation/abatement of the buildings sometime during the first week of November. Abatement of the site should take about 45 days. Demolition of the buildings will begin after abatement is completed.

LHA and the Developer have tentatively scheduled a groundbreaking ceremony for December 3<sup>rd</sup> or 4<sup>th</sup>. Mr. Stevenson will update the Board the date is confirmed with the Mayor and HUD.

### Twin Lakes Estates Phase III

The Developer submitted an application for CDBG Disaster Relief funds. We will learn the results of the application process on November 13<sup>th</sup>.

The \$450,000 that was approved for Phase III by the City of Lakeland CRA was taken back due to the project not receiving a 9% tax credit award. Mr. Stevenson met with City staff in regard to this issue. The City agreed to return the funds if the tax credit application is successful.

#### Renaissance and Dakota

Mr. Stevenson stated LHA staff met with the LPHC Board of Directors on October 15, 2019. LPHC is the General Partner/owner of the HOPE VI property. The LPHC Board gave permission for staff to submit a loan application to TD Bank to pay off HOPE VI debts.

Commissioner Richardson joined the meeting via phone conference.

The Investor Partner is still looking at financing options for the 10<sup>th</sup> Street property. LHA is seeking financing to build some affordable for sale housing units.

### **HOUSING & OPERATIONS**

Mr. Pizarro stated the Manor of West Bartow anticipates being fully occupied by next week. The roof has been sealed and the windows will be sealed. These repairs should solve the moisture issues at the property.

Mr. Pizarro presented Resolution 19-1477 to the Board for approval.

Resolution No. 19-1477 – The Board of Commissioners is requested to approve the Fiscal Year 2020 Payment Standards for the Section 8 Housing Choice Voucher Program.

- Motion to approve Resolution 19-1477  
Motion by Asbury, second by Richardson.

Votes: Commissioners:

Michael Pimentel – Aye  
Ricard Richardson -Aye

Edward Hall – Aye  
Joseph DiCesare – Aye

Lorenzo Hall – Aye  
Shelly Asbury – Aye  
Judy Mas – Aye

Mr. Pizarro stated a copy of the 2020 Annual Budget was included with Board Packet. He informed the Board that the budget was included for their review. The Board will be asked to approve the budget at the November meeting. Mr. Stevenson stated can staff coordinate a workshop to discuss the budget or meet individually with each commissioner. Commissioners may also call or email questions on the budget to staff.

## **FINANCE & ADMINISTRATION**

Ms. Turner gave a very thorough overview of the Finance and Administration report.

## **LEGAL REPORT**

None.

## **OTHER BUSINESS**

None.

The meeting adjourned at 6:44 P.M.

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Benjamin Stevenson, Secretary

# **SECRETARY'S REPORT**



## **Secretary's Report**

**November 2019**

### **Williamstown**

The Micro-Cottages at Williamstown project started receiving its public housing subsidy in October for each of the housing units within the community. HUD gave its final approvals for the subsidy last month. All forty-eight (48) housing units in this new public housing community are leased up.

### **West Lake Phase I**

The contractor completed the overall construction for the building. The building received all of the necessary certificates of occupancy (COs) and opened for occupancy in July 2019. The rental units also passed the Section 8 HQS (Housing Quality Standards) inspection which is required before any tenants could be allowed to begin the move in process. The building is 100% occupied.

The property hosted a tour for the current Leadership Lakeland class last this month. City of Lakeland Commissioner Sara McCarley asked LHA to host the tour of the facility.

### **West Lake Phase II Disposition**

The HUD Special Application Center (SAC) gave its approval of the Demolition-Disposition application for the Phase II. Demolition of the units in Phase II will begin after the families are relocated. A copy of the approval letter was included with the April 2019 Board Packet in the Old Business section.

### **Relocation Phase II**

The SAC approved the Demo-Dispo application. The application included a request for Section 8 relocation vouchers for the families in Phase II. I was advised by the HUD-Jacksonville Field Office that SAC approval letter also provided approval of the Phase II Relocation Plan.

The HUD-Kansas City office funded the relocation vouchers for Phase II in July 2019. After the vouchers were funded, the families officially started moving to new locations.

All of the families have been relocated off site. The residents were given boxes and packing tape to assist with their preparation to move. The contractor has started pre-demolition abatement activity.

### **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. The HUD SAC approved the Demo-Dispo application. The Developer Partner has started

## **Secretary's Report**

**November 2019**

environmental abatement of the buildings. The abatement process is estimated to take approximately 30-45 days

### **West Lake Phase III**

The Developer Partner hired a consultant to try and obtain additional funding commitments from the City of Lakeland and Polk County governments. The consultant was successful in obtaining a local government contribution from the City of Lakeland. The tax credit application was submitted to the Florida Housing Finance Corporation. 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 application did not receive a favorable lottery number. So, the Developer Partner requested permission to submit an application for a Revitalization Grant. LHA agreed. The Developer Partner is currently preparing an application for Disaster Relief funding. We will know the results of the application process on or about November 13, 2019.

### **Carrington Place a.k.a. Dakota Park**

The tax credits at Dakota Park expired on December 31, 2017. There was also a balloon payment of \$345,000 due to SunTrust Bank and \$149,000 in Deferred Developer's fees. The loan has been paid off. LHA staff worked with Rubin Brown, an LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds were used to pay off the new loan. The next step is to make a decision regarding how to rehab the property. LHA staff continues to discuss this issue with the Financial Advisor and Legal Counsel. LHA may engage a Development Consultant to assist with obtaining financing for the rehab of the property.

### **Renaissance at Washington Ridge**

The tax credits at the Renaissance HOPE VI site expired on December 31, 2018. There was also a balloon payment of \$536,00 due to SunTrust Bank and a \$1.3 million dollars in Deferred Developer's fees. The loan has been paid off. LHA staff worked with Rubin Brown, an LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds were used to pay off the new loan. The next step is to make a decision regarding how to rehab the property. LHA staff continues to discuss this issue with the Financial Advisor and Legal Counsel. LHA may also engage a Development Consultant to assist with this project. Staff has completed discussions with TD Bank about a loan to pay off the debt associated with Renaissance and Dakota. Staff has submitted a loan application with TD Bank. We anticipate approval within the next two weeks.

### **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

## **Secretary's Report**

**November 2019**

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

LHA continues to look at ways to generate startup funding for partnership activities. So, staff explored the possibility of a working capital line of credit and predevelopment financing with local financial institutions. The plan was to use the working capital funds to assist with relocation costs overruns associated with West Lake Phase I, potential staffing/administrative shortfalls associated with disposition of housing units at West Lake, and project development activities for LPHC. Negotiations with PNC were ended by LHA in February of this year. Staff did not like or agree with the terms of the loan commitments requested by PNC. No further negotiations with PNC are expected.

Staff decided to write another RFP to solicit a Development Consultant in preparation of submitting another tax credit application in the next round of tax credits. The original RFP was withdrawn so that some revisions could be made to the solicitation package. The LHA is currently reviewing the responses to the second RFP.

### **Agency Plan**

LHA staff drafted the 2020 Agency Plan which is due to be submitted to HUD on or before October 15, 2019. Staff is expecting to start the process no later than June 1, 2019. The process will include public and strategic meetings with the Board of Commissioners, the City of Lakeland, the residents/participants and the public. Staff issued an RFP for a consultant to assist LHA with writing the new 5 years Agency Plan. Negotiations with the procured consultant have been completed. The consultant held a series of public meetings to discuss the Plan with the general public and residents of LHA communities and a workshop with the LHA Board of Commissioners. The Plan was presented to the Board for approval at last month's meeting.

### **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 rewarded 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

## **Secretary's Report**

**November 2019**

with the recommendation. The VCA was executed in August 2018. A copy of the VCA was 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.

Staff has submitted the second update report for the VCA to HUD-Jacksonville. A copy of the update is included with this month's Board Packet in the Old Business section. A copy of the first update report was included with the February 2019 Board Packet.

### **Other Activities**

I and Twin Lakes management staff hosted the current Leadership Lakeland class and City of Lakeland City Council member Sara McCarley as a part of an affordable housing tour in the city of Lakeland. The event took place at the new Twin Lakes Estates Senior Building. I gave an overview of the project that was followed by a Question and Answer session. The group was given a tour of the facilities.

LHA purchased a \$500 advertising package from the Lakeland Magic NBA G-League basketball team. As part of the packet, LHA received 132 tickets to a game on November 16<sup>th</sup>. The tickets were given to staff to share with their family and friends.

I participated in the first two of four HUD webinars on Public Housing Repositioning Strategies. The webinars provide an overview of the RAD (Rental Assistance Demonstration) Program and other repositioning options and strategies.

I will attend another event with the 2019-2020 Class of Leadership Polk later this month.

Respectfully submitted,

*Benjamin Stevenson*

Secretary

# **AFFORDABLE HOUSING REPORT**

**◀ Housing Report**

**◀ FSS & Resident Activities**

# Affordable Housing Department

## Board Report

### November 2019

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
  - Housing Communities
    1. West Lake
    2. West Lake Addition
    3. Cecil Gober
    4. John Wright Homes
    5. Carrington Place (Formerly known as Dakota Apartments)
    6. Renaissance/Washington Ridge
    7. Villas at Lake Bonnet
    8. Colton Meadow
    9. The Manor at West Bartow
    10. The Micro-Cottages at Williamstown
    11. Twin Lakes Estates Senior PHASE I
  - 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 October 2019:

#### **The Manor at West Bartow is 100% occupied!**

**Nov 5, 2019**

In an overwhelmingly bipartisan vote, the Senate last week approved HUD funding for the current fiscal year (FY 2020). However, the 84-9 vote masquerades a deep division between the Senate and the House on the best path forward to finalizing spending, only two weeks out from the end of the current spending bill.

On Thursday, the Senate approved a four-bill spending package that includes Transportation-HUD (THUD), Agriculture, Interior-Environment, and Commerce, Justice, and Science. These bills were previously approved by the Senate Appropriations Committee but have not yet been negotiated with the House. Previous coverage of the Senate bill can be found on the NAHRO website.

Though no major changes were made to the bill, one amendment was approved that would allow tenant-protection vouchers (TPVs) to be continued to be used for the Family Unification Program (FUP). This amendment would maintain the status quo, which was not originally included in the original Senate bill. The House bill already includes FUP as an eligible use for TPVs.

Despite the bipartisan support for the spending package, little progress has been made in negotiations with the House to finalize spending for the fiscal year that began on October 1. Though a budget agreement was reached in July setting overall spending limits, leadership in the House and Senate have not been able to agree on how the overall funding should be divided between the 12 appropriations bills that comprise the federal budget. Specifically, funding for the border wall is once again at issue.

The current continuing resolution expires on Thursday, November 21 and the House is away on a weeklong recess. At this point, an additional continuing resolution will likely be needed to maintain government operations beyond November 21. No agreement has been reached on the length of the next CR; some lawmakers have argued for a longer-term CR that would last into early spring. A full-year CR has also been raised as a possibility.

A government shutdown is possible. Senate Minority Leader Chuck Schumer said last week that he thought there is the potential for a shutdown, whereas House Speaker Nancy Pelosi said she thinks it's unlikely. On Sunday, when asked if he was willing to make a commitment to avoid a shutdown, the President said, "I wouldn't commit to anything. It depends on what the negotiation is."

**Public Housing PIC Reporting Percentage**

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

Effective Date	Public Housing	Date Collected
10/30/2019	98.99%	11/07/2019

**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.

**Port Outs**

LHA currently processed zero (0) port-outs in the month of October 31. Port outs are clients that use their voucher in another jurisdiction.

**Port Ins**

LHA currently has zero (0) active port ins for the month of October 31. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

**Lease-up & Movers**

As of October 31, 2019, Lakeland Housing Authority issued twenty five (25) vouchers to movers. We received fourteen (14) Requests for Tenancy Approvals during the month of October. We processed three (3) initial move-in and four (4) port-in, and zero (0) port outs were sent to another jurisdiction.

**Active Clients**

As of October 31, 2019, LHA is servicing 1,327 families on the Housing Choice Voucher program.

Program	Total Vouchers
<ul style="list-style-type: none"> <li>• Regular Vouchers &amp; Project Based Vouchers</li> </ul>	1091
<ul style="list-style-type: none"> <li>• Mainstream</li> </ul>	59
<ul style="list-style-type: none"> <li>• VASH</li> </ul>	63
<ul style="list-style-type: none"> <li>• Tenant Protection</li> </ul>	84
<ul style="list-style-type: none"> <li>• Port Out</li> </ul>	30
<ul style="list-style-type: none"> <li>• Port In</li> </ul>	0
<b>Total</b>	<b>1327</b>

**EOP – End of Participation**

LHA processed five (5) EOP's with a date effective the month of October 2019. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	0
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	5
<b>Total</b>	<b>5</b>

**PIC Reporting Percentage**

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

Effective Date	HCV	Date Collected
10/30/2019	100.7%	11/07/2019

**General information and activities for the month of October 2019**

- The Housing Choice Voucher Department processed one hundred eighteen (118) annual certifications and fifty (50) interim certifications.
- The Inspections Unit conducted a total of one hundred twenty-nine (129) inspections.
- Hearings were not scheduled in October.

**Repayment Agreements for Unreported Income**

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



**RECEPTION MONTHLY REPORT 2019**

<b>RECEPTION MONTHLY REPORT 2019</b>			
<b>VISITOR'S COUNT RFTA INTERIM CHANGE</b>			
January	830	38	45
February	876	31	41
March	907	24	37
April	1,113	25	30
May	1,135	22	28
June	1,023	23	20
July	-	-	-
August	1,011	31	44
September	1,052	27	33
October	770	14	50



Reports from the Communities

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

Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates	Williamstown
<b>Occupancy</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Down units due to modernization/Insurance											
Vacant units	0	0	0	0	0	0	0	0	0	0	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	N/A	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Lovett Johnson	Lovett Johnson	Gladys Delgado	Gladys Delgado	Lisa Peardon	Jeannette Albino	Vanessa C. Johnson

**Family Self-Sufficiency (HCV)  
September 2019**

**FSS Program Statistics**

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Section 8 (HCV)	20	35	17	52%

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Public Housing	50	32	18	56%

- The balance of the Public Housing FSS escrow August 2019 is \$ 31,115.91.
- The average amount is \$ 6,106.
- Recruiting: Received three (3) letter of interest
- Housing Choice Voucher Program (PH): FSS clients 50058 data to Public & Indian Housing (PIC) is submitted in a timely manner, while ensuring that the information in PIC is current and up-to-date.
- (PH) Termination/Forfeiture/Transfer/Disbursement: Zero (0) forfeiture in the amount of \$0, contract ended/request to end participation from the program.
- Forfeitures to the FSS escrow account replenish so that more families may be served: 0

Goals completed/enrolled by the Section 8 FSS participants:

- Completed Contract of Participation: No. of families completing the contract as of to the end of October 2019: 1
- Services needed to complete Contract of Participation: Many of our clients need assistance with education expenses, transportation and food. Participates were referred to The Agricultural and Labor Program, Inc.

Approximately 8 families are pending enrollment into the FSS program. Orientation will be scheduled before November 15th 2019.

Community Networking

- Monthly Partners Meeting are conducted the first Friday of every month.
- Meeting with Director of The Agricultural and Labor Program, Inc.
- Collaborate with FSS Coordinators at Winter Haven Housing Authority
- Community Outreach at Hispanic festival.

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: November 12, 2019

RE: October 2019 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending October 25, 2019 for the following entities:

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

These statements are unaudited and compiled from LHA Finance.

*Valerie A. Turner*

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



## Monthly Statement of Operations Narrative Summary Report

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**RE: For the current month and ten months (Year to Date) ended October 25, 2019**

### **Summary Report by Program and/or Property (Partnership)**

1. Central Office Cost Center (COCC):  
COCC has a Net Operating Income (NOI) of -\$24,928 for the period and -\$53,434 for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:  
HCV has a NOI of \$33,272 for Program Administration and -\$170,161 for Housing Assistance Payment (HAP).
3. Public Housing (AMP 1 - WestLake Apartments, John Wright Homes and Cecil Gober Villas):  
(NOI) is \$148,956 for year-to-date before depreciation.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2):  
Carrington Place's NOI is \$998 for year-to-date before depreciation.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3):  
(NOI) is -\$5,292 for year-to-date before depreciation.
6. Colton Meadow, LLLP:  
The NOI for Colton Meadow is \$91,028 for year-to-date before depreciation.
7. Bonnet Shores, LLLP:  
Villas at Lake Bonnet's has a (NOI) of \$7,979 before depreciation for year-to-date.
8. West Bartow Partnership, LTD, LLLP:  
The property has a NOI of -\$78,677 for the period and \$22,869 for year-to-date, before depreciation.
9. Hampton Hills (AMP 4):  
This property has a (NOI) of -\$35,694 before depreciation for year-to-date.
10. YouthBuild:  
YouthBuild has a (NOI) of -\$50,564. The negative NOI is due to timing of the grant reimbursement from the Department of Labor.





11. Williamstown, LLLP (AMP 5):

The property has a NOI of \$101,606 before depreciation.

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

LAKELAND HOUSING AUTHORITY (FL011)			
Affordable Housing Portfolio			
Item #	Property #	Name	NOI Before Depreciation
1	96	Central Office Cost Center (COCC)	-\$53,434
2	80	Housing Choice Voucher (HCV) Administration	\$33,272
		HCV Housing Assistance Payment (HAP)	-\$170,161
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	\$148,956
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$998
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	-\$5,292
6	56	Colton Meadow, LLLP	\$91,028
7	57	Bonnet Shores, LLLP	\$7,979
8	62	West Bartow Partnership, Ltd., LLLP	\$22,869
9	12	Hampton Hills (AMP 4)	-\$35,694
10	49	YouthBuild-Lakeland	-\$50,564
11	99	Williamstown, LLLP (AMP 5)	\$101,606

**Conclusion:** As evidenced above, seven (7) of the eleven (11) properties have positive NOI. The four (4) properties with negative NOI are COCC, Hampton Hills, Renaissance, and YouthBuild. Note that HCV-HAP is not considered within this calculation since shortfalls in HAP are funded via HUD-held reserves. The following narrative provides a summary of the current financial position for each property or program.

**COCC:** Timing of receipt of administration fees continues to impact the cash flow for this cost center. Staff originally anticipated that the financial closing for Twin Lakes Estates Phase II would occur in August 2019. However, Hurricane Dorian caused Florida Housing Finance Agency (FHFC) to postpone its Board Meeting. Subsequently, approval of the updated construction budget was delayed until September. Despite the delays, staff was confident that the closing would occur prior to yearend.

**Update:** The financial closing occurred on October 30, 2019 as planned. However, at the closing table representatives from Florida Housing Finance Corporation outlined that no developer fee would be collected at closing. LHA and its development partner negotiated that some developer fees had to be





received at closing. The outcome was that COCC was not able to collect its \$120,000 in PHA administration fees as initially scheduled. Instead, only \$50,000 was funded as part of the closing. Furthermore, the funds were not received until November 8, 2019. Accordingly, receipt of the payment will not be reflected until LHA's November 2019 financial statements.

Renaissance at Washington Ridge, Ltd., LLLP: As reported last month, HUD funds audit costs associated with the public housing units. The investor pays for costs associated with the partnership audit. The accrual for audit and taxes only reflected the costs of the partnership audit but did not include audit activities that had to be performed by LHA's independent auditor to complete submission of the financial data schedule to HUD electronically via Real Estate Assessment Center (REAC). Renaissance is still in the process of recovering from this error.

Hampton Hills: The budget for this property was based upon rental income for five (5) homes. Staff sold one of the homes on May 31, 2019. Accordingly, this property is no longer expected to have a positive NOI due to transfer of the asset from the Authority to the homebuyer.

YouthBuild: The YouthBuild program is expected to continue to have negative NOI as this is a reimbursable grant.





**Lakeland Housing Authority  
Central Office Cost Center  
Statement of Operations  
For the Current Month and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750	796.50	(46.50)	-5.84%	1	7,500	7,965	(465)	-5.84%	9,558
Public Housing, Sec 8 and Other Mgmt. Income	30,365	37,743	(7,377)	-19.55%	2	517,896	377,425	140,471	37.22%	452,910
Other Income	387	26,197	(25,810)	-98.52%	3	36,910	261,966	(225,056)	-0.86	314,359
Grants Salary Cont.(YB-Director)	2,053	1,211	842	69.57%		16,320	12,108	4,212	34.78%	14,530
<b>Total Revenue</b>	<b>33,555</b>	<b>65,946</b>	<b>(32,391)</b>	<b>-49.12%</b>		<b>578,625</b>	<b>659,464</b>	<b>(80,839)</b>	<b>-12.26%</b>	<b>791,357</b>
Tenant Services	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Administrative Expenses	56,804	61,179	(4,375)	-7.15%		615,993	611,795	4,198	0.69%	734,154
Utility Expense	-	144	(144)	-100.00%	4	143	1,441	(1,298)	-90.05%	1,729
Maintenance Expense	634	1,546	(912)	-58.97%	4	7,586	15,464	(7,877)	-50.94%	18,557
General Expenses	1,044	812	232	28.60%		8,337	8,121	216	2.66%	9,745
Financing Expenses	-	-	-			-	-	-		-
Total Expense before depreciation	58,483	63,682	(5,199)	-8.16%		632,059	636,820	(4,761)	-0.75%	764,184
<b>Operating Income (Loss) before Depreciation</b>	<b>(24,928)</b>	<b>2,264</b>	<b>(27,192)</b>	<b>-1200.86%</b>		<b>(53,434)</b>	<b>22,644</b>	<b>(76,078)</b>	<b>-335.97%</b>	<b>27,173</b>
Depreciation	-	402	(402)	-100.00%		905	4,020	(3,115)	-77.49%	4,824
<b>Total Expense</b>	<b>58,483</b>	<b>64,084</b>	<b>(5,601)</b>	<b>-8.74%</b>		<b>632,964</b>	<b>640,840</b>	<b>(7,876)</b>	<b>-1.23%</b>	<b>769,008</b>
<b>Net Operating Income (Loss)</b>	<b>(24,928)</b>	<b>1,862</b>	<b>(26,790)</b>	<b>-1438.48%</b>		<b>(54,339)</b>	<b>18,624</b>	<b>(72,963)</b>	<b>-391.77%</b>	<b>- 22,349</b>

**Comments**

- 1 Variance is a result of a decrease in the demand for vending machine products.
- 2 Variance is due to timing of income.
- 3 Variance is due to timing of the administrative fees.
- 4 Variance reflects expenses being less than the budget.

**Lakeland Housing Authority  
Central Office Cost Center  
Balance Sheet  
as of October 25, 2019**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	24,071.04
Cash-Payroll	57,519.80
Total Unrestricted Cash	<u>81,590.84</u>
TOTAL CASH	<u>81,590.84</u>
Cash - Vending	3,084.50
Cleared Interfund Account	-267,971.82
A/R - YouthBuild DOL	13,507.19
A/R - Capital Fund Grants/HUD	-267.78
Due from Section 8 HCV	7,445.00
TOTAL: DUE FROM	<u>23,768.91</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>-244,202.91</u>
OTHER CURRENT ASSETS	
Prepaid Insurance	1,620.55
Prepaid Software Licenses	1,661.02
TOTAL OTHER CURRENT ASSETS	<u>3,281.57</u>
TOTAL CURRENT ASSETS	<u>-159,330.50</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,185.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-33,768.44
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>0.00</u>
TOTAL NONCURRENT ASSETS	<u>0.00</u>
TOTAL ASSETS	<u>-159,330.50</u>

**LIABILITIES & EQUITY**

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	2,811.26
Workers Compensation	6,983.82
401 Plan Payable	-6,378.56
457 Plan Payable	-1,424.51
Employee Donations Payable	168.67
Health Insurance Payable	-18.24
Other Current Liabilities	65,458.31
Due to Williamstown	33,182.40
Accrued Compensated Absences-Current	18,290.47
	<u>119,073.62</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	33,968.02
	<u>33,968.02</u>
TOTAL NONCURRENT LIABILITIES	<u>33,968.02</u>
TOTAL LIABILITIES	<u>153,041.64</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-312,372.14
	<u>-312,372.14</u>
TOTAL RETAINED EARNINGS:	<u>-312,372.14</u>
TOTAL EQUITY	<u>-312,372.14</u>
TOTAL LIABILITIES AND EQUITY	<u>-159,330.50</u>

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

**For the Current Month and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	29,277.48	24,071.04	-5,206.44
Cash-Payroll	59,998.50	57,519.80	-2,478.70
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
<b>Total Cash</b>	<b>92,360.48</b>	<b>84,675.34</b>	<b>-7,685.14</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	53,130.85	24,071.04	-29,059.81
Cash-Payroll	90,079.91	57,519.80	-32,560.11
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
<b>Total Cash</b>	<b>146,295.26</b>	<b>84,675.34</b>	<b>-61,619.92</b>

**Lakeland Housing Authority  
Section 8 Housing Choice Voucher Program  
Statement of Operations - Program Administration  
For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Section 8 Admin Grant Revenue/Port Revenue	60,675	85,477	(24,802)	-29.02%		618,901	854,770	(235,869)	-27.59%	1,025,724
Other Income	325	829	(505)	-60.87%		6,160	8,292	(2,133)	-25.72%	9,951
<b>Total Revenue</b>	<b>61,000</b>	<b>86,306</b>	<b>(25,307)</b>	<b>-29.32%</b>	<b>1</b>	<b>625,060</b>	<b>863,062</b>	<b>(238,002)</b>	<b>-27.58%</b>	<b>1,035,675</b>
Administrative Expenses	67,382	56,756	10,626	18.72%	4	582,764	567,560	15,203	2.68%	681,072
Tenant Services	281	-	281			281	-	281		-
Utilities	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance Expense	327	970	(644)	-66.32%	2	5,335	9,703	(4,368)	-45.02%	11,643
General Expenses (Insurance, etc.)	(504)	149	(653)	-437.52%	2	1,204	1,492	(288)	-19.30%	1,791
HAP & URP Expenses - Port in Payments	-	28,000	(28,000)	0.00%	3	2,205	280,000	(277,795)	0.00%	336,000
Total Expense before Depreciation	67,487	85,876	9,611	11.19%		591,789	858,755	(266,967)	-31.09%	1,030,506
<b>Operating Income (Loss) before Depreciation</b>	<b>(6,487)</b>	<b>431</b>	<b>(34,918)</b>			<b>33,272</b>	<b>4,307</b>	<b>28,964</b>	<b>672.49%</b>	<b>5,168</b>
Depreciation	265	265	-	0.00%		2,650	2,650	-	0.00%	3,180
Transfer Out	10	-	10	#DIV/0!		10	-	10	#DIV/0!	-
<b>Total Expense</b>	<b>67,762</b>	<b>86,141</b>	<b>9,611</b>	<b>11.16%</b>		<b>594,449</b>	<b>861,405</b>	<b>(266,967)</b>	<b>-30.99%</b>	<b>1,033,686</b>
<b>Net Operating Income (Loss)</b>	<b>(6,762)</b>	<b>166</b>	<b>(6,928)</b>	<b>-4180.78%</b>		<b>30,612</b>	<b>1,657</b>	<b>28,964</b>	<b>1747.94%</b>	<b>1,988</b>

**Lakeland Housing Authority  
Section 8 Housing Choice Voucher Program  
Statement of Operations - Housing Assistance Payments (HAP)  
For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Section 8 HAP Grant Revenue	798,803	714,540	84,263	11.79%		7,659,599	7,145,396	514,203	7.20%	8,574,475
Other income	466	750	(284)	0.00%		8,246	7,500	746	0.00%	9,000
<b>Total Revenue</b>	<b>799,269</b>	<b>715,290</b>	<b>83,838</b>	<b>11.72%</b>		<b>7,667,845</b>	<b>7,152,896</b>	<b>514,949</b>	<b>7.20%</b>	<b>8,583,475</b>
Housing Assistance Payments	882,575	668,902	213,673	31.94%	5	7,405,478	6,689,020	716,458	10.71%	8,026,824
Tenant Utility Reimbursement	17,606	21,832	(4,226)	-19.36%	2	157,867	218,320	(60,453)	-27.69%	261,984
Port Out HAP Payments	40,866	19,250	21,616	112.29%	6	236,460	192,500	43,960	22.84%	231,000
FSS Escrow Payments	(1,364)	2,330	(3,694)	-158.54%	7	38,232	23,300	14,932	64.09%	27,960
FSS Forfeitures & Adjustments	-	-	-	#DIV/0!		(31)	-	(31)	#DIV/0!	-
Program Expenses Before Depreciation	939,683	712,314	227,369	31.92%		7,838,006	7,123,140	714,866	10.04%	8,547,768
<b>Program Income (Loss) before Depreciation</b>	<b>(140,414)</b>	<b>2,976</b>	<b>(143,531)</b>	<b>(0)</b>		<b>(170,161)</b>	<b>29,756</b>	<b>(199,917)</b>	<b>(0)</b>	<b>35,707</b>
Total Expense	939,683	712,314	227,369	31.92%		7,838,006	7,123,140	714,866	10.04%	8,547,768
<b>Net Operating Income (Loss)</b>	<b>(140,414)</b>	<b>2,976</b>	<b>(143,531)</b>	<b>-4823.62%</b>		<b>(170,161)</b>	<b>29,756</b>	<b>(199,917)</b>	<b>(0)</b>	<b>35,707</b>

Comments

- 1 Variance reflects HAP earned and administrative fee being less than budgeted. Budget anticipated that Port-in cases would be administered by the authority. However, no cases have been administered as of this October 2019 financial report.
- 2 Variance is due to expenses being less than budgeted.
- 3 HAP & URP payments in Portprop: there were no expenses from administered cases as of this October 2019 report. See Item #1 above for details.
- 4 Administrative expense variance is due to increased costs in computer equipment, replenishment of postage, IT services and management fees.
- 5 Variance is due to HAP payments being higher than budgeted. Specifically, HCV is incurring HAP expenses associated with the 80 PBV units at Twin Lakes Estates Phase I. Relocation of families within the Phase II footprint is also in progress.
- 6 Variance is due to increased FSS escrows and FSS adjustments.
- 7 Variance is due to increased costs and cases porting out to other jurisdictions.

**Lakeland Housing Authority**  
**Section 8 Housing Choice Voucher Program**  
**Balance Sheet**  
**as of October 25, 2019**

<b>ASSETS</b>		<b>LIABILITIES &amp; EQUITY</b>	
Unrestricted Cash		<b>CURRENT LIABILITIES</b>	
Cash Operating 1	8,098.05		
Cash-Payroll	10,253.76		
Cash Operating 2B	65,758.60	A/P Vendors and Contractors	-71,661.66
Total Unrestricted Cash	84,110.41	Due to Section 8	23,290.04
Restricted Cash		Tenant Prepaid Rents	7,243.53
Cash Restricted - FSS Escrow	91,310.21	State of FL Unclaimed Funds	33,224.76
Total Restricted Cash	91,310.21	Accrued Compensated Absences-Current	3,651.07
			-4,252.26
TOTAL CASH	175,420.62		
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	271,475.23		
AR Port in Hap-Suspense	-31,824.08	TOTAL CURRENT LIABILITIES	-4,252.26
Allowance for Doubtful Accounts-Tenants/Vendors	-259,779.85		
AR-TPA/Fraud Recovery	10,164.99		
A/R WF Dec ACH	3,400.10	<b>NONCURRENT LIABILITIES</b>	
TOTAL: AR	-9,963.71		
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-5,362.00		
Cleared Interfund Account	-182,061.29		
Due from Section 8 Mainstream	23,280.04		
A/R-Other Government	2,206.48		
AR Port in Fee Suspense	-1,925.48		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-170,425.86	Accrued Compensated Absences-LT	6,780.54
		FSS Due to Tenant Long Term	91,310.18
		TOTAL NONCURRENT LIABILITIES	98,090.72
OTHER CURRENT ASSETS			
Prepaid Insurance	327.67		
Prepaid Software Licenses	19,647.56		
TOTAL OTHER CURRENT ASSETS	19,975.23		
TOTAL CURRENT ASSETS	24,969.99		
NONCURRENT ASSETS		TOTAL LIABILITIES	93,838.46
FIXED ASSETS			
Automobiles	15,900.00	<b>EQUITY</b>	
Furniture & Fixtures	26,461.08		
Accum Depreciation- Misc FF&E	-33,021.60	RETAINED EARNINGS	
Intangible Assets		Retained Earnings-Unrestricted Net Assets	-57,122.99
TOTAL FIXED ASSETS (NET)	9,339.48	TOTAL RETAINED EARNINGS:	-57,122.99
Non-Dwelling Equipment	2,406.00		
TOTAL NONCURRENT ASSETS	11,745.48	TOTAL EQUITY	-57,122.99
TOTAL ASSETS	36,715.47	TOTAL LIABILITIES AND EQUITY	36,715.47

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

**For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	14,759.79	8,098.05	-6,661.74
Cash-Payroll	505.80	10,253.76	9,747.96
Cash Operating 2B	211,221.78	65,758.60	-145,463.18
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	93,723.40	91,310.21	-2,413.19
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>320,210.77</b>	<b>175,420.62</b>	<b>-144,790.15</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	5,069.67	8,098.05	3,028.38
Cash-Payroll	2,903.24	10,253.76	7,350.52
Cash Operating 2B	161,854.97	65,758.60	-96,096.37
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	65,686.62	91,310.21	25,623.59
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>235,514.50</b>	<b>175,420.62</b>	<b>-60,093.88</b>

**Lakeland Housing Authority  
Public Housing (AMP 1)  
Statement of Operations  
For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,263	26,009	(13,746)	-52.85%	1	272,656	260,092	12,565	4.83%	312,110
Other Tenant Income	100	1,177	(1,077)	-91.50%	2	2,325	11,766	(9,441)	-80.24%	14,119
Government Subsidy Income	63,877	66,135	(2,259)	-3.42%		659,253	661,354	(2,102)	-0.32%	793,625
Interest Income Restricted	9,134	9,130	4	0.05%		92,148	91,297	850	0.93%	109,557
Other Income	-	-	-	#DIV/0!		14,455	-	14,455	#DIV/0!	-
<b>Total Revenue</b>	<b>85,374</b>	<b>102,451</b>	<b>(17,077)</b>	<b>-16.67%</b>		<b>1,040,836</b>	<b>1,024,509</b>	<b>16,327</b>	<b>1.59%</b>	<b>1,229,411</b>
Administrative Expenses	41,413	49,247	(7,834)	-15.91%	3	452,436	492,467	(40,032)	-8.13%	590,961
Tenant Services Expenses	371	4,157	(3,786)	-91.08%	3	511	41,567	(41,056)	-98.77%	49,880
Utility Expense	13,385	7,249	6,136	84.64%	4	122,730	72,491	50,238	69.30%	86,989
Maintenance and Development Expense	18,362	32,742	(14,381)	-43.92%	3	212,269	327,422	(115,154)	-35.17%	392,907
General Expenses	2,148	5,214	(3,066)	-58.81%	5	64,518	52,139	12,379	23.74%	62,567
Housing Assistance Payments	1,060	3,791	(2,731)	-72.04%		39,417	37,910	1,507	3.98%	45,492
Operating expense before Depreciation	76,738	102,400	(25,662)	-25.06%		891,879	1,023,997	(132,117)	-12.90%	1,228,796
<b>Net Operating Income (Loss)</b>	<b>8,636</b>	<b>51</b>	<b>8,585</b>	<b>16756.51%</b>		<b>148,956</b>	<b>512</b>	<b>148,444</b>	<b>28975.08%</b>	<b>615</b>
Depreciation	4,365	34,426	(30,062)	-87.32%		101,656	344,263	(242,607)	-70.47%	413,115
Capital Replacement Items	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Intra-Funds Transfer In/Out	-	-	-	#DIV/0!		331	-	331	#DIV/0!	-
<b>Total Expenses</b>	<b>81,102</b>	<b>136,826</b>	<b>(55,724)</b>	<b>-40.73%</b>		<b>993,866</b>	<b>1,368,260</b>	<b>(374,393)</b>	<b>-27.36%</b>	<b>1,641,911</b>
<b>Net Income (Loss)</b>	<b>4,271</b>	<b>(34,375)</b>	<b>38,646</b>	<b>0</b>		<b>46,970</b>	<b>(343,750)</b>	<b>390,720</b>	<b>0</b>	<b>(412,501)</b>

**Comments**

- 1 Property consists of 155 public housing units (WestLake, John Wright, and Cecil Gober Villas). Rental income for the year is higher than the budget. The contractor mobilized on 11/11/2019 to abate the 64 units located within the footprint of Twin Lakes Estates-Phase II. Note that staff is in the process of reconciling residents' ledgers that are associated with the 64 units.
- 2 Variance reflects timely payment of rents and less damage to the units.
- 3 Variance is a result of expenses being less than the budget.
- 4 Utility Expense variance is due to increased costs in water, electricity, garbage and sewer.
- 5 Variance is a result of an increase in insurance premiums and to reduction in rental income.

AMP1 - Majority of AMP1's NOI is composed of \$105K consisting of \$14K gain on sale of fixed assets and \$91K in interest on LHA Mortgage Loans to Bonnet and Colton Interest Income.

**Lakeland Housing Authority**  
**Public Housing (AMP 1)**  
**Balance Sheet**  
**as of October 25, 2019**

**ASSETS**

CASH	
Unrestricted Cash	
Cash Operating 1	55,825.42
Cash-Payroll	10,029.79
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>66,655.21</u>
Restricted Cash	
Cash Restricted-Security Deposits	34,213.00
Cash Restricted - FSS Escrow	47,811.44
Total Restricted Cash	<u>82,024.44</u>
 TOTAL CASH	 <u>148,679.65</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	25,771.45
Allowance for Doubtful Accounts-Tenants/Vendors	-10,413.15
AR-TPA/Fraud Recovery	6,867.08
TOTAL: AR	<u>22,225.38</u>
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-1,409.22
Waste Deposit	547.00
Cleared Interfund Account	323,041.35
A/R - ROSS/HUD	16,137.04
Due from LPHC	750,132.63
A/R - Capital Fund Grants/HUD	3,456.64
Due from HOPE VI	0.13
Due From Public Housing Reserve	35,335.47
Due From FSS	17,796.02
TOTAL DUE FROM	<u>73,272.30</u>

Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	450,845.00
Villas at Lake Bonnet Mortgage	1,009,877.00
A/R Villas at Lake Bonnet Mort. Interest	518,127.82
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>3,449,112.26</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Insurance	10,519.28
Prepaid Software Licenses	4,745.82
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>56,265.10</u>
TOTAL CURRENT ASSETS	<u>3,654,057.01</u>

NONCURRENT ASSETS

FIXED ASSETS	
Land	1,466,869.23
Buildings	388,223.77
Building Improvements	3,402.00
Machinery & Equipment	6,687.73
Automobiles	174,343.20
Site Improvement-Infrastructure	582,079.00
Construction In Progress	3,751,341.13
Accum Depreciation-Buildings	-9,876,404.51
Accum Depreciation- Misc FF&E	-535,546.48
Accum Depreciation-Infrastructure	-582,079.00
TOTAL FIXED ASSETS (NET)	<u>-4,621,083.93</u>
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	3,945,759.65
Dwelling Structures	5,154,722.42
Dwelling Equipment	26,717.87
Non-Dwelling Structures	679,307.53
Non-Dwelling Equipment	737,435.65
TOTAL NONCURRENT ASSETS	<u>5,995,115.01</u>

TOTAL ASSETS	<u>9,649,172.02</u>
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**LIABILITIES & EQUITY**

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	10,640.99
Tenant Security Deposits	32,413.00
Security Deposit-Pet	1,800.00
Accrued audit fees - LHA	10,248.14
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	5,228.10
Accrued Compensated Absences-Current	5,937.35
TOTAL CURRENT LIABILITIES	<u>65,753.57</u>

NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	11,026.51
FSS Due to Tenant Long Term	47,811.44
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>361,837.95</u>

TOTAL LIABILITIES	<u>427,591.52</u>
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EQUITY

RETAINED EARNINGS	
Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net Assets	3,553,527.50
TOTAL RETAINED EARNINGS:	<u>9,221,580.50</u>
TOTAL EQUITY	<u>9,221,580.50</u>

TOTAL LIABILITIES AND EQUITY	<u>9,649,172.02</u>
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**Lakeland Housing Authority  
Public Housing (AMP 1)  
Changes in Cash**

**For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	85,184.34	55,825.42	-29,358.92
Cash-Payroll	-982.95	10,029.79	11,012.74
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	37,813.00	34,213.00	-3,600.00
Cash Restricted - FSS Escrow	47,734.76	47,811.44	76.68
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>169,749.15</b>	<b>147,879.65</b>	<b>-21,869.50</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	69,957.37	55,825.42	-14,131.95
Cash-Payroll	-403.82	10,029.79	10,433.61
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	48,613.00	34,213.00	-14,400.00
Cash Restricted - FSS Escrow	25,209.00	47,811.44	22,602.44
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>143,375.55</b>	<b>147,879.65</b>	<b>4,504.10</b>

**Lakeland Housing Authority  
Dakota Park Limited Partnership, LLLP  
d/b/a Carrington Place  
Statement of Operations  
For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	14,134	11,545	2,589	22.42%	1	133,825	115,455	18,370	15.91%	138,545
Other Tenant Income	700	1,420	(720)	-50.72%	2	6,038	14,195	(8,157)	-57.47%	17,034
Government Subsidy	7,645	8,000	(355)	-4.44%		78,922	80,000	(1,078)	-1.35%	96,000
Other Income	23	2	21	1043.00%		357	20	337	1682.95%	24
<b>Total Revenue</b>	<b>22,501</b>	<b>20,967</b>	<b>1,534</b>	<b>7.32%</b>		<b>219,141</b>	<b>209,670</b>	<b>9,471</b>	<b>4.52%</b>	<b>251,603</b>
Administrative Expenses	6,815	7,192	(377)	-5.25%		74,817	71,921	2,896	4.03%	86,305
Tenant Services Expense	-	40	(40)	-100.00%	3	54	400	(346)	-86.60%	480
Utility Expense	1,972	1,564	408	26.09%	3	15,091	15,643	(551)	-3.52%	18,771
Maintenance Expense	2,851	4,528	(1,677)	-37.05%	3	41,526	45,281	(3,755)	-8.29%	54,337
General Expenses	5,311	2,898	2,413	83.25%	4	34,200	28,980	5,220	18.01%	34,776
Housing Assistance Payments	497	400	97	24.25%	4	6,106	4,000	2,106	52.65%	4,800
Financing Expenses	3,831	4,340	(508)	-11.71%	4	46,349	43,398	2,951	6.80%	52,077
Operating Expenses before Depreciation	21,277	20,962	314	1.50%		218,143	209,622	8,521	4.06%	251,547
<b>Net Operating Income (Loss)</b>	<b>1,224</b>	<b>5</b>	<b>1,220</b>	<b>25807.60%</b>		<b>998</b>	<b>47</b>	<b>950</b>	<b>2010.91%</b>	<b>57</b>
Depreciation & Amortization	6,981	2,341	4,640	198.19%		27,481	23,410	4,071	17.39%	28,092
Capital Replacement Items	-	1,000	(1,000)	-100.00%		1,801	10,000	(8,199)	-81.99%	12,000
Reimburse Replacement Reserves	-	(1,000)	1,000	-100.00%		-	(10,000)	10,000	-100.00%	(12,000)
<b>Total Expense</b>	<b>28,257</b>	<b>23,303</b>	<b>4,954</b>	<b>21.26%</b>		<b>247,425</b>	<b>233,032</b>	<b>14,392</b>	<b>6.18%</b>	<b>279,639</b>
<b>Net Income (Loss)</b>	<b>(5,756)</b>	<b>(2,336)</b>	<b>(3,420)</b>	<b>146.39%</b>		<b>(28,284)</b>	<b>(23,363)</b>	<b>(4,921)</b>	<b>21.06%</b>	<b>(28,036)</b>

Comments

- 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 damage to the units.
- 3 Variance reflects expenses that are less than the budget.
- 4 Variance in HAP expenses is due to an increase in utility reimbursement payments. Variance in Financing Expenses is due to an increase in the note payable. General Expenses increased due to reduction in rental income.

**Lakeland Housing Authority  
Dakota Park Limited Partnership, LLLP  
d/b/a Carrington Place  
Balance Sheet  
as of October 25, 2019**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	48,448.57
Cash-Payroll	1,395.83
Total Unrestricted Cash	<u>49,844.40</u>
Restricted Cash	
Cash Restricted-Security Deposits	12,399.00
Cash Restricted-Reserve for Replacement	19,065.66
Total Restricted Cash	<u>31,464.66</u>
TOTAL CASH	<u>81,309.06</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	25,757.43
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-19,829.17</u>
TOTAL: AR	5,928.26
Due from LPHC	75,251.87
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>81,180.13</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	744.43
Prepaid Insurance	3,179.82
Utility Deposit	7,060.00
TOTAL OTHER CURRENT ASSETS	<u>11,484.25</u>
TOTAL CURRENT ASSETS	<u>173,973.44</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Building Improvements	14,150.00
Furniture & Fixtures	7,295.00
Accum Depreciation-Buildings	-176,759.70
Accum Depreciation- Misc FF&E	-3,474.00
Intangible Assets	
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,640.00
AA Monitoring Fees	-41,744.00
TOTAL FIXED ASSETS (NET)	<u>767,931.30</u>
TOTAL NONCURRENT ASSETS	<u>767,931.30</u>
TOTAL ASSETS	<u>941,904.74</u>

**LIABILITIES & EQUITY**

CURRENT LIABILITIES	
A/P Vendors and Contractors	3,318.53
Tenant Security Deposits	12,099.00
Security Deposit-Pet	300.00
Accrued Property Taxes	11,114.52
Accrued Interest - HOPE VI	631,299.84
Accrued Audit Fees	3,625.00
Accrued audit fees - LHA	888.62
Due to (17) Renaissance Family Non-ACC	36,226.34
Tenant Prepaid Rents	0.19
Contract Retentions	19,974.37
Accrued Compensated Absences-Current	813.62
Note Payable PCHD	331,119.97
TOTAL CURRENT LIABILITIES	<u>1,050,780.00</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	1,511.01
Due to Affiliates	149,859.50
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - LHA	101,380.00
TOTAL NONCURRENT LIABILITIES	<u>1,092,295.15</u>
TOTAL LIABILITIES	<u>2,143,075.15</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	240,496.13
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-222,556.54
TOTAL RETAINED EARNINGS:	<u>-222,556.54</u>
TOTAL EQUITY	<u>-1,201,170.41</u>
TOTAL LIABILITIES AND EQUITY	<u>941,904.74</u>

**Lakeland Housing Authority  
Dakota Park Limited Partnership, LLLP  
d/b/a Carrington Place  
Changes in Cash  
For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	44,142.76	48,448.57	4,305.81
Cash-Payroll	851.48	1,395.83	544.35
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,699.00	12,399.00	700.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	18,392.90	19,065.66	672.76
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
<b>Total Cash</b>	<b>75,086.14</b>	<b>81,309.06</b>	<b>6,222.92</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	14,883.68	48,448.57	33,564.89
Cash-Payroll	5,003.35	1,395.83	-3,607.52
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,919.65	12,399.00	479.35
Cash Restricted - FSS Escrow	2,752.00	0.00	-2,752.00
Cash Restricted-Reserve for Replacement	33,349.59	19,065.66	-14,283.93
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
<b>Total Cash</b>	<b>67,908.27</b>	<b>81,309.06</b>	<b>13,400.79</b>

**Lakeland Housing Authority**  
**Renaissance at Washington Ridge Ltd., LLLP**  
**Statement of Operations**  
**For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	68,259	59,625	8,634	14.48%	1	647,301	596,246	51,054	8.56%	715,496
Other Tenant Income	1,891	2,510	(620)	-24.68%	2	15,829	25,103	(9,274)	-36.94%	30,123
Government Subsidy	30,036	27,366	2,670	9.76%	3	309,984	273,661	36,323	13.27%	328,393
Other Income	1,071	300	771	257.12%		21,453	3,000	18,453	615.08%	3,600
<b>Total Revenue</b>	<b>101,257</b>	<b>89,801</b>	<b>11,456</b>	<b>12.76%</b>		<b>994,566</b>	<b>898,009</b>	<b>96,556</b>	<b>10.75%</b>	<b>1,077,611</b>
Administrative Expenses	41,841	29,876	11,965	40.05%	4	401,049	298,758	102,291	34.24%	358,509
Tenant Services	600	250	350	140.00%	5	3,882	2,500	1,382	55.26%	3,000
Utility Expense	8,814	6,562	2,252	34.31%	9	81,509	65,623	15,886	24.21%	78,747
Maintenance Expense	27,689	32,489	(4,800)	-14.77%	6	286,831	324,886	(38,055)	-11.71%	389,863
General Expenses	5,266	6,946	(1,681)	-24.20%	10	71,102	69,464	1,638	2.36%	83,357
Housing Assistance Payments	1,553	1,275	278	21.80%	7	17,236	12,750	4,486	35.18%	15,300
Financing Expenses	13,405	11,324	2,081	18.38%	8	138,249	113,236	25,014	22.09%	135,883
Operating Expense before Depreciation	99,167	88,722	10,445	11.77%		999,858	887,216	112,642	12.70%	1,064,659
<b>Net Operating Income (Loss)</b>	<b>2,090</b>	<b>1,079</b>	<b>1,010</b>	<b>93.62%</b>		<b>(5,292)</b>	<b>10,793</b>	<b>(16,086)</b>	<b>-149.03%</b>	<b>12,952</b>
Depreciation & Amortization	59,516	56,896	2,621	4.61%		562,403	568,958	(6,555)	-1.15%	682,750
Capital Replacement Items	12,325	10,745	1,580	14.70%		28,807	107,450	(78,643)	-73.19%	128,940
Reimburse Replacement Reserves	-	(10,745)	10,745	-100.00%		-	(107,450)	107,450	-100.00%	(128,940)
<b>Total Expense</b>	<b>171,008</b>	<b>145,617</b>	<b>25,391</b>	<b>17.44%</b>		<b>1,591,069</b>	<b>1,456,174</b>	<b>134,895</b>	<b>9.26%</b>	<b>1,747,409</b>
<b>Net Income (Loss)</b>	<b>(69,751)</b>	<b>(55,816)</b>	<b>(13,935)</b>	<b>24.97%</b>		<b>(596,503)</b>	<b>(558,165)</b>	<b>(38,338)</b>	<b>6.87%</b>	<b>(669,798)</b>

**Comments**

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units. Overall rental income is higher than the budget.
- 2 Variance reflects timely payment of rents and less damage to the units.
- 3 Variance is due to an increase in the amount in operating subsidy received from HUD.
- 4 Administrative expenses increased for the year due to legal costs associated with redemption of the property from the Investor. Additionally, budget approved for the year did not include fees associated with the LHA audit.
- 5 Tenant Services variance is due to costs associated with the Gig on the Grass Event.
- 6 Variance reflects expenses that are less than the budget.
- 7 Variance in HAP payment is due to an increase in FSS payments.
- 8 Variance in Financing expenses is due to an increase in the note payable.
- 9 Variance in Utility Expense is due to costs associated with water, sewer, garbage removal, and electricity.
- 10 The increase in general expenses is a result of a reduction of rental income.

**Lakeland Housing Authority**  
**Renaissance at Washington Ridge Ltd., LLLP**  
**Balance Sheet**  
**as of October 25, 2019**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	249,573.42
Cash-Payroll	9,804.85
Petty Cash	300.00
Total Unrestricted Cash	<u>259,678.27</u>
Restricted Cash	
Cash Restricted-Security Deposits	57,901.39
Cash Restricted - FSS Escrow	14,905.56
Cash Restricted-Reserve for Replacement	97,734.18
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	76,931.42
Restricted Cash - AA Reserve	47,375.90
Total Restricted Cash	<u>296,027.61</u>
TOTAL CASH	<u>555,705.88</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	28,874.02
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-24,084.65</u>
TOTAL: AR	4,789.37
Due from Dakota Park Non-ACC	36,226.34
Due from Development-General	168,712.46
Due from Central Office Cost Center	<u>65,458.31</u>
TOTAL: DUE FROM	<u>270,397.11</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	275,186.48

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Insurance	12,583.53
Prepaid Software Licenses	9,491.60
Utility Deposit - Electric	<u>20,500.00</u>
TOTAL OTHER CURRENT ASSETS	<u>43,575.13</u>

TOTAL CURRENT ASSETS 874,467.49

NONCURRENT ASSETS

FIXED ASSETS

Buildings	21,088,272.28
Building Improvements	224,246.45
Machinery & Equipment	150,483.39
Automobiles	9,800.00
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-8,249,864.06
Accum Depreciation- Misc FF&E	-746,642.42
Accum Depreciation-Infrastructure	-1,915,263.32
Intangible Assets	
Loan Costs	142,180.70
Amortization Loan Cost	-5,829.00
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-59.52
AA Monitoring Fees	-131,658.00
AA Loan Costs	<u>-131,236.70</u>
TOTAL FIXED ASSETS (NET)	<u>13,544,803.04</u>

TOTAL NONCURRENT ASSETS 13,544,803.04

TOTAL ASSETS 14,419,270.53

**LIABILITIES & EQUITY**

CURRENT LIABILITIES

A/P Vendors and Contractors	33,688.75
Tenant Security Deposits	53,101.39
Security Deposit Clearing Account	138.82
Security Deposit-Pet	5,150.00
Accrued Interest - HOPE VI	906,591.13
Accrued Audit Fees	3,625.00
Accrued audit fees - LHA	3,606.61
Tenant Prepaid Rents	-74.53
Contract Retentions	38,732.51
Accrued Compensated Absences-Current	<u>4,640.77</u>
TOTAL CURRENT LIABILITIES	<u>1,049,200.45</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	8,618.58
FSS Due to Tenant Long Term	15,270.49
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	<u>2,200,000.00</u>
TOTAL NONCURRENT LIABILITIES	<u>2,605,089.39</u>

TOTAL LIABILITIES 3,654,289.84

EQUITY

CONTRIBUTED CAPITAL

Capital - LP	6,924,129.41
Capital - GP2	7,123,264.00
GP Equity	1,308,453.00
Donations	<u>325.00</u>
TOTAL CONTRIBUTED CAPITAL	<u>15,356,171.41</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	<u>-4,591,190.72</u>
TOTAL RETAINED EARNINGS:	<u>-4,591,190.72</u>

TOTAL EQUITY 10,764,980.69

TOTAL LIABILITIES AND EQUITY 14,419,270.53

**Lakeland Housing Authority**  
**Renaissance at Washington Ridge Ltd., LLLP**

**Changes in Cash**

**For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	245,612.47	249,573.42	3,960.95
Cash-Payroll	2,381.82	9,804.85	7,423.03
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	56,801.39	57,901.39	1,100.00
Cash Restricted - FSS Escrow	14,737.84	14,905.56	167.72
Cash Restricted-Reserve for Replacement	94,446.10	97,734.18	3,288.08
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,882.12	76,931.42	49.30
Restricted Cash - AA Reserve	47,348.14	47,375.90	27.76
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
<b>Total Cash</b>	<b>539,389.04</b>	<b>555,405.88</b>	<b>16,016.84</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	98,249.35	249,573.42	151,324.07
Cash-Payroll	-1,150.63	9,804.85	10,955.48
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	53,583.39	57,901.39	4,318.00
Cash Restricted - FSS Escrow	20,297.00	14,905.56	-5,391.44
Cash Restricted-Reserve for Replacement	222,487.71	97,734.18	-124,753.53
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,931.42	715.85
Restricted Cash - AA Reserve	46,966.45	47,375.90	409.45
Investment 1	261,674.48	0.00	-261,674.48
Investment 2	259,018.67	0.00	-259,018.67
<b>Total Cash</b>	<b>1,038,521.15</b>	<b>555,405.88</b>	<b>-483,115.27</b>

**Lakeland Housing Authority  
Colton Meadow, LLLP  
Statement of Operations  
For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	50,876	45,388	5,488	12.09%	1	492,674	453,884	38,791	8.55%	544,660
Other Tenant Income	270	1,359	(1,089)	-80.14%	2	3,925	13,592	(9,667)	-71.12%	16,311
Other Income	75	357	(281)	-78.87%		842	3,566	(2,724)	-76.39%	4,279
<b>Total Revenue</b>	<b>51,221</b>	<b>47,104</b>	<b>4,117</b>	<b>8.74%</b>		<b>497,441</b>	<b>471,042</b>	<b>26,399</b>	<b>5.60%</b>	<b>565,250</b>
Administrative Expense	11,260	13,742	(2,482)	-18.06%	3	113,318	137,418	(24,100)	-17.54%	164,901
Tenant Services	-	150	(150)	-100.00%	3	300	1,500	(1,200)	-80.02%	1,800
Utility Expense	7,059	6,692	367	5.48%	4	74,047	66,924	7,123	10.64%	80,309
Maintenance Expense	4,097	10,572	(6,476)	-61.25%	3	104,481	105,722	(1,241)	-1.17%	126,867
General Expense	6,454	9,808	(3,354)	-34.19%	3	72,368	98,080	(25,712)	-26.22%	117,696
Financing Expense	3,989	4,212	(223)	-5.30%	3	41,899	42,122	(222)	-0.53%	50,546
Operating Expense before Depreciation	32,859	45,177	(12,317)	-27.26%		406,413	451,766	(45,353)	-10.04%	542,119
<b>Net Operating Income (Loss)</b>	<b>18,362</b>	<b>1,928</b>	<b>16,434</b>	<b>852.58%</b>		<b>91,028</b>	<b>19,276</b>	<b>71,752</b>	<b>372.23%</b>	<b>23,131</b>
Depreciation & Amortization Expense	40,325	39,095	1,230	3.15%		395,688	390,948	4,739	1.21%	469,138
Capital Replacement Items	1,341	2,600	(1,259)	-48.43%		3,054	26,000	(22,946)	-88.25%	31,200
Reimburse Replacement Reserves	-	(2,600)	2,600	-100.00%		-	(26,000.00)	26,000	-100.00%	(31,200)
<b>Total Expense</b>	<b>74,525</b>	<b>84,271</b>	<b>(9,746)</b>	<b>-11.57%</b>		<b>805,154</b>	<b>842,714</b>	<b>(37,560)</b>	<b>-4.46%</b>	<b>1,011,257</b>
<b>Net Operating Income (Loss)</b>	<b>(23,304)</b>	<b>(37,167)</b>	<b>13,863</b>	<b>-37.30%</b>		<b>(307,713)</b>	<b>(371,672)</b>	<b>63,959</b>	<b>-17.21%</b>	<b>(446,007)</b>

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are higher than the budget.
- 2 Variance reflects timely payment of rents and less damage to the units.
- 3 Variance reflects expenses that are less than the budget.
- 4 Utility expenses variance is due to increased water/sewer costs.



## Lakeland Housing Authority

Colton Meadow, LLLP

## Balance Sheet

as of October 25, 2019

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Unrestricted Cash		A/P Vendors and Contractors	6,403.45
Cash Operating 1	141,890.29	Tenant Security Deposits	26,575.00
Cash-Payroll	3,721.05	Security Deposit-Pet	1,600.00
Petty Cash	225.00	Accrued Property Taxes	31,553.04
Total Unrestricted Cash	<u>145,836.34</u>	Accrued Interest Payable	10,405.67
Restricted Cash		Accrued Audit Fees	3,625.00
Cash Restricted-Security Deposits	27,781.00	Due to Polk County Developers, Inc.	362,901.17
Cash Restricted-Operating Reserve	441,335.70	Tenant Prepaid Rents	1,077.76
Cash Restricted-Reserve for Replacement	124,957.65	Accrued Compensated Absences-Current	1,950.86
Cash-Tax & Insurance Escrow	57,462.46	First Mortgage - TCAP	1,231,424.00
Total Restricted Cash	<u>651,536.81</u>	Tax Credit Exchange Program (TCEP)	5,044,007.40
		HOME Funds	115,899.60
		Mortgage Note Payable	<u>450,845.00</u>
		TOTAL CURRENT LIABILITIES	<u>7,288,267.95</u>
TOTAL CASH	<u>797,373.15</u>		
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	28,780.76		
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-22,108.66</u>		
TOTAL: AR	6,672.10		
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>		
TOTAL: DUE FROM	<u>101,151.61</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	107,823.71		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Eviction Deposit Acct.	1,000.00	Accrued Compensated Absences-LT	3,623.02
Prepaid Expenses and Other Assets	857.96	Developer Fee Payable - PCHD	<u>92,184.00</u>
Prepaid Insurance	17,605.62		
Prepaid Software Licenses	2,847.47	TOTAL NONCURRENT LIABILITIES	<u>95,807.02</u>
Utility Deposit	<u>5,000.00</u>		
TOTAL OTHER CURRENT ASSETS	<u>27,311.05</u>		
TOTAL CURRENT ASSETS	<u>932,507.91</u>	TOTAL LIABILITIES	<u>7,384,074.97</u>
NONCURRENT ASSETS			
FIXED ASSETS		EQUITY	
Land	300,000.00	CONTRIBUTED CAPITAL	
Buildings	856,353.89	Capital - LP	1,205,286.00
Building Acquisition	2,010,000.00	GP Equity	46.12
Building Improvements	5,859,944.96	TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>
Machinery & Equipment	67,970.48		
Automobiles	15,484.50	RETAINED EARNINGS	
Furniture & Fixtures	1,503,657.00	Retained Earnings-Unrestricted Net Assets	626,267.78
Site Improvement-Infrastructure	1,496,187.97	TOTAL RETAINED EARNINGS:	<u>626,267.78</u>
Accum Depreciation-Buildings	-4,018,048.37		
Intangible Assets		TOTAL EQUITY	<u>1,831,599.90</u>
Amortization Tax Credit Fees	-121,724.24		
Monitoring Fees	<u>208,695.00</u>		
TOTAL FIXED ASSETS (NET)	8,178,521.19		
Site Improvement	16,364.00		
Non-Dwelling Structures	28,019.32		
Non-Dwelling Equipment	<u>60,262.45</u>		
TOTAL NONCURRENT ASSETS	<u>8,283,166.96</u>		
		TOTAL LIABILITIES AND EQUITY	<u>9,215,674.87</u>
TOTAL ASSETS	<u>9,215,674.87</u>		

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

**For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	127,929.82	141,890.29	13,960.47
Cash-Payroll	2,245.94	3,721.05	1,475.11
Cash Restricted-Security Deposits	28,175.00	27,781.00	-394.00
Cash Restricted-Operating Reserve	441,328.20	441,335.70	7.50
Cash Restricted-Reserve for Replacement	123,043.52	124,957.65	1,914.13
Cash-Tax & Insurance Escrow	50,648.87	57,462.46	6,813.59
<b>Total Cash</b>	<b>773,371.35</b>	<b>797,148.15</b>	<b>23,776.80</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	65,229.31	141,890.29	76,660.98
Cash-Payroll	23,898.67	3,721.05	-20,177.62
Cash Restricted-Security Deposits	27,075.00	27,781.00	706.00
Cash Restricted-Operating Reserve	441,262.18	441,335.70	73.52
Cash Restricted-Reserve for Replacement	133,945.46	124,957.65	-8,987.81
Cash-Tax & Insurance Escrow	30,008.71	57,462.46	27,453.75
<b>Total Cash</b>	<b>721,419.33</b>	<b>797,148.15</b>	<b>75,728.82</b>

**Lakeland Housing Authority**  
**Bonnet Shores, LLLP**  
**Statement of Operations**  
**For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	54,347	49,380	4,967	10.06%	1	522,046	493,796	28,250	5.72%	592,555
Other Tenant Income	(55)	812	(867)	-106.77%	2	3,285	8,121	(4,836)	-59.55%	9,745
Other Income	84	46	38	81.10%		3,100	463	2,637	569.76%	555
<b>Total Revenue</b>	<b>54,376</b>	<b>50,238</b>	<b>4,138</b>	<b>8.24%</b>		<b>528,432</b>	<b>502,380</b>	<b>26,052</b>	<b>5.19%</b>	<b>602,856</b>
Administrative Expense	15,183	14,365	817	5.69%		150,001	143,655	6,346	4.42%	172,385
Tenant Services	-	208	(208)	-100.00%	3	258	2,083	(1,826)	-87.64%	2,500
Utility Expense	6,593	5,942	651	10.95%	5	61,625	59,420	2,206	3.71%	71,304
Maintenance Expense	15,905	8,141	7,765	95.38%	4	134,191	81,407	52,784	64.84%	97,688
General Expense	7,840	12,563	(4,724)	-37.60%	3	71,982	125,632	(53,650)	-42.70%	150,758
Financing Expense	9,658	10,304	(646)	-6.27%	3	102,396	103,044	(647)	-0.63%	123,652
Operating Expense before Depreciation	55,178	51,524	3,654	7.09%		520,452	515,239	5,213	1.01%	618,287
<b>Net Operating Income (Loss)</b>	<b>(802)</b>	<b>(1,286)</b>	<b>484</b>	<b>-37.61%</b>		<b>7,979</b>	<b>(12,859)</b>	<b>20,839</b>	<b>-162.05%</b>	<b>(15,431)</b>
Depreciation & Amortization Expense	41,656	40,004	1,651.66	4.13%		407,475	400,044	7,431.09	1.86%	480,052
Capital Replacement Items	-	1,258	(1,258.33)	-100.00%		17,213	12,583	4,629.49	36.79%	15,100
Reimburse Replacement Reserve	-	(1,258)	1,258.33	-100.00%		-	(12,583)	12,583.30	-100.00%	(15,100)
<b>Total Expense</b>	<b>96,834</b>	<b>91,528</b>	<b>5,306</b>	<b>5.80%</b>		<b>945,140</b>	<b>915,283</b>	<b>29,857</b>	<b>3.26%</b>	<b>1,098,340</b>
<b>Net Income (Loss)</b>	<b>(42,458)</b>	<b>(41,290)</b>	<b>(1,168)</b>	<b>2.83%</b>		<b>(416,708)</b>	<b>(412,903)</b>	<b>(3,805)</b>	<b>0.92%</b>	<b>(495,484)</b>

Comments

- 1 Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. Tenant rental income is higher than the budget.
- 2 Variance is due to residents timely payment of rents as well as causing less damage to their units.
- 3 Variance reflects expenses being less than the budget.
- 4 Variance reflects increased maintenance expenses due to an erosion control and plumbing incident at the property.
- 5 Variance within utilities expenses is due to increased costs in water and sewer.

**Lakeland Housing Authority**  
**Bonnet Shores, LLLP**  
**Balance Sheet**  
**as of October 25, 2019**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	126,363.10
Cash-Payroll	4,527.66
Petty Cash	300.00
Total Unrestricted Cash	<u>131,190.76</u>
Restricted Cash	
Cash Restricted-Security Deposits	29,225.00
Cash Restricted-Operating Reserve	460,724.23
Cash Restricted-Reserve for Replacement	147,047.15
Cash-Tax & Insurance Escrow	59,179.98
Total Restricted Cash	<u>696,176.36</u>
 TOTAL CASH	 <u>827,367.12</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	6,937.40
Allowance for Doubtful Accounts-Tenants/Vendors	-4,916.40
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,021.00</u>
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	923.55
Prepaid Insurance	20,469.74
Prepaid Software Licenses	2,847.46
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>29,740.75</u>
TOTAL CURRENT ASSETS	<u>859,128.87</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,478,455.60
Building Improvements	20,521.61
Automobiles	24,477.33
Furniture & Fixtures	423,152.78
Site Improvement-Infrastructure	688,655.00
Accum Depreciation-Buildings	-3,684,687.26
Accum Depreciation- Misc FF&E	-447,630.11
Accum Depreciation-Infrastructure	-400,228.64
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	-18,313.72
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-145,215.00
TOTAL FIXED ASSETS (NET)	<u>8,527,195.59</u>
TOTAL NONCURRENT ASSETS	<u>8,527,195.59</u>
 TOTAL ASSETS	 <u>9,386,324.46</u>

**LIABILITIES & EQUITY**

**LIABILITIES**

**CURRENT LIABILITIES**

A/P Vendors and Contractors	6,342.75
Tenant Security Deposits	27,675.00
Security Deposit-Pet	2,200.00
Accrued Property Taxes	40,363.08
Accrued Interest Payable	31,989.56
Accrued Interest - 2nd Mortgage	518,127.82
Accrued Audit Fees	3,625.00
Tenant Prepaid Rents	707.98
Accrued Compensated Absences-Current	2,638.15
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	<u>5,593,829.34</u>

**NONCURRENT LIABILITIES**

Accrued Compensated Absences-LT	4,899.42
TOTAL NONCURRENT LIABILITIES	<u>4,899.42</u>

**TOTAL LIABILITIES**

5,598,728.76

**EQUITY**

**CONTRIBUTED CAPITAL**

Contributed Capital	-57,442.26
Capital - LP	6,807,962.00
GP Equity	-162.00
Syndication Costs	-40,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,710,357.74</u>

**RETAINED EARNINGS**

Retained Earnings-Unrestricted Net Assets	-2,922,762.04
TOTAL RETAINED EARNINGS:	<u>-2,922,762.04</u>

**TOTAL EQUITY**

3,787,595.70

**TOTAL LIABILITIES AND EQUITY**

9,386,324.46

**Lakeland Housing Authority**  
**Bonnet Shores, LLLP**  
**Changes in Cash**  
**For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	138,247.84	126,363.10	-11,884.74
Cash-Payroll	1,299.69	4,527.66	3,227.97
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	460,716.41	460,724.23	7.82
Cash Restricted-Reserve for Replacement	145,052.97	147,047.15	1,994.18
Cash-Tax & Insurance Escrow	52,729.27	59,179.98	6,450.71
Investment 2	0.00	0.00	0.00
<b>Total Cash</b>	<b>827,271.18</b>	<b>827,067.12</b>	<b>-204.06</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	124,837.48	126,363.10	1,525.62
Cash-Payroll	160.26	4,527.66	4,367.40
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,469.00	29,225.00	756.00
Cash Restricted-Operating Reserve	460,647.49	460,724.23	76.74
Cash Restricted-Reserve for Replacement	137,461.50	147,047.15	9,585.65
Cash-Tax & Insurance Escrow	31,696.91	59,179.98	27,483.07
Investment 2	0.00	0.00	0.00
<b>Total Cash</b>	<b>783,272.64</b>	<b>827,067.12</b>	<b>43,794.48</b>

**Lakeland Housing Authority  
West Bartow Partnership, Ltd., LLLP  
Statement of Operations  
For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	62,335	70,759.68	(8,425)	-11.91%	1	683,059	707,596.80	(24,538)	-3.47%	849,116
Other Tenant Income	(750)	(390.21)	(360)	92.20%		(7,319)	(3,902.10)	(3,417)	87.57%	(4,683)
Other Income	246	173.94	73	41.70%		4,709	1,739.40	2,970	170.72%	2,087
<b>Total Revenue</b>	<b>61,831</b>	<b>70,543</b>	<b>(8,712)</b>	<b>-12.35%</b>		<b>680,448</b>	<b>705,434</b>	<b>(24,986)</b>	<b>-3.54%</b>	<b>846,521</b>
Administrative Expenses	15,525	18,146.43	(2,621)	-14.45%	2	146,599	181,464.33	(34,865)	-19.21%	217,757
Tenants Service Expenses	-	300.00	(300)	-100.00%	2	91	3,000.00	(2,909)	-96.98%	3,600
Utility Expense	635	9,439.71	(8,805)	-93.27%	2	62,431	94,397.10	(31,966)	-33.86%	113,277
Maintenance Expense	97,134	10,151.38	86,982	856.85%	3	182,474	101,513.80	80,960	79.75%	121,817
General Expenses	5,569	5,147.33	422	8.20%	2	50,401	51,473.30	(1,072)	-2.08%	61,768
Financing Expenses	21,646	24,730.10	(3,084)	-12.47%	2	215,584	247,300.95	(31,717)	-12.83%	296,761
Operating expense before depreciation	140,509	67,915	72,594	106.89%		657,580	679,149	(21,570)	-3.18%	814,979
<b>Net Operating Income (Loss)</b>	<b>(78,677)</b>	<b>2,628</b>	<b>(81,306)</b>	<b>-3093.28%</b>		<b>22,869</b>	<b>26,285</b>	<b>(3,416)</b>	<b>-13.00%</b>	<b>31,542</b>
Depreciation & Amortization	33,628	41,566	(7,937)	-19.10%		393,890	415,657	(21,767)	-5.24%	498,788
Capital/Operational Replacement Items	(90,116)	3,875	(93,991)	-2425.59%		109,139	38,750	70,389	181.65%	46,500
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(46,500)
<b>Total Expense</b>	<b>84,021</b>	<b>113,356</b>	<b>(29,335)</b>	<b>-25.88%</b>		<b>1,160,610</b>	<b>1,133,556</b>	<b>27,053</b>	<b>2.39%</b>	<b>1,313,768</b>
<b>Net Operating Income (Loss)</b>	<b>(22,189)</b>	<b>(42,812)</b>	<b>20,623</b>	<b>-48.17%</b>		<b>(480,161)</b>	<b>(428,122)</b>	<b>(52,039)</b>	<b>12.16%</b>	<b>(467,247)</b>

Comments

- 1 Consists of 100 Tax Credit and Project-Based Section 8 Voucher units. Tenant collection is slightly less than the budget.
- 2 Variance is due to expenses being less than budgeted.
- 3 Investor authorized funds for \$25,219.40 and \$81,460.30 respectively. These funds were used to pay operational expenses and are considered as replacement items. Since the insurance claim was denied, all expenses have been reclassified into regular expense category from the property.

**Lakeland Housing Authority**  
**West Bartow Partnership, Ltd., LLLP**  
**Balance Sheet**  
**as of October 25, 2019**

<b>ASSETS</b>		<b>LIABILITIES &amp; EQUITY</b>	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	2,801.92	A/P Vendors and Contractors	34,040.89
Cash-Payroll	4,409.17	Tenant Security Deposits	8,100.00
Petty Cash	300.00	Security Deposit Clearing Account	356.00
Total Unrestricted Cash	7,511.09	Security Deposit-Pet	1,100.00
Restricted Cash		Accrued Property Taxes	3,036.00
Cash Restricted-Security Deposits	9,061.00	Accrued Interest NLP Loan	3,004.49
Cash Restricted-Operating Reserve	19.08	Accrued Audit Fees	3,625.00
Cash Restricted-Reserve for Replacement	191,357.52	Tenant Prepaid Rents	1,939.78
Cash-Tax & Insurance Escrow	44,050.77	Accrued Compensated Absences-Current	1,326.43
Restricted Investment	155,877.71	Mortgage Note Payable	2,926,774.48
Total Restricted Cash	400,366.08	Second Mortgage Payable	850,000.00
		Third Mortgage Payable	324,668.05
		Fourth Mortgage Payable	400,000.00
		Note Payable-City of Bartow Impact Fees	564,621.00
		Deferred Development Fee	1,372,524.51
		<b>TOTAL CURRENT LIABILITIES</b>	<b>6,495,116.63</b>
<b>TOTAL CASH</b>	<b>407,877.17</b>		
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
A/R-Tenants/Vendors	7,507.68	Accrued Compensated Absences-LT	2,463.37
Allowance for Doubtful Accounts-Tenants/Vendors	-3,352.39		
<b>TOTAL: AR</b>	<b>4,155.29</b>	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>2,463.37</b>
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>4,155.29</b>		
		<b>TOTAL LIABILITIES</b>	<b>6,497,580.00</b>
OTHER CURRENT ASSETS		EQUITY	
Eviction Deposit Acct.	500.00	CONTRIBUTED CAPITAL	
Prepaid Expenses and Other Assets	2,269.35	Capital Private Investors	5,437,398.00
Prepaid Insurance	28,106.01	GP Equity	-89.00
Prepaid Software Licenses	3,322.08	Special LP Equity	49,593.89
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>34,197.44</b>	Syndication Costs	-30,000.00
<b>TOTAL CURRENT ASSETS</b>	<b>446,229.90</b>	<b>TOTAL CONTRIBUTED CAPITAL</b>	<b>5,456,902.89</b>
NONCURRENT ASSETS		RETAINED EARNINGS	
FIXED ASSETS		Retained Earnings-Unrestricted Net Assets	-948,404.76
Land	432,717.00	<b>TOTAL RETAINED EARNINGS:</b>	<b>-948,404.76</b>
Buildings	12,796,743.00		
Building Improvements	51,039.58	<b>TOTAL EQUITY</b>	<b>4,508,498.13</b>
Furn, Fixt, & Equip	1,212,730.94		
Accum Depreciation-Buildings	-3,315,375.60	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>11,006,078.13</b>
Accum Depreciation- Misc FF&E	-1,167,100.65		
Accum Depreciation-Infrastructure	-367,658.66		
Intangible Assets			
Loan Costs	335,121.42		
Amortization Loan Cost	-192,368.66		
Compliance Fees	200,558.00		
Amortization Tax Credit Fees	-138,155.14		
<b>TOTAL FIXED ASSETS (NET)</b>	<b>9,848,251.23</b>		
Site Improvement	711,597.00		
<b>TOTAL NONCURRENT ASSETS</b>	<b>10,559,848.23</b>		
<b>TOTAL ASSETS</b>	<b>11,006,078.13</b>		

**Lakeland Housing Authority  
West Bartow Partnership, Ltd., LLLP  
Changes in Cash  
For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	9,155.86	2,801.92	-6,353.94
Cash-Payroll	-373.54	4,409.17	4,782.71
Cash Restricted-Security Deposits	8,916.00	9,061.00	145.00
Cash Restricted-Operating Reserve	19.08	19.08	0.00
Cash Restricted-Reserve for Replacement	188,408.06	191,357.52	2,949.46
Cash-Tax & Insurance Escrow	38,467.77	44,050.77	5,583.00
Investment 1	0.00	0.00	0.00
Restricted Investment	155,686.03	155,877.71	191.68
<b>Total Cash</b>	<b>400,279.26</b>	<b>407,577.17</b>	<b>7,297.91</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	66,264.11	2,801.92	-63,462.19
Cash-Payroll	-403.30	4,409.17	4,812.47
Cash Restricted-Security Deposits	10,370.00	9,061.00	-1,309.00
Cash Restricted-Operating Reserve	25,119.58	19.08	-25,100.50
Cash Restricted-Reserve for Replacement	181,594.10	191,357.52	9,763.42
Cash-Tax & Insurance Escrow	46,010.60	44,050.77	-1,959.83
Investment 1	233,687.95	0.00	-233,687.95
Restricted Investment	0.00	155,877.71	155,877.71
<b>Total Cash</b>	<b>562,643.04</b>	<b>407,577.17</b>	<b>-155,065.87</b>



Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Ten Months Ended October 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	1,889	2,815	(926)	-32.90%	1	26,087	28,150	(2,063)	-7.33%	33,780
Other Tenant Income	-	205	(205)	-100.00%	2	100	2,050	(1,950)	-95.12%	2,460
Grant Income	657	2,079	(1,422)	-68.42%	3	6,821	20,790	(13,969)	-67.19%	24,948
Other Income	-	1,485	(1,485)		4	(19,401)	14,852	(34,253)		17,822
<b>Total Revenue</b>	<b>2,546</b>	<b>6,584</b>	<b>(4,039)</b>	<b>-61.34%</b>		<b>13,606</b>	<b>65,842</b>	<b>(52,235)</b>	<b>-79.33%</b>	<b>79,010</b>
Administrative Expenses	2,607	4,580	(1,973)	-43.08%	5	32,057	45,805	(13,748)	-30.01%	54,965
Tenant Services Expenses	-	21	(21)	-100.00%	5	-	208	(208)	-100.00%	250
Utility Expense	296	208	88	42.19%	5	600	2,081	(1,481)	-71.17%	2,497
Maintenance and Development Expense	589	1,301	(712)	-54.76%	5	11,560	13,009	(1,449)	-11.14%	15,611
General Expenses	925	410	515	125.41%	6	5,084	4,104	980	23.87%	4,925
Housing Assistance Payments	-	63	(63)	-100.00%	5	-	630	(630)	-100.00%	756
Operating expense before Depreciation	4,417	6,584	(2,167)	-32.91%		49,301	65,837	(16,537)	-25.12%	79,005
<b>Net Operating Income (Loss)</b>	<b>(1,871)</b>	<b>0</b>	<b>(1,872)</b>			<b>(35,694)</b>	<b>4</b>	<b>(35,699)</b>		<b>5</b>
Depreciation	27	-	27			268	-	268		321
<b>Total Expenses</b>	<b>4,444</b>	<b>6,584</b>	<b>(2,140)</b>	<b>-32.51%</b>		<b>49,568</b>	<b>65,837</b>	<b>(16,269)</b>	<b>-24.71%</b>	<b>79,326</b>
<b>Net Income (Loss)</b>	<b>(1,898)</b>	<b>0</b>	<b>(1,898)</b>			<b>(35,962)</b>	<b>4</b>	<b>(35,966)</b>		<b>(316)</b>

**Comments**

- 1 Property is comprised of 4, Section 32 Public Housing lease-to-purchase units. Rental income was lower than budgeted.
- 2 Variance is due to timely payments of rent and residents causing less damage to their units.
- 3 Variance is due to a decrease in operating subsidy received from HUD.
- 4 Variance is due to sale of one (1) property.
- 5 Variance reflects expenses that are less than the budget.
- 6 Variance is due to a reduction in rental income.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

as of October 25, 2019

**ASSETS**

CASH

Unrestricted Cash	
Cash Operating 1	2,842.68
Cash-Payroll	768.86
Cash Operating 3	49,635.72
Total Unrestricted Cash	<u>53,247.26</u>
Restricted Cash	
Cash Restricted-Security Deposits	1,500.00
Cash Restricted - FSS Escrow	84.00
Total Restricted Cash	<u>1,584.00</u>

TOTAL CASH 54,831.26

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	1,839.00
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-1,141.00</u>
TOTAL: AR	698.00
Cleared Interfund Account	-2,200.20
Due from LPHC	283,520.66
Lakeridge Homes 2nd Mortgage	362,911.05
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>644,929.51</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Insurance	<u>801.68</u>

TOTAL OTHER CURRENT ASSETS 1,301.68

TOTAL CURRENT ASSETS 701,062.45

NONCURRENT ASSETS

FIXED ASSETS

Buildings	538,431.12
Furniture & Fixtures	2,248.94
Accum Depreciation- Misc FF&E	<u>-2,197.51</u>

Intangible Assets 538,482.55

TOTAL FIXED ASSETS (NET) 538,482.55

TOTAL NONCURRENT ASSETS 538,482.55

TOTAL ASSETS 1,239,545.00

**LIABILITIES & EQUITY**

CURRENT LIABILITIES

A/P Vendors and Contractors	135.57
Tenant Security Deposits	1,500.00
Lease Purchase Escrow	84.00
Accrued audit fees - LHA	201.06
Accrued Compensated Absences-Current	<u>331.37</u>
TOTAL CURRENT LIABILITIES	<u>2,252.00</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	<u>615.40</u>
TOTAL NONCURRENT LIABILITIES	615.40

TOTAL LIABILITIES 2,867.40

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	<u>1,236,677.60</u>
TOTAL RETAINED EARNINGS:	<u>1,236,677.60</u>

TOTAL EQUITY 1,236,677.60

TOTAL LIABILITIES AND EQUITY 1,239,545.00

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

**For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	5,277.80	2,842.68	-2,435.12
Cash-Payroll	200.34	768.86	568.52
Cash Operating 3	49,652.01	49,635.72	-16.29
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	1,500.00	1,500.00	0.00
Cash Restricted - FSS Escrow	84.00	84.00	0.00
Cash Restricted - Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>56,714.15</b>	<b>54,831.26</b>	<b>-1,882.89</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	799.66	2,842.68	2,043.02
Cash-Payroll	-276.63	768.86	1,045.49
Cash Operating 3	8,310.10	49,635.72	41,325.62
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	1,500.00	1,500.00	0.00
Cash Restricted - FSS Escrow	169.00	84.00	-85.00
Cash Restricted - Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>10,502.13</b>	<b>54,831.26</b>	<b>44,329.13</b>

**Lakeland Housing Authority**  
**YouthBuild-DOL 2016 and 2018 (49)**  
**Statement of Operations**

**For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	55,037	38,284	16,753	43.76%	1	305,250	382,843	(77,593)	-20.27%	459,411
Other Income	6	-	6	#DIV/0!		78	-	78	#DIV/0!	-
<b>Total Revenue</b>	<b>55,043</b>	<b>38,284</b>	<b>16,758</b>	<b>43.77%</b>		<b>305,327</b>	<b>382,843</b>	<b>(77,515)</b>	<b>-20.25%</b>	<b>459,411</b>
Administrative Expenses	25,987	25,978	10	0.04%	2	283,204	259,779	23,424	9.02%	311,735
Tenant Services Expenses (Trainees)	10,428	11,089	(661)	-5.96%	3	68,728	110,887	(42,159)	-38.02%	133,064
Utility Expense	-	354	(354)	-100.00%	3	-	3,542	(3,542)	-100.00%	4,250
Maintenance and Development Expense	108	310	(201)	-65.04%	3	931	3,098	(2,167)	-69.96%	3,718
General Expenses	309	553	(244)	-44.11%	3	3,029	5,533	(2,504)	-45.26%	6,640
Operating expense before Depreciation	36,833	38,284	(1,451)	-3.79%		355,892	382,839	(26,948)	-7.04%	459,407
Transfer Out	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
<b>Net Operating Income (Loss)</b>	<b>18,210</b>	<b>0</b>	<b>18,209</b>			<b>(50,564)</b>	<b>3</b>	<b>(50,568)</b>		<b>4</b>
Depreciation	-	-	-			-	-	-		-
<b>Total Expenses</b>	<b>36,833</b>	<b>38,284</b>	<b>(1,451)</b>	<b>-3.79%</b>		<b>355,892</b>	<b>382,839</b>	<b>(26,948)</b>	<b>-7.04%</b>	<b>459,407</b>
<b>Net Income (Loss)</b>	<b>18,210</b>	<b>0</b>	<b>18,209</b>			<b>(50,564)</b>	<b>3</b>	<b>(50,568)</b>		<b>4</b>

**Comments**

- 1 Variance is due to timing of receipt of subsidy from DOL.
- 2 Variance in administrative expenses is due to a new DOL requirement to include a position solely for case management to the grant.
- 3 Variance reflects expenses that are less than the budget.

**Lakeland Housing Authority**  
**YouthBuild-DOL 2016 and 2018 (49)**  
**Balance Sheet**  
**as of October 25, 2019**

<b>ASSETS</b>		<b>LIABILITIES &amp; EQUITY</b>	
<b>CASH</b>		<b>CURRENT LIABILITIES</b>	
Cash Operating 1	377.38	A/P Vendors and Contractors	775.34
Cash-Payroll	-6,561.12	Due to West Lake Mgmt.	10,955.69
Petty Cash	1,000.00	Due to Central Office Cost Center	13,507.19
Total Unrestricted Cash	-5,183.74	Accrued Compensated Absences-Current	4,238.87
		<b>TOTAL CURRENT LIABILITIES</b>	<b>29,477.09</b>
<b>TOTAL CASH</b>	<b>-5,183.74</b>		
<b>OTHER CURRENT ASSETS</b>		<b>NONCURRENT LIABILITIES</b>	
Prepaid Insurance	1,396.33	Accrued Compensated Absences-LT	7,872.19
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>1,396.33</b>	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>7,872.19</b>
<b>TOTAL CURRENT ASSETS</b>	<b>-3,787.41</b>		
<b>NONCURRENT ASSETS</b>		<b>TOTAL LIABILITIES</b>	<b>37,349.28</b>
<b>FIXED ASSETS</b>		<b>EQUITY</b>	
Automobiles	21,299.00	<b>RETAINED EARNINGS</b>	
Accum Depreciation- Misc FF&E	-21,299.00	Retained Earnings-Unrestricted Net Assets	-54,408.69
		Retained Earnings - Restricted Net Assets	13,272.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>0.00</b>	<b>TOTAL RETAINED EARNINGS:</b>	<b>-41,136.69</b>
<b>TOTAL NONCURRENT ASSETS</b>	<b>0.00</b>	<b>TOTAL EQUITY</b>	<b>-41,136.69</b>
<b>TOTAL ASSETS</b>	<b>-3,787.41</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>-3,787.41</b>

**Lakeland Housing Authority  
YouthBuild-DOL 2016 and 2018 (49)  
Changes in Cash**

**For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	1,044.08	377.38	-666.70
Cash-Payroll	-20,895.91	-6,561.12	14,334.79
Negative Cash COCC Master	0.00	0.00	0.00
<b>Total Cash</b>	<b>-19,851.83</b>	<b>-6,183.74</b>	<b>13,668.09</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	8,890.81	377.38	-8,513.43
Cash-Payroll	-5,902.06	-6,561.12	-659.06
Negative Cash COCC Master	0.00	0.00	0.00
<b>Total Cash</b>	<b>2,988.75</b>	<b>-6,183.74</b>	<b>-9,172.49</b>

**Lakeland Housing Authority  
Williamstown, LLLP  
Statement of Operations  
For the Current and Ten Months Ended October 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,030	8,000	4,030	50.38%	<b>1</b>	120,378	80,000	40,378	50.47%	<b>96,000</b>
Other Tenant Income	-	-	-	#DIV/0!		136	-	136	#DIV/0!	-
Government Subsidy	85,237	14,400	70,837	491.92%	<b>2</b>	94,708	144,000	(49,293)	-34.23%	<b>172,800</b>
Other Income	-	-	-	#DIV/0!		10,501	-	10,501	#DIV/0!	-
<b>Total Revenue</b>	<b>97,267</b>	<b>22,400</b>	<b>74,867</b>	<b>334.23%</b>		<b>225,723</b>	<b>224,000</b>	<b>(8,778)</b>	<b>-3.92%</b>	<b>268,800</b>
Administrative Expense	13,174	7,814	5,361	68.60%	<b>3</b>	70,413	78,137	(7,724)	-9.89%	<b>93,764</b>
Tenant Services	-	350	(350)	-100.00%	<b>3</b>	83	3,500	(3,417)	-97.62%	<b>4,200</b>
Utility Expense	2,389	6,600	(4,211)	-63.81%	<b>3</b>	23,161	66,000	(42,839)	-64.91%	<b>79,200</b>
Maintenance Expense	4,898	6,086	(1,188)	-19.52%	<b>3</b>	29,415	60,863	(31,448)	-51.67%	<b>73,036</b>
General Expense	1,044	1,550	(506)	-32.65%	<b>3</b>	1,044	15,500	(14,456)	-93.26%	<b>18,600</b>
Operating Expense before Depreciation	21,505	22,400	(895)	-3.99%		124,116	224,000	(99,884)	-44.59%	<b>268,800</b>
<b>Net Operating Income (Loss)</b>	<b>75,762</b>	<b>-</b>	<b>75,762</b>	<b>#DIV/0!</b>		<b>101,606</b>	<b>-</b>	<b>91,105</b>	<b>#DIV/0!</b>	<b>-</b>
Depreciation & Amortization Expense	142	-	142	#DIV/0!		1,416	-	1,416	#DIV/0!	-
Capital Replacement Items	-	-	-	#DIV/0!		(672)	-	(672)	#DIV/0!	-
Reimburse Replacement Reserves	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
<b>Total Expense</b>	<b>21,647</b>	<b>22,400</b>	<b>(753)</b>	<b>-3.36%</b>		<b>124,860</b>	<b>224,000</b>	<b>(99,140)</b>	<b>-44.26%</b>	<b>268,800</b>
<b>Net Operating Income (Loss)</b>	<b>75,620</b>	<b>-</b>	<b>75,620</b>	<b>#DIV/0!</b>		<b>100,863</b>	<b>-</b>	<b>100,863</b>	<b>#DIV/0!</b>	<b>-</b>

Comments

- 1** Consists of 48 public housing units for seniors age 62 and older with a preference for veterans. Rent collections are higher than the budget due to the income of seniors living at the property.
- 2** September 30, 2019, HUD commenced funding operating subsidy. The first month payment was for \$9,470.75. The second payment of \$75,766 was not received until October 2, 2019 and is reflected within this month's report.
- 3** Variance reflects expenses that are less than the budget.

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of October 25, 2019

**ASSETS**

CASH

Unrestricted Cash	
Cash Operating 1	87,668.47
Cash-Payroll	4,255.81
Total Unrestricted Cash	<u>91,924.28</u>
Restricted Cash	
Cash Restricted-Security Deposits	16,031.00
Cash Restricted-Reserve for Replacement	10,998.24
Total Restricted Cash	<u>27,029.24</u>

TOTAL CASH 118,953.52

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	2,954.00
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-1,044.00</u>
TOTAL: AR	<u>1,910.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,910.00

OTHER CURRENT ASSETS

Prepaid Software Licenses	1,708.48
TOTAL OTHER CURRENT ASSETS	<u>1,708.48</u>
TOTAL CURRENT ASSETS	122,572.00

NONCURRENT ASSETS

FIXED ASSETS

Building Improvements	8,494.29
Accum Depreciation-Buildings	<u>-1,415.70</u>
TOTAL FIXED ASSETS (NET)	7,078.59

TOTAL NONCURRENT ASSETS 7,078.59

TOTAL ASSETS 129,650.59

**LIABILITIES & EQUITY**

CURRENT LIABILITIES

A/P Vendors and Contractors	2,265.58
Tenant Security Deposits	14,400.00
Security Deposit-Pet	1,800.00
Accrued Audit Fees	3,625.00
Accrued audit fees - LHA	888.90
Tenant Prepaid Rents	1,398.00
TOTAL CURRENT LIABILITIES	<u>24,377.48</u>

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	<u>105,273.11</u>
TOTAL RETAINED EARNINGS:	105,273.11

TOTAL EQUITY 105,273.11

TOTAL LIABILITIES AND EQUITY 129,650.59



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

**For the Current and Ten Months Ended October 25, 2019**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	23,840.16	87,668.47	63,828.31
Cash-Payroll	1,597.86	4,255.81	2,657.95
Cash Restricted-Security Deposits	15,970.00	16,031.00	61.00
Cash Restricted-Reserve for Replacement	0.00	10,998.24	10,998.24
<b>Total Cash</b>	<b>41,408.02</b>	<b>118,953.52</b>	<b>77,545.50</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	7,232.01	87,668.47	80,436.46
Cash-Payroll	0.00	4,255.81	4,255.81
Cash Restricted-Security Deposits	14,220.00	16,031.00	1,811.00
Cash Restricted-Reserve for Replacement	0.00	10,998.24	10,998.24
<b>Total Cash</b>	<b>21,452.01</b>	<b>118,953.52</b>	<b>97,501.51</b>

**LAKELAND HOUSING AUTHORITY**  
**Grant Report**  
Updated as of November 12, 2019

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
<b>Capital Fund Program</b>	<b>(HUD)</b>								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	0.00
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	327,414.00	327,414.00	0.00
CFP - 2013		08-09-13	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	345,575.00	345,575.00	0.00
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	583,721.87	88,695.85	519,373.15
CFP - 2018		05-29-18	05-28-20	05-28-22	934,727.00	841,254.30	315,706.00	0.00	934,727.00
CFP - 2019		04-16-19	04-15-21	04-15-23	965,861.00	869,274.90	0.00	0.00	965,861.00
				<b>CFP Total:</b>	<b>4,695,561.00</b>	<b>4,226,004.90</b>	<b>3,064,452.19</b>	<b>2,149,145.86</b>	<b>2,546,415.14</b>
<b>Replacement Housing Factor</b>	<b>(HUD)</b>								
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	185,710.00	0.00
RHF - 2015		04-13-15	10-29-18	04-12-19	187,612.00	168,850.80	187,612.00	187,612.00	0.00
RHF - 2016		04-13-16	10-29-18	04-12-20	193,574.00	174,216.60	193,574.00	193,574.00	0.00
				<b>RHF Total:</b>	<b>2,162,608.00</b>	<b>1,946,347.20</b>	<b>2,162,608.00</b>	<b>2,162,608.00</b>	<b>0.00</b>
<b>HOPE VI</b>	<b>(HUD)</b>	04-05-00		12-31-17	<b>21,842,801.00</b>	19,658,520.90	<b>21,842,801.00</b>	<b>21,842,801.00</b>	<b>0.00</b>
<b>Safety &amp; Security Grant</b>	<b>(HUD)</b>	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
				<b>Safety &amp; Security Total:</b>	<b>250,000.00</b>	<b>225,000.00</b>	<b>250,000.00</b>	<b>250,000.00</b>	<b>0.00</b>
<b>Resident Opportunities and Self Sufficiency</b>	<b>(HUD)</b>								
ROSS-Family Self Sufficiency 2018		02-19-19	02-18-20		72,000.00	64,800.00	38,085.66	38,085.66	33,914.34
ROSS-Family Self Sufficiency 2017		01-01-18	12-31-18		110,072.00	99,064.80	110,072.00	110,072.00	0.00
ROSS - Service Coordinator 2016		02-01-17	01-31-20		219,185.00	197,266.50	167,556.58	167,556.58	51,628.42
				<b>ROSS Total:</b>	<b>401,257.00</b>	<b>361,131.30</b>	<b>315,714.24</b>	<b>315,714.24</b>	<b>85,542.76</b>
<b>YouthBuild 2018 Grant (new)</b>	<b>(DOL)</b>	01-01-2019		04-30-2022	1,075,472.00	967,924.80	154,334.16	154,334.16	921,137.84
<b>YouthBuild 2016 Grant (existing)</b>	<b>(DOL)</b>	10-17-16		02-16-20	990,024.00	891,021.60	944,126.91	944,126.91	45,897.09
				<b>YouthBuild Total:</b>	<b>2,065,496.00</b>	<b>1,858,946.40</b>	<b>1,098,461.07</b>	<b>1,098,461.07</b>	<b>967,034.93</b>

## November 2019 Board Report



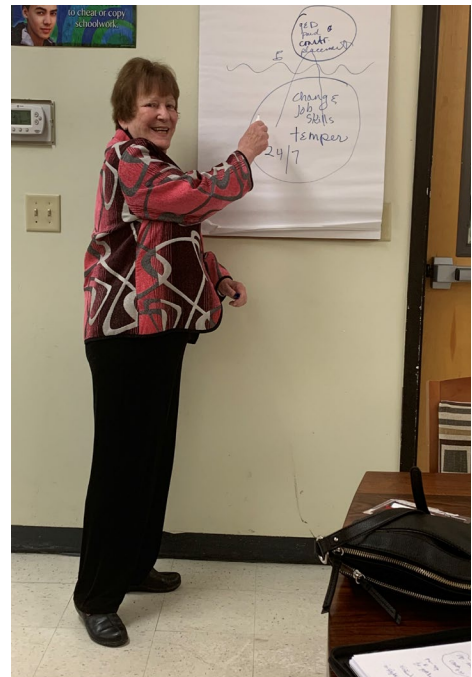
### Program Manager's Report

The month of October was a very busy month for YouthBuild-Lakeland. During the month, the Program Manager, team and participants were afforded opportunities to spend more time as a group, from traveling to the Lakeland Electric Administrative Building and Pinellas County Job Corps to sharing our artistic abilities on canvas during a Pop-Up Paint Shop session:

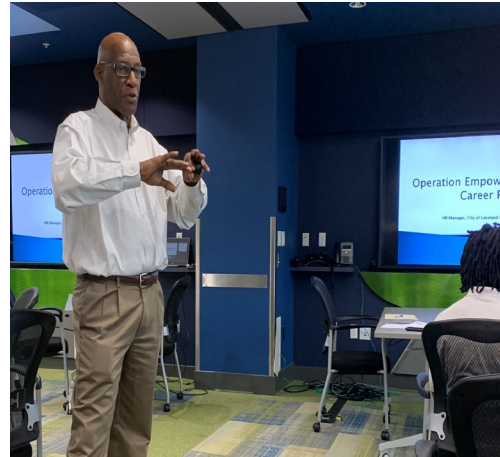
- During the month of October representatives of Central Florida Safety Training Consultants, LLC conducted Forklift Training (October 4<sup>th</sup>) and CPR/First Aid Training (October 11<sup>th</sup>) at the YouthBuild-Lakeland Center. Each Cycle 17 participant who attended and successfully completed the trainings are now certified to operate a forklift and/or administer CPR/First Aid. Jordan Hedgepeth (*pictured right*) and Steven Whitehead (*pictured below*) both enjoyed learning how to operate a forklift. Jordan has already begun to see employment that will offer him opportunity to use his new certified skill of Forklift Operator.



- On Tuesday, October 8<sup>th</sup>, YouthBuild-Lakeland participants assisted the staff of West Lake Management and Feeding Tampa Bay with the distribution of food to the Senior Residents at The Renaissance Manor. This has become a monthly community service activity for Cycle 17 YouthBuild participants. This intergenerational experience is a win-win for YBL participants and the residents whom they assist and serve during this event.
- On Wednesday, October 9<sup>th</sup> and Thursday, October 10<sup>th</sup>, Connie Bailey, Technical Assistant Consultant (*pictured right*) for the Department of Labor visited our YouthBuild-Lakeland Program to conduct training for our YouthBuild staff, as I had previously suggested. Ms. Bailey also met with LHA's Executive Staff, as well as several of our community partners/service providers. She also met with several YouthBuild-Lakeland participants to learn each of their reasons for choosing YouthBuild-Lakeland, what they are accomplishing, what they plan to do after YouthBuild and what suggestions they have for program improvement. Ms. Bailey and I have monthly update conference calls. She has over 30 years of experience and provides technical assistance to eleven YouthBuild programs across the country. She has been very helpful and supportive of our YBL program.
- On October 16, 2019 YouthBuild participants and YBL staff visited and toured the Pinellas County Job Corps campus in St. Petersburg, Florida.



On October 17, 2019, the City of Lakeland afforded YouthBuild-Lakeland participants and YBL staff an



opportunity to visit the City of Lakeland's Human Resources Department. The workshop presentation was facilitated by the City of Lakeland's Director of

Human Resource, Mark Farrington (*pictured above right*) and Tranice McGriff, Human Resources School-to-Work Specialist (*pictured above left*).

### **Academics**

During the month of October, YBL participants continued the preparation and completion of their Penn Foster Diploma, and GED academic programs in both the classroom and computer lab. Students also were instructed in the areas of Writing Composition, Keyboarding, Pre-Algebra, and were given the opportunity to attend construction sites to learn basic carpentry skills/language. As the completion date of Cycle 17 is in November, YBL participants continued to reflect upon and consider the information received during the tours at Polk State College and Traviss Career Center, as a next step after graduation. Their tour of the Pinellas County Job Corps increased their awareness pertaining to potential future academic opportunities, expectations, and environment. Job Corps is the nation's largest free education and job training program for graduates of YBL.

Our integrated academic, construction and job readiness sessions introduced Cycle 17 participants to careers in construction-related, manufacturing, law enforcement, banking and more. On October 10<sup>th</sup>,

YBL also hosted two Operation Empowerment workshops. The first was facilitated by Michael Wren, Employee Development Specialist with KeyMark Corporation. Keymark Corporation operates as an aluminum extrusion company. The company offers anodizing, casting, extruding, painting, and custom packaging. Keymark serves customers in the State of New York and Florida. Ms. Wren shared information about career opportunities, salary increases and other benefits encouraging YBL participants to apply. The second workshop was facilitated by Petrina McCutchen, Civilian Recruiter/Polk County Sheriff's Office Human Resources Division. Ms. McCutchen was accompanied by Deputy Edwin Harvey who also shared information about his career with PCSO. This workshop was especially inviting for Samuel Lattimore, a participant of Cycle 17, who aspires a career in law enforcement. On October 14<sup>th</sup>, LeMario Bradford, Assistant Branch Manager of Synovus Bank visited YBL to motivate the personal development of Cycle 17 participants and educate them about the importance of establishing a banking relationship, keeping a good credit score, and shared some of his life experience that transitioned him from 'boy to Man'. Mr. Bradford embraced YouthBuild-Lakeland during his tenure at GTE Financial. Though he no longer lives in or works in Polk County, he was excited about being invited to YBL, and traveled some miles to be with us, on his day off!

To initiate career readiness, students completed individual resumes, and sat for mock interviews with the City of Lakeland HR department. YBL students are coached on the importance of soft skills which include positive attitude, teamwork, and effective communication skills. The Academic atmosphere of YBL strives to build and sustain positive relationships between and among all students and its educators.

### **Recruiting**

YBL staff continued to accept applications for Cycle 18. The team continues to share information with at community meetings, with YBL partners and high schools, businesses, and churches.

Telephone calls are being made to persons who previously applied to YBL, however, for various reasons did not participate in one of the previous cycles.

### **Job Development and Placement**

During the month of October, the Job Placement Coordinator (JPC):

- The Job Placement Coordinator continued to seek and explore placement opportunities and partnerships with local employers.
- Continued to provide employment placement, post-secondary education, employment retention, and supportive services information to the graduates of Cycles 16 and previous cycles as needed.
- Continued assisting with the training of new employee, Willie Easmon in conducting academics of Cycle 17 participants in the classroom and monitoring their Penn Foster progress.
- Coordinated with the Polk County Schools Office of the District Superintendent to obtain approval for an underage Cycle 17 YouthBuild participant to move forward with GED testing.
- Continued assisting with the training of Kaysha Watts in conducting job readiness and career development of Cycle 17 participants in the classroom.
- Assisted with the training of new YBL team member, Danielle Hart, in YouthBuild-Lakeland recruitment and general daily operation. Ms. Hart will serve as Receptionist at YBL.
- Co-monitored the progress of Cycle 17 participants who are working towards earning a high school diploma on-line.
- Coordinated and scheduled guest speakers to facilitate *Operation Empowerment: Change Your Thinking, Change Your Mind* workshops.
- Served as a chaperone for various off-site Cycle 17 participants career and education tours.
- Coordinated with Nursing Assistant Instructor and participants to schedule pre-training interviews and training that began on October 28, 2019.

## **Case Management**

As Cycle 17 is coming to an end, participants used the month of October to actively finish their Penn Foster. In addition, to working on Penn Foster, participants had the opportunity to prepare personal resumes to participate in mock interviews at the City of Lakeland. The participants of Cycle 17 had the chance to meet with employees of various departments of the city and take constructive criticism on their interviewing skills and resumes. Staff of the City of Lakeland provided the participants with job opportunities available at the City of Lakeland. The participants are now preparing for exiting the cycle by making job accounts and placing their resumes on websites that include, but are not limited to: EmployFlorida, Indeed, and Adecco, critiquing interview skills, and practicing typing skills on Edu-Typing. Participants will continue to explore the numerous options available after YouthBuild for the workforce or furthering their education.

## **Construction**

During the month of October, twelve (12) YBL Cycle 17 participants have successfully completed all the requirements needed to earn a PACT certificate. The remainder of the students will focus on retesting and making up any missed assignments needed in order to receive their certificates. The participants will still have the opportunity to work on their skills as there are a number of projects scheduled up until their completion date of November 22<sup>nd</sup>.

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**Earl W. Haynes**  
**Senior Program Manager**

**Cynthia E. Zorn-Shaw**  
**Job Placement Coordinator**

**Terry Love**  
**Construction Training Supervisor**

**Y'Kaysha Watts**  
**Case Manager**

**Willie Easmon**  
**Academic Instructor**



# **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 # 19-1478**

The Board of Commissioners is requested to approve the 2020 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 2020 Annual Budgets
- C. Originator: Valerie Turner and Carlos R. Pizarro An

**3. Cost Estimate:**

N/A

**Narrative:**

The Board of Commissioners provides oversight and direction to the Housing Authority of the City of Lakeland. Annually, the Board reviews, comments, and when satisfied, approves the Annual Budget for the following programs that receive funding from the U.S. Department of Housing and Urban Development: Central Office Cost Center; Section 8 Housing Choice Voucher program; West Lake Management and the Public Housing program (which includes AMP 1, 2, 3, 4 and 5). This resolution requests approval of the 2020 Annual Budgets for those programs and acknowledges the receipt of the additional business activities and partnership 2020 budgets as presented to the owners and investors pursuant to the operating and management agreements for each affordable housing development.

**RESOLUTION NO. 19-1478**

**APPROVAL OF THE 2020 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 2020 Annual Budgets for the Central Office Cost Center; West Lake Management; the Section 8 Housing Choice Voucher program; and the Public Housing program (which includes AMP 1 through 5) 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 2020 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 through 5) 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. 19- 1478, dated November 18, 2019.

Attested by:

\_\_\_\_\_  
Benjamin Stevenson, Secretary

\_\_\_\_\_  
Michael A. Pimentel, Chair

**Youthbuild  
12 mo. Budget  
Jan 2020 - Dec 2020**

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total Budget	
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3400-00-000	GRANT INCOME													
3415-00-000	Other Government Grants	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	446,856.96
3499-00-000	TOTAL GRANT INCOME	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	446,856.96
3999-00-000	TOTAL INCOME	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	37,238.08	446,856.96
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	15,698.50	15,698.50	15,698.50	15,698.50	15,698.50	15,698.50	15,698.50	15,698.50	15,698.50	15,698.50	15,698.50	15,698.50	188,382.00
4110-00-001	401K-401A Admin	627.92	627.92	627.92	627.92	627.92	627.92	627.92	627.92	627.92	627.92	627.92	627.92	7,535.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FU	1,360.75	1,360.75	1,360.75	1,360.75	1,360.75	1,360.75	1,360.75	1,360.75	1,360.75	1,360.75	1,360.75	1,360.75	16,329.00
4110-00-004	Workers Comp Admin	569.83	569.83	569.83	569.83	569.83	569.83	569.83	569.83	569.83	569.83	569.83	569.83	6,838.00
4110-00-007	Payroll Prep Fees	124.75	124.75	124.75	124.75	124.75	124.75	124.75	124.75	124.75	124.75	124.75	124.75	1,497.00
4110-07-000	Health/Life Insurance	2,106.25	2,106.25	2,106.25	2,106.25	2,106.25	2,106.25	2,106.25	2,106.25	2,106.25	2,106.25	2,106.25	2,106.25	25,275.00
4110-99-000	Total Administrative Salaries	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	245,856.00
4120-99-000	Total Admin. Salaries & Benefits	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	20,488.00	245,856.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	6,400.00
4140-00-100	Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	214.00	214.00	214.00	214.00	214.00	214.00	214.00	214.00	214.00	214.00	214.00	214.00	2,568.00
4171-00-000	Auditing Fees	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.00
4189-00-000	Total Other Admin Expenses	814.00	814.00	814.00	814.00	814.00	814.00	814.00	814.00	814.00	814.00	814.00	814.00	9,768.00
4190-00-000	Miscellaneous Admin Expenses													
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
4190-07-000	Telephone	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	948.00
4190-08-000	Postage	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	200.00
4190-10-000	Copiers - Lease & Service	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
4190-11-000	Adm. Service Contracts	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	10,108.00
4190-19-000	IT Contract 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
4191-00-000	Total Miscellaneous Admin Expenses	1,523.00	1,523.00	1,523.00	1,523.00	1,523.00	1,523.00	1,523.00	1,523.00	1,523.00	1,523.00	1,523.00	1,523.00	18,276.00

**Youthbuild  
12 mo. Budget  
Jan 2020 - Dec 2020**

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total Budget
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	22,825.00	22,825.00	22,825.00	22,825.00	22,825.00	22,825.00	22,825.00	22,825.00	22,825.00	22,825.00	22,825.00	22,825.00	273,900.00
4200-00-000 TENANT SERVICES													
4210-00-000 Tenant Services Salaries	9,581.25	9,581.25	9,581.25	9,581.25	9,581.25	9,581.25	9,581.25	9,581.25	9,581.25	9,581.25	9,581.25	9,581.25	114,975.00
4210-00-002 Payroll Taxes - Tenant Svc	817.58	817.58	817.58	817.58	817.58	817.58	817.58	817.58	817.58	817.58	817.58	817.58	9,811.00
4210-00-004 Workers Comp - Tenant Svc	86.75	86.75	86.75	86.75	86.75	86.75	86.75	86.75	86.75	86.75	86.75	86.75	1,041.00
4210-00-007 Payroll Prep Fees Ten Svc	734.42	734.42	734.42	734.42	734.42	734.42	734.42	734.42	734.42	734.42	734.42	734.42	8,813.00
4220-01-000 Other Tenant Services	2,464.00	2,464.00	2,464.00	2,464.00	2,464.00	2,464.00	2,464.00	2,464.00	2,464.00	2,464.00	2,464.00	2,464.00	29,568.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	13,684.00	13,684.00	13,684.00	13,684.00	13,684.00	13,684.00	13,684.00	13,684.00	13,684.00	13,684.00	13,684.00	13,684.00	164,208.00
4300-00-000 UTILITIES													
4310-00-000 Water	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
4320-00-000 Electricity	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
4399-00-000 TOTAL UTILITY 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
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4413-00-000 Vehicle Repairs/Maint - Gas, Oil,	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	1,060.00
4419-00-000 Total General Maint Expense	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	1,060.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	88.33	1,060.00
4500-00-000 GENERAL EXPENSES													
4510-00-000 Insurance -Property/Liability	182.50	182.50	182.50	182.50	182.50	182.50	182.50	182.50	182.50	182.50	182.50	181.79	2,189.29
4510-01-000 General Liability Insurance - Auto	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.00	2,499.67
4599-00-000 TOTAL GENERAL EXPENSES	390.83	390.83	390.83	390.83	390.83	390.83	390.83	390.83	390.83	390.83	390.83	389.79	4,688.96
8000-00-000 TOTAL EXPENSES	37,238.17	37,238.17	37,238.17	37,238.17	37,238.17	37,238.17	37,238.17	37,238.17	37,238.17	37,238.17	37,238.17	37,237.12	446,856.96
9000-00-000 NET INCOME	-0.09	-0.09	-0.09	-0.09	-0.09	-0.09	-0.09	-0.09	-0.09	-0.09	-0.09	0.96	0.00

**Colton Meadows  
12 mo. Budget  
Jan 2020 - Dec 2020**

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total Budget
3000-00-000	INCOME												
3100-00-000	TENANT INCOME												
3101-00-000	Rental Income												
3111-00-000	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	456,000.00
3112-02-000	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00
3119-00-000	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	48,000.00	576,000.00
3120-00-000	Other Tenant Income												
3120-03-000	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
3120-04-000	261.00	261.00	261.00	261.00	261.00	261.00	261.00	261.00	261.00	261.00	261.00	261.00	3,132.00
3120-05-000	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-06-000	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-09-000	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	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
3120-11-000	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	841.00	841.00	841.00	841.00	841.00	841.00	841.00	841.00	841.00	841.00	841.00	841.00	8,892.00
3199-00-000	48,841.00	48,841.00	48,841.00	48,841.00	48,841.00	48,841.00	48,841.00	48,841.00	48,841.00	48,841.00	48,841.00	48,841.00	586,092.00
3600-00-000	OTHER INCOME												
3610-00-000	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3610-01-000	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
3699-00-000	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
3999-00-000	48,926.00	48,926.00	48,926.00	48,926.00	48,926.00	48,926.00	48,926.00	48,926.00	48,926.00	48,926.00	48,926.00	48,926.00	587,112.00
4000-00-000	EXPENSES												
4100-00-000	ADMINISTRATIVE												
4100-99-000	Administrative Salaries												
4110-00-000	2,900.00	2,900.00	2,900.00	2,900.00	4,350.00	4,350.00	2,900.00	2,900.00	2,900.00	4,350.00	2,900.00	4,350.00	40,600.00
4110-00-001	116.00	116.00	116.00	116.00	174.00	174.00	116.00	116.00	116.00	174.00	116.00	174.00	1,624.00
4110-00-002	266.80	266.80	266.80	266.80	400.20	400.20	266.80	266.80	266.80	400.20	266.80	400.20	3,735.20
4110-00-004	116.00	116.00	116.00	116.00	174.00	174.00	116.00	116.00	116.00	174.00	116.00	174.00	1,624.00
4110-00-007	46.40	46.40	46.40	46.40	69.60	69.60	46.40	46.40	46.40	69.60	46.40	69.60	649.60
4110-07-000	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	8,004.00
4110-99-000	4,112.20	4,112.20	4,112.20	4,112.20	5,834.80	5,834.80	4,112.20	4,112.20	4,112.20	4,112.20	5,834.80	5,834.80	56,236.80
4120-99-000	4,112.20	4,112.20	4,112.20	4,112.20	5,834.80	5,834.80	4,112.20	4,112.20	4,112.20	4,112.20	5,834.80	5,834.80	56,236.80
4130-00-000	Legal Expense												
4130-00-001	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
4130-02-000	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4130-04-000	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4130-99-000	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	4,920.00
4139-00-000	Other Admin Expenses												
4140-00-000	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
4170-00-000	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	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
4173-00-000	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00
4173-03-000	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4189-00-000	5,115.00	5,115.00	5,115.00	5,115.00	5,115.00	5,115.00	5,115.00	5,115.00	5,115.00	5,115.00	5,115.00	5,115.00	61,380.00
4190-00-000	Miscellaneous Admin Expenses												
4190-02-000	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	888.00
4190-03-000	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	1,416.00
4190-04-000	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	936.00
4190-07-000	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4190-08-000	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
4190-09-000	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	1,524.00
4190-10-000	126.00	126.00	126.00	126.00	126.00	126.00	126.00	126.00	126.00	126.00	126.00	126.00	1,512.00
4190-13-000	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-19-000	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00

More units paid from HCV

More units paid from HCV



4510-01-000	General Liability Insurance - Auto	293.10	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,868.10
4525-00-000	Real Estate Taxes	2,629.42	2,629.42	2,629.42	2,629.42	2,629.42	2,629.42	2,629.42	2,629.42	2,629.42	2,629.42	2,629.42	2,629.42	31,553.04
4570-00-000	Reduction in Rental Income	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	4,560.00
4599-00-000	TOTAL GENERAL EXPENSES	7,389.98	7,339.80	7,339.80	7,339.80	7,339.80	7,339.80	7,339.80	7,339.80	7,339.80	7,339.80	7,339.80	7,339.80	88,127.78
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	Interest Expense-Mortgage	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	12,314.28
4855-03-000	Interest Expense - Home Loan	144.87	144.87	144.87	144.87	144.87	144.87	144.87	144.87	144.87	144.87	144.87	144.87	1,738.44
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	3,989.06	3,989.06	4,658.65	3,989.06	3,989.06	4,658.65	3,989.06	3,989.06	4,658.65	3,989.06	3,989.06	4,658.65	50,547.08
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	38,675.85	38,675.85	38,675.85	38,675.85	38,675.85	38,675.85	38,675.85	38,675.85	38,675.85	38,675.85	38,675.85	38,675.85	464,110.20
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	39,835.27	39,835.27	39,835.27	39,835.27	39,835.27	39,835.27	39,835.27	39,835.27	39,835.27	39,835.27	39,835.27	39,835.27	478,023.24
5600-00-100	CAPITAL REPLACEMENT ITEMS													
5600-01-000	Refrigerators	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5600-02-000	Stoves/Ranges	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	6,960.00
5600-03-000	Roofs	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-04-000	Hot Water Heaters	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
5600-05-000	Parking Lots/Paving	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-06-000	Cabinet/Counter Tops	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
5600-07-000	Grounds Improvements	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
5600-08-000	HVAC(Buildings, units, etc...)	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
5600-13-000	Community Room	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5600-15-000	Play Ground Equipment	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
5600-17-000	Ceiling Fans	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5600-18-000	Other Capital Replacement	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
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPENSES	7,450.00	7,450.00	7,450.00	7,450.00	7,450.00	7,450.00	7,450.00	7,450.00	7,450.00	7,450.00	7,450.00	7,450.00	89,400.00
5699-01-000	Rmbrs. Replacement Reserve	-7,450.00	-7,450.00	-7,450.00	-7,450.00	-7,450.00	-7,450.00	-7,450.00	-7,450.00	-7,450.00	-7,450.00	-7,450.00	-7,450.00	-89,400.00
8000-00-000	TOTAL EXPENSES	81,795.50	81,685.32	82,354.91	81,685.32	85,184.59	85,854.18	81,638.09	81,632.04	82,301.63	83,461.99	83,354.64	85,854.18	996,802.39
9000-00-000	NET INCOME	-32,869.50	-32,759.32	-33,428.91	-32,759.32	-36,258.59	-36,928.18	-32,712.09	-32,706.04	-33,375.63	-34,535.99	-34,428.64	-36,928.18	-409,690.39
	NOI Before Depreciation	6,965.77	7,075.95	6,406.36	7,075.95	3,576.68	2,907.09	7,123.18	7,129.23	6,459.64	5,299.28	5,406.63	2,907.09	68,332.85







4430-24-000	Contract -Grounds -Landscaping	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
4430-99-000	Other Contracted Services	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
4439-00-000	Total Contract Costs	4,568.00	4,568.00	4,568.00	4,568.00	4,568.00	4,568.00	4,568.00	4,568.00	4,568.00	4,568.00	4,568.00	4,568.00	54,816.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	9,853.10	9,853.10	9,853.10	9,853.10	11,500.92	11,500.92	9,853.10	9,853.10	9,853.10	11,500.92	9,853.10	11,485.03	124,812.63
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	3,701.87	3,701.87	3,701.87	3,701.87	3,701.87	3,701.87	3,701.87	3,701.87	3,701.87	3,701.87	3,701.87	3,701.87	44,422.44
4510-01-000	General Liability Insurance - Auto	387.07	387.07	387.07	387.07	387.07	387.07	387.07	387.07	387.07	387.07	387.07	387.07	4,644.84
4521-00-000	Misc. Taxes/Licenses/Insurance	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4525-00-000	Real Estate Taxes	3,363.59	3,363.59	3,363.59	3,363.59	3,363.59	3,363.59	3,363.59	3,363.59	3,363.59	3,363.59	3,363.59	3,363.59	40,363.08
4570-00-000	Reduction in Rental Income	402.70	402.70	402.70	402.70	402.70	402.70	402.70	402.70	402.70	402.70	402.70	402.70	4,832.40
4599-00-000	TOTAL GENERAL EXPENSES	7,865.23	7,865.23	7,865.23	7,865.23	7,865.23	7,865.23	7,865.23	7,865.23	7,865.23	7,865.23	7,865.23	7,865.23	94,382.76
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 - Home Loan	163.79	163.79	163.79	163.79	163.79	163.79	163.79	163.79	163.79	163.79	163.79	163.79	1,965.48
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	9,658.23	9,658.23	11,596.16	9,658.23	9,658.23	11,596.16	9,658.23	9,658.23	11,596.16	9,658.23	9,658.23	11,596.16	123,650.48
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	39,378.52	39,378.52	39,378.52	39,378.52	39,378.52	39,378.52	39,378.52	39,378.52	39,378.52	39,378.52	39,378.52	39,378.52	472,542.24
5100-50-000	Amortization Expense	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATIC	40,921.04	40,921.04	40,921.04	40,921.04	40,921.04	40,921.04	40,921.04	40,921.04	40,921.04	40,921.04	40,921.04	40,921.04	491,052.48
5600-00-100	CAPITAL REPLACEMENT ITEMS													
5600-01-000	Refrigerators	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5600-02-000	Stoves/Ranges	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	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	4,680.00
5600-06-000	Cabinet/Counter Tops	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-11-000	Furnace Replacement	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
5600-13-000	Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-15-000	Play Ground Equipment	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
5600-17-000	Ceiling Fans	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5600-18-000	Other Capital Replacement	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPEI	6,690.00	6,690.00	6,690.00	6,690.00	6,690.00	6,690.00	6,690.00	6,690.00	6,690.00	6,690.00	6,690.00	6,690.00	80,280.00
5699-01-000	Rmbrs. Replacement Reserve	-6,690.00	-6,690.00	-6,690.00	-6,690.00	-6,690.00	-6,690.00	-6,690.00	-6,690.00	-6,690.00	-6,690.00	-6,690.00	-6,690.00	-80,280.00
8000-00-000	TOTAL EXPENSES	89,728.31	89,728.31	91,666.24	89,728.31	94,051.45	95,989.38	89,728.31	89,728.31	91,666.24	94,051.45	89,728.31	97,077.84	1,102,872.48
9000-00-000	NET INCOME	-38,743.31	-38,743.31	-40,681.24	-38,743.31	-43,066.45	-45,004.38	-38,743.31	-38,743.31	-40,681.24	-43,066.45	-38,743.31	-46,092.84	-491,052.48
	NOI Before Depreciation	2,177.73	2,177.73	239.80	2,177.73	-2,145.41	-4,083.34	2,177.73	2,177.73	239.80	-2,145.41	2,177.73	-5,171.80	0.00

**Central Office Cost Center  
12 mo. Budget  
Jan 2020 - Dec 2020**


**LAKELAND HOUSING AUTHORITY (CITY OF)**  
 Grant Information  
Menu | Budget | Vouchers | Obl/Exp  
 Grant: FL29P011501-17 (CFP) Capital Fund Program  
General | Budget | Vouchers | Obl/Exp

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total Budget
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3120-06-100 Section 8 Processing Fees (Accounti	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	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
3199-00-000 TOTAL TENANT INCOME	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
3600-00-000 OTHER INCOME													
3610-01-000 Interest Income - Unrestricted	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
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	21,666.00	21,666.00	21,666.00	21,666.00	21,666.00	21,666.00	21,666.00	21,666.00	21,666.00	21,666.00	21,666.00	21,666.00	259,992.00
3620-00-700 Mgmt Fee Income - PH	10,739.03	10,739.03	10,739.03	10,739.03	10,739.03	10,739.03	10,739.03	10,739.03	10,739.03	10,739.03	10,739.03	10,739.03	128,868.33
3620-00-900 Mgmt Fee Income - AMP5 WTown	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
3620-01-000 Bookkeeping Fee Income	712.50	712.50	926.50	926.50	926.50	926.50	926.50	926.50	926.50	926.50	926.50	926.50	10,690.00
3620-01-001 Bookkeeping Fee - AMP5 WTown	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
3620-02-000 Asset Management Fee Income	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11,400.00
3620-03-000 Administrative Fees - ROSS	828.00	828.00	828.00	828.00	828.00	828.00	828.00	828.00	828.00	828.00	828.00	828.00	9,936.00
3690-01-000 Grants Salary Cont.(YB-Director)	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	842.33	10,107.96
3691-09-001 Front Line Activities & Other Incom	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
3699-00-000 TOTAL OTHER INCOME	42,675.11	42,675.11	42,889.11	42,889.11	42,889.11	42,889.11	42,889.11	42,889.11	42,889.11	42,889.11	42,889.11	42,889.11	514,241.29
3999-00-000 TOTAL INCOME	43,425.11	43,425.11	43,639.11	43,639.11	43,639.11	43,639.11	43,639.11	43,639.11	43,639.11	43,639.11	43,639.11	43,639.11	523,241.29
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	25,059.42	25,059.42	25,059.42	25,059.42	30,771.42	30,771.42	25,059.42	25,059.42	25,059.42	25,059.42	30,771.42	30,771.42	323,561.04
4110-00-001 401K-401A Admin	1,002.38	1,002.38	1,002.38	1,002.38	1,230.86	1,230.86	1,002.38	1,002.38	1,002.38	1,002.38	1,230.86	1,230.86	12,942.44
4110-00-002 Payroll Taxes Adm(SUI/FICA/FL	2,255.35	2,255.35	2,255.35	2,255.35	2,769.43	2,769.43	2,255.35	2,255.35	2,255.35	2,255.35	2,769.43	2,769.43	29,120.49
4110-00-004 Workers Comp Admin	1,002.38	1,002.38	1,002.38	1,002.38	1,230.86	1,230.86	1,002.38	1,002.38	1,002.38	1,002.38	1,230.86	1,230.86	12,942.44
4110-00-007 Payroll Prep Fees	300.00	300.00	300.00	300.00	325.00	325.00	300.00	300.00	300.00	300.00	325.00	325.00	3,700.00
4110-07-000 Health/Life Insurance	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
4110-99-000 Total Administrative Salaries	32,619.52	32,619.52	32,619.52	32,619.52	39,327.56	39,327.56	32,619.52	32,619.52	32,619.52	32,619.52	39,327.56	39,327.56	418,266.42
4120-99-000 Total Admin. Salaries & Benefits	32,619.52	32,619.52	32,619.52	32,619.52	39,327.56	39,327.56	32,619.52	32,619.52	32,619.52	32,619.52	39,327.56	39,327.56	418,266.42
4130-00-000 Legal Expense													
4130-02-000 Criminal Background / Credit Ct	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	516.00
4130-04-000 General Legal Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4130-99-000 Total Legal Expense	193.00	193.00	193.00	193.00	193.00	193.00	193.00	193.00	193.00	193.00	193.00	193.00	2,316.00
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training Expense	1,000.00	1,000.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,500.00
4140-00-100 Travel/Mileage	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
4171-00-000 Auditing 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
4189-00-000 Total Other Admin Expenses	1,300.00	1,300.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	13,100.00
4190-00-000 Miscellaneous Admin Expenses													
4190-01-000 Membership/Subscriptions/Fees	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-02-000 Printing/Publications & Subscrip	45.92	45.92	45.92	45.92	45.92	45.92	45.92	45.92	45.92	45.92	45.92	45.92	551.02
4190-04-000 Stationery & Office Supplies	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4190-06-000 Computer Equipment	138.81	138.81	138.81	138.81	138.81	138.81	138.81	138.81	138.81	138.81	138.81	138.81	1,665.69
4190-07-000 Telephone	845.00	845.00	845.00	845.00	845.00	845.00	845.00	845.00	845.00	845.00	845.00	845.00	10,140.00
4190-08-000 Postage	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-08-100 Express Mail/FED EX/DHL	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
4190-09-000 Computer Software License Fee	234.19	234.19	234.19	234.19	234.19	234.19	234.19	234.19	234.19	234.19	234.19	234.19	2,810.25
4190-10-000 Copiers - Lease & Service	681.08	681.08	681.08	681.08	681.08	681.08	681.08	681.08	681.08	681.08	681.08	681.08	8,172.91
4190-11-001 Fee Accounting Contract	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
4190-12-000 Computer Software Exp.	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	99.56
4190-13-000 Internet	136.54	136.54	136.54	136.54	136.54	136.54	136.54	136.54	136.54	136.54	136.54	136.54	1,638.53
4190-19-000 IT Contract Fees	78.38	78.38	78.38	78.38	78.38	78.38	78.38	78.38	78.38	78.38	78.38	78.38	940.57
4190-22-000 Other Misc Admin Expenses	77.52	77.52	77.52	77.52	77.52	77.52	77.52	77.52	77.52	77.52	77.52	77.52	930.29
4191-00-000 Total Miscellaneous Admin Expense	5,845.74	5,845.74	5,845.74	5,845.74	5,845.74	5,845.74	5,845.74	5,845.74	5,845.74	5,845.74	5,845.74	5,845.74	70,148.82
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	39,958.26	39,958.26	39,708.26	39,708.26	46,416.30	46,416.30	39,708.26	39,708.26	39,708.26	39,708.26	46,416.30	46,416.30	503,831.24
4300-00-000 UTILITIES													
4320-00-000 Electricity	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
4399-00-000 TOTAL UTILITY EXPENSES	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
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4411-00-000 Maintenance Uniforms	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
4413-00-000 Vehicle Repairs/Maint - Gas, Oil	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4419-00-000 Total General Maint Expense	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	4,440.00
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	25.62	25.62	25.62	25.62	25.62	25.62	25.62	25.62	25.62	25.62	25.62	25.62	307.42
4420-03-000 Supplies-Painting/Decorating	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	170.71
4420-03-100 Hardware Doors/Windows/Lock	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	138.75
4420-04-000 Electrical - Supplies/Fixtures	45.90	45.90	45.90	45.90	45.90	45.90	45.90	45.90	45.90	45.90	45.90	45.90	550.82
4420-06-000 Supplies-Janitorial/Cleaning	152.85	152.85	152.85	152.85	152.85	152.85	152.85	152.85	152.85	152.85	152.85	152.85	1,834.15
4420-11-000 Supplies- HVAC	112.07	112.07	112.07	112.07	112.07	112.07	112.07	112.07	112.07	112.07	112.07	112.07	1,344.84
4429-00-000 Total Materials	362.23	362.23	362.23	362.23	362.23	362.23	362.23	362.23	362.23	362.23	362.23	362.18	4,346.69

Status	Line Item	Name	Authorized	Disbursed	Payments in Process	Balance
	0100	Reserved Budget	474,294.00	0.00	0.00	474,294.00
	1408	Management Improvement	72,968.00	0.00	0.00	72,968.00
	1410	Administration	60,807.00	0.00	0.00	60,807.00
Totals			608,069.00	0.00	0.00	60

4430-00-000	Contract Costs													
4430-18-000	Contract-Alarm Monitoring	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
4439-00-000	Total Contract Costs	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	787.23	787.23	787.23	787.23	787.23	787.23	787.23	787.23	787.23	787.23	787.23	787.18	9,446.69
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	660.28	660.28	660.28	660.28	660.28	660.28	660.28	660.28	660.28	660.28	660.28	660.28	7,923.36
4510-01-000	General Liability Insurance - Auto	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
4599-00-000	TOTAL GENERAL EXPENSES	810.28	810.28	810.28	810.28	810.28	810.28	810.28	810.28	810.28	810.28	810.28	810.28	9,723.36
8000-00-000	TOTAL EXPENSES	41,575.77	41,575.77	41,325.77	41,325.77	48,033.81	48,033.81	41,325.77	41,325.77	41,325.77	41,325.77	48,033.81	48,033.75	523,241.29
9000-00-000	NET INCOME	1,849.34	1,849.34	2,313.34	2,313.34	-4,394.70	-4,394.70	2,313.34	2,313.34	2,313.34	2,313.34	-4,394.70	-4,394.64	0.00

**Business Cost Office  
12 mo. Budget  
Jan 2020 - Dec 2020**

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total Budget
2999-99-999	Revenue & Expenses												
3000-00-000	INCOME												
3100-00-000	TENANT INCOME												
3600-00-000	OTHER INCOME												
3660-01-000	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
3699-00-000	TOTAL OTHER INCOME												
3999-00-000	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
4000-00-000	EXPENSES												
4100-00-000	ADMINISTRATIVE												
4100-99-000	Administrative Salaries												
4110-00-000	8,552.02	8,552.02	8,552.02	8,552.02	12,128.03	12,128.03	8,552.02	8,552.02	8,552.02	12,128.03	8,552.02	12,128.03	116,928.28
4110-00-001	342.08	342.08	342.08	342.08	485.12	485.12	342.08	342.08	342.08	485.12	342.08	485.12	4,677.13
4110-00-002	786.79	786.79	786.79	786.79	1,115.78	1,115.78	786.79	786.79	786.79	1,115.78	786.79	1,115.78	10,757.40
4110-00-004	342.08	342.08	342.08	342.08	485.12	485.12	342.08	342.08	342.08	485.12	342.08	485.12	4,677.13
4110-00-007	136.83	136.83	136.83	136.83	194.05	194.05	136.83	136.83	136.83	194.05	136.83	194.05	1,870.85
4110-07-000	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
4110-99-000	11,959.80	11,959.80	11,959.80	11,959.80	16,208.10	16,208.10	11,959.80	11,959.80	11,959.80	16,208.10	11,959.80	16,208.10	160,510.80
4120-99-000	11,959.80	11,959.80	11,959.80	11,959.80	16,208.10	16,208.10	11,959.80	11,959.80	11,959.80	16,208.10	11,959.80	16,208.10	160,510.80
4139-00-000	Other Admin Expenses												
4140-00-000	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	451.20	5,401.20
4189-00-000	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	451.20	5,401.20
4190-22-000	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	2,088.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES												
8000-00-000	12,583.80	12,583.80	12,583.80	12,583.80	16,832.10	16,832.10	12,583.80	12,583.80	12,583.80	16,832.10	12,583.80	16,833.30	168,000.00
9000-00-000	NET INCOME												
	1,416.20	1,416.20	1,416.20	1,416.20	-2,832.10	-2,832.10	1,416.20	1,416.20	1,416.20	-2,832.10	1,416.20	-2,833.30	0.00
	NOI Before Depreciation												
	1,416.20	1,416.20	1,416.20	1,416.20	-2,832.10	-2,832.10	1,416.20	1,416.20	1,416.20	-2,832.10	1,416.20	-2,833.30	



4110-99-000	Total Administrative Salaries	29,257.55	29,257.55	29,257.55	29,257.55	37,571.52	34,819.52	29,257.55	29,257.55	29,257.55	35,571.52	28,957.55	34,819.52	376,542.50
4120-99-000	Total Admin. Salaries & Benefit	29,257.55	29,257.55	29,257.55	29,257.55	37,571.52	34,819.52	29,257.55	29,257.55	29,257.55	35,571.52	28,957.55	34,819.52	376,542.50
4130-00-000	Legal Expense													
4130-02-000	Criminal Background / Cred	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	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
4130-99-000	Total Legal Expense	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	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
4140-00-100	Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4171-00-000	Auditing Fees	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
4172-00-000	Port Out Admin Fee Paid	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
4173-00-000	Management Fee	13,326.00	13,326.00	13,326.00	13,326.00	13,326.00	13,326.00	13,326.00	13,326.00	13,326.00	13,326.00	13,326.00	13,326.00	159,912.00
4173-01-000	Bookkeeping Fee	8,340.00	8,340.00	8,340.00	8,340.00	8,340.00	8,340.00	8,340.00	8,340.00	8,340.00	8,340.00	8,340.00	8,340.00	100,080.00
4182-00-000	Consultants	5,765.00	5,765.00	5,765.00	5,765.00	5,765.00	5,765.00	5,765.00	5,765.00	5,765.00	5,765.00	5,765.00	5,765.00	69,180.00
4189-00-000	Total Other Admin Expenses	28,906.00	28,906.00	28,906.00	28,906.00	28,906.00	28,906.00	28,906.00	28,906.00	28,906.00	28,906.00	28,906.00	28,906.00	346,872.00
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/	600.00	600.00	400.00	600.00	600.00	400.00	600.00	600.00	400.00	600.00	600.00	400.00	6,400.00
4190-04-000	Stationery & Office Supplie	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-06-000	Computer Equipment	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
4190-07-000	Telephone	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4190-08-000	Postage	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	401.00	6,836.00
4190-10-000	Copiers - Lease & Service	394.00	394.00	394.00	394.00	394.00	394.00	394.00	394.00	394.00	394.00	394.00	306.00	4,640.00
4190-13-000	Internet	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
4190-19-000	IT Contract Fees	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
4191-00-000	Total Miscellaneous Admin Exp	4,189.00	4,189.00	3,989.00	4,189.00	4,189.00	3,989.00	4,189.00	4,189.00	3,989.00	4,189.00	4,189.00	3,717.00	49,196.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	62,712.55	62,712.55	62,512.55	62,712.55	71,026.52	68,074.52	62,712.55	62,712.55	62,512.55	69,026.52	62,412.55	67,802.52	776,930.50
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4411-00-000	Maintenance Uniforms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	29.00	304.00
4413-00-000	Vehicle Repairs/Maint - Gas	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4419-00-000	Total General Maint Expense	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	179.00	2,104.00
4420-00-000	Materials													
4420-06-000	Supplies-Janitorial/Cleaning	136.00	136.00	136.00	136.00	136.00	136.00	136.00	136.00	136.00	136.00	136.00	131.90	1,627.90
4429-00-000	Total Materials	136.00	136.00	136.00	136.00	136.00	136.00	136.00	136.00	136.00	136.00	136.00	131.90	1,627.90
4430-00-000	Contract Costs													
4430-23-000	Contract-Consultants	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
4439-00-000	Total Contract Costs	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
4499-00-000	TOTAL MAINTENANCE EXPENSES	511.00	511.00	511.00	511.00	511.00	511.00	511.00	511.00	511.00	511.00	511.00	510.90	6,131.90
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	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
4510-01-000	General Liability Insurance - At	125.00	125.00	125.00	125.00	125.00	350.60	125.00	125.00	125.00	125.00	125.00	125.00	1,725.60
4599-00-000	TOTAL GENERAL EXPENSES	175.00	175.00	175.00	175.00	175.00	400.60	175.00	175.00	175.00	175.00	175.00	175.00	2,325.60
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/AMORTIZ	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	63,663.55	63,663.55	63,463.55	63,663.55	71,977.52	69,251.12	63,663.55	63,663.55	63,463.55	69,977.52	63,363.55	68,753.42	788,568.00
9000-00-000	NET INCOME	1,785.45	1,785.45	1,985.45	1,785.45	-6,528.52	-3,802.12	1,785.45	1,785.45	1,985.45	-4,528.52	2,085.45	-3,304.42	-3,180.00
		2,050.45	2,050.45	2,250.45	2,050.45	-6,263.52	-3,537.12	2,050.45	2,050.45	2,250.45	-4,263.52	2,350.45	-3,039.42	0.00

**West Lake Management  
12 mo. Budget  
Jan 2020 - Dec 2020**

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total Budget		
3000-00-000	INCOME														
3100-00-000	TENANT INCOME														
3600-00-000	OTHER INCOME														
3620-00-100	Mgmt Fee Income - Dakota	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	1,732.60	20,791.20	Fee rate changed
3620-00-101	Mgmt Fee Income - Twin Lakes	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	39,000.00	New Property
3620-00-200	Mgmt Fee Income - Renaissance	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	120,285.60	Fee rate changed
3620-00-300	Mgmt Fee Income - Colton	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00	
3620-00-400	Mgmt Fee Income - Bonnet	3,620.00	3,620.00	3,620.00	3,620.00	3,620.00	3,620.00	3,620.00	3,620.00	3,620.00	3,620.00	3,620.00	3,620.00	43,440.00	
3620-00-800	Mgmt Fee Income - West Bartow	5,170.00	5,170.00	5,170.00	5,170.00	5,170.00	5,170.00	5,170.00	5,170.00	5,170.00	5,170.00	5,170.00	5,170.00	62,040.00	
3620-00-900	Mgmt Fee Income - AMP5 WTown	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	New Property
3620-01-000	Bookkeeping Fee Income	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	35,190.00	
3620-01-001	Bookkeeping Fee - AMP5 WTown	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	New Property
3620-02-000	Asset Management Fee Income	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	22,320.00	5760 added Williamstown
3650-00-200	Lawn & Landscape Income	17,768.83	17,768.83	17,768.83	17,768.83	17,768.83	17,768.83	17,768.83	17,768.83	17,768.83	17,768.83	17,768.83	17,768.83	213,225.96	
3690-00-000	Other Income	3,749.69	3,749.69	3,749.69	3,749.69	3,749.69	3,749.69	3,749.69	3,749.69	3,749.69	3,749.69	3,749.69	3,749.69	44,996.28	
3690-01-002	Salary Contribution - Tlake	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	195,000.00	
3699-00-000	TOTAL OTHER INCOME	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	876,907.92	
3999-00-000	TOTAL INCOME	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	73,075.66	876,907.92	
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries	10,977.12	10,977.12	10,977.12	10,977.12	16,965.68	16,965.68	10,977.12	10,977.12	10,977.12	16,965.68	10,977.12	16,965.68	155,679.68	Employee allocation has been revised
4110-00-001	401K-401A Admin	439.08	439.08	439.08	439.08	678.63	678.63	439.08	439.08	439.08	678.63	439.08	678.63	6,227.19	
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,009.90	1,009.90	1,009.90	1,009.90	1,560.84	1,560.84	1,009.90	1,009.90	1,009.90	1,560.84	1,009.90	1,560.84	14,322.53	
4110-00-004	Workers Comp Admin	439.08	439.08	439.08	439.08	678.63	678.63	439.08	439.08	439.08	678.63	439.08	678.63	6,227.19	
4110-00-007	Payroll Prep Fees	175.63	175.63	175.63	175.63	271.45	271.45	175.63	175.63	175.63	271.45	175.63	271.45	2,490.87	
4110-07-000	Health/Life Insurance	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	
4110-99-000	Total Administrative Salaries	14,240.82	14,240.82	14,240.82	14,240.82	21,355.23	21,355.23	14,240.82	14,240.82	14,240.82	21,355.23	14,240.82	21,355.23	199,347.46	
4120-99-000	Total Admin. Salaries & Benefits	14,240.82	14,240.82	14,240.82	14,240.82	21,355.23	21,355.23	14,240.82	14,240.82	14,240.82	21,355.23	14,240.82	21,355.23	199,347.46	
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	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	
4130-99-000	Total Legal Expense	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	Other Admin Expenses														
4140-00-000	Travel/Training Expense	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	



**West Lake Management  
12 mo. Budget  
Jan 2020 - Dec 2020**

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total Budget
4140-00-100 Travel/Mileage	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
4174-00-001 Marketing Exp - Brochures & Other /	43.52	43.52	43.52	43.52	43.52	43.52	43.52	43.52	43.52	43.52	43.52	43.52	522.24
4189-00-000 Total Other Admin Expenses	1,543.52	1,543.52	1,543.52	1,543.52	1,543.52	1,543.52	1,543.52	1,543.52	1,543.52	1,543.52	1,543.52	1,543.52	18,522.24
4190-00-000 Miscellaneous Admin Expenses													
4190-03-000 Advertising Publications	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-04-000 Stationery & Office Supplies	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4190-06-000 Computer Equipment	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
4190-07-000 Telephone	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-13-000 Internet	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
4190-19-000 IT Contract Fees	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
4190-23-000 Compliance Fees	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4190-24-000 Govt Licenses-Fees-Permits	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
4191-00-000 Total Miscellaneous Admin Expenses	8,700.00	8,700.00	8,700.00	8,700.00	8,700.00	8,700.00	8,700.00	8,700.00	8,700.00	8,700.00	8,700.00	8,700.00	104,400.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	24,525.54	24,525.54	24,525.54	24,525.54	31,639.95	31,639.95	24,525.54	24,525.54	24,525.54	31,639.95	24,525.54	31,639.95	322,764.10
4400-00-000 MAINTENANCE AND OPERATIONS													
4400-99-000 General Maint Expense													
4410-00-000 Maintenance Salaries	15,886.91	15,886.91	15,886.91	15,886.91	21,080.38	21,080.38	15,886.91	15,886.91	15,886.91	21,080.38	15,886.91	21,080.38	211,416.80
4410-02-500 Maintenance - Temporary Labor	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
4410-06-000 401K-401A Maintenance	635.48	635.48	635.48	635.48	843.22	843.22	635.48	635.48	635.48	843.22	635.48	843.22	8,456.67
4410-07-000 Payroll Taxes Maintenance	1,461.60	1,461.60	1,461.60	1,461.60	1,939.39	1,939.39	1,461.60	1,461.60	1,461.60	1,939.39	1,461.60	1,939.39	19,450.35
4410-08-000 Health/Life Insurance Maint.	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
4410-09-000 Workers Comp Maintenance	635.48	635.48	635.48	635.48	843.22	843.22	635.48	635.48	635.48	843.22	635.48	843.22	8,456.67
4410-10-000 Payroll Prep Fees Maint.	254.19	254.19	254.19	254.19	337.29	337.29	254.19	254.19	254.19	337.29	254.19	337.29	3,382.67
4411-00-000 Maintenance Uniforms	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
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Gre	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
4419-00-000 Total General Maint Expense	22,998.65	22,998.65	22,998.65	22,998.65	29,168.49	29,168.49	22,998.65	22,998.65	22,998.65	29,168.49	22,998.65	29,168.49	300,663.16
4420-00-000 Materials													
4420-01-000 Supplies-Grounds	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4420-03-000 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
4420-06-000 Supplies-Janitorial/Cleaning	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
4420-07-000 Repairs - Materials & Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-09-000 Supplies- Tools Equipmt	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
4420-11-000 Supplies- HVAC	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
4429-00-000 Total Materials	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	32,400.00
4430-00-000 Contract Costs													
4430-09-000 Contract-Other	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	16,860.00
4439-00-000 Total Contract Costs	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	16,860.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	28,698.65	28,698.65	28,698.65	28,698.65	34,868.49	34,868.49	28,698.65	28,698.65	28,698.65	34,868.49	28,698.65	34,868.49	349,923.16
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	67,224.19	67,224.19	67,224.19	67,224.19	80,508.44	80,508.44	67,224.19	67,224.19	67,224.19	80,508.44	67,224.19	80,508.44	840,687.26
9000-00-000 NET INCOME	5,851.47	5,851.47	5,851.47	5,851.47	-7,432.78	-7,432.78	5,851.47	5,851.47	5,851.47	-7,432.78	5,851.47	-7,432.78	36,220.66



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	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
4190-07-000	Telephone	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
4190-08-000	Postage	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
4190-08-100	Express Mail/FED EX/DHL	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
4190-09-000	Computer Software License Fees/Exp	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4190-13-000	Internet	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4190-19-000	IT Contract Fees	100.02	100.02	100.02	100.02	100.02	100.02	100.02	100.02	100.02	100.02	100.02	100.02	1,200.24
4190-20-000	Bank Fees - Restricted	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	217.68
4190-20-100	Bank Fees - Unrestricted	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
4190-22-000	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
4190-22-300	Misc Renting Expense & Compliance Cc	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-24-000	Govt Licenses-Fees-Permits	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
4191-00-000	Total Miscellaneous Admin Expenses	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	10,357.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,938.46	6,938.46	6,938.46	6,938.46	8,150.96	8,783.46	6,938.46	6,938.46	6,938.46	8,150.96	6,938.46	8,783.46	89,376.52
4200-00-000	TENANT SERVICES													
4230-00-000	Resident Services Exp	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
4299-00-000	TOTAL TENANT SERVICES EXPENSES	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
4300-00-000	UTILITIES													
4310-00-000	Water	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	576.00
4320-00-000	Electricity	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	5,640.00
4340-00-000	Garbage/Trash Removal	751.00	751.00	751.00	751.00	751.00	751.00	751.00	751.00	751.00	751.00	751.00	751.00	9,012.00
4390-00-000	Sewer	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
4399-00-000	TOTAL UTILITY EXPENSES	1,314.00	1,314.00	1,314.00	1,314.00	1,314.00	1,314.00	1,314.00	1,314.00	1,314.00	1,314.00	1,314.00	1,314.00	15,768.00
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	260.49	260.49	260.49	260.49	390.75	260.49	260.49	260.49	260.49	390.75	260.49	260.49	3,386.40
4410-06-000	401K-401A Maintenance	18.23	18.23	18.23	18.23	27.35	18.23	18.23	18.23	18.23	27.35	18.23	18.23	237.05
4410-07-000	Payroll Taxes Maintenance	23.24	23.24	23.24	23.24	31.26	23.24	23.24	23.24	23.24	31.29	23.24	23.24	294.95
4410-09-000	Workers Comp Maintenance	9.96	9.96	9.96	9.96	14.94	9.96	9.96	9.96	9.96	14.94	9.96	9.96	129.48
4410-10-000	Payroll Prep Fees Maint.	3.25	3.25	3.25	3.25	4.88	3.25	3.25	3.25	3.25	4.88	3.25	3.25	42.26
4411-00-000	Maintenance Uniforms	10.87	10.87	10.87	10.87	16.30	10.87	10.87	10.87	10.87	16.30	10.87	10.87	141.30
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	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	Total General Maint Expense	336.04	336.04	336.04	336.04	495.48	336.04	336.04	336.04	336.04	495.51	336.04	336.04	4,351.44
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	105.16	105.16	105.16	105.16	105.16	105.16	105.16	105.16	105.16	105.16	105.16	105.16	1,261.92
4420-02-000	Supplies-Appliance Parts	132.03	132.03	132.03	132.03	132.03	132.03	132.03	132.03	132.03	132.03	132.03	132.03	1,584.36
4420-03-100	Hardware Doors/Windows/Locks	122.74	122.74	122.74	122.74	122.74	122.74	122.74	122.74	122.74	122.74	122.74	122.74	1,472.88
4420-04-000	Electrical - Supplies/Fixtures	307.24	307.24	307.24	307.24	307.24	307.24	307.24	307.24	307.24	307.24	307.24	307.24	3,686.88
4420-06-000	Supplies-Janitorial/Cleaning	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-07-000	Repairs - Materials & Supplies	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
4420-08-000	Supplies-Plumbing	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	2,436.00
4420-11-000	Supplies- HVAC	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	996.00
4420-12-000	Supplies- Painting	437.00	437.00	437.00	437.00	437.00	437.00	437.00	437.00	437.00	437.00	437.00	437.00	5,244.00
4429-00-000	Total Materials	1,790.17	1,790.17	1,790.17	1,790.17	1,790.17	1,790.17	1,790.17	1,790.17	1,790.17	1,790.17	1,790.17	1,790.17	21,482.04
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	223.00
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
4430-07-000	Contract-Exterminating/Pest Control	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	1,485.65
4430-09-000	Contract-Other	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	1,340.00
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	225.00
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
4430-16-000	Contract-Maintenance 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
4430-18-000	Contract-Alarm Monitoring	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	1,436.58
4430-23-000	Contract-Consultants	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	964.08
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	13,555.00
4439-00-000	Total Contract Costs	1,779.00	1,779.00	1,779.00	1,779.00	1,779.00	1,779.00	1,779.00	1,779.00	1,779.00	1,779.00	1,779.00	1,779.00	19,229.31
4499-00-000	TOTAL MAINTENANCE EXPENSES	3,905.21	3,905.21	3,905.21	3,905.21	4,064.65	3,905.21	3,905.21	3,905.21	3,905.21	4,064.68	3,905.21	3,905.21	45,062.79

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
4525-00-000	Real Estate Taxes	925.95	925.95	925.95	925.95	925.95	925.95	925.95	925.95	925.95	925.95	925.95	925.95	11,111.40
4530-00-000	Severance Expense	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
4570-00-000	Reduction in Rental Income	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4599-00-000	TOTAL GENERAL EXPENSES	2,897.73	2,897.73	2,897.73	2,897.73	2,897.73	2,897.73	2,897.73	2,897.73	2,897.73	2,897.73	2,897.73	2,897.73	34,772.76
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-002	Tenant Utility Payments - PH	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	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
4800-00-000	FINANCING EXPENSE													
4851-00-000	HOPE VI Mortgage Note Interest	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	45,933.12
4853-02-000	Loan Servicing 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
4855-00-100	Interest Expense	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
4899-00-000	TOTAL FINANCING EXPENSES	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	3,827.76	45,933.12
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	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
5100-50-000	Amortization Expense	231.91	231.91	231.91	231.91	231.91	231.91	231.91	231.91	231.91	231.91	231.91	231.91	2,782.92
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,243.86	2,243.86	2,243.86	2,243.86	2,243.86	2,243.86	2,243.86	2,243.86	2,243.86	2,243.86	2,243.86	2,243.86	26,926.32
5600-00-100	CAPITAL REPLACEMENT ITEMS													
5600-00-000	Contract - Replacement Reserve	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
5600-01-000	Refrigerators	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
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	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
5600-06-000	Cabinet/Counter Tops	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
5600-08-000	HVAC(Buildings, units, etc...)	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
5600-09-000	Awnings	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-13-000	Community Room	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-14-000	Doors, Windows, Exterior	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-18-000	Other Capital Replacement	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
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPENSES	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
5699-01-000	Rmbrs. Replacement Reserve	-2,150.00	-2,150.00	-2,150.00	-2,150.00	-2,150.00	-2,150.00	-2,150.00	-2,150.00	-2,150.00	-2,150.00	-2,150.00	-2,150.00	-25,800.00
8000-00-000	TOTAL EXPENSES	21,137.02	21,137.02	21,137.02	21,137.02	22,508.96	22,982.02	21,137.02	21,137.02	21,137.02	22,508.99	21,137.02	22,982.02	257,959.51
9000-00-000	NET INCOME	-422.21	-422.21	-422.21	-422.21	<b>-1,794.15</b>	<b>-2,267.21</b>	-422.21	-422.21	-422.21	-1,794.18	-422.21	-2,267.21	-9,381.79
		1,821.65	1,821.65	1,821.65	1,821.65	449.71	-23.35	1,821.65	1,821.65	1,821.65	449.68	1,821.65	-23.35	17,544.53

**Renaissance  
12 mo. Budget  
Jan 2020 - Dec 2020**

196 Units

88 units @ 7%

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total Budget
2999-99-999 Revenue & Expenses													
3000-00-000 INCOME													
3100-00-000 TENANT INCOME													
3101-00-000 Rental Income													
3111-00-000 Tenant Rent	29,813.70	29,813.70	29,813.70	29,813.70	29,813.70	29,813.70	29,813.70	29,813.70	29,813.70	29,813.70	29,813.70	29,813.70	357,764.40
3112-02-000 Gain to Lease Sec8	11,341.50	11,341.50	11,341.50	11,341.50	11,341.50	11,341.50	11,341.50	11,341.50	11,341.50	11,341.50	11,341.50	11,341.50	136,098.00
3114-00-000 Less: Concessions	-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
3119-00-000 Total Rental Income	41,140.20	41,140.20	41,140.20	41,140.20	41,140.20	41,140.20	41,140.20	41,140.20	41,140.20	41,140.20	41,140.20	41,140.20	493,682.40
3120-00-000 Other Tenant Income													
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	900.00
3120-01-100 Laundry Room Income	232.00	232.00	232.00	232.00	232.00	232.00	232.00	232.00	232.00	232.00	232.00	232.00	2,784.00
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	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
3120-05-000 Legal Fees - Tenant	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
3120-06-000 NSF Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-09-000 Misc.Tenant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120-10-000 Application Fees	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	200.00	200.00	2,400.00
3129-00-000 Total Other Tenant Income	1,767.00	1,767.00	1,767.00	1,767.00	1,767.00	1,767.00	1,767.00	1,767.00	1,767.00	1,767.00	1,767.00	1,767.00	21,204.00
3199-00-000 TOTAL TENANT INCOME	42,907.20	42,907.20	42,907.20	42,907.20	42,907.20	42,907.20	42,907.20	42,907.20	42,907.20	42,907.20	42,907.20	42,907.20	514,886.40
3400-00-000 GRANT INCOME													
3401-00-000 Government Subsidy Income	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	388,395.96
3499-00-000 TOTAL GRANT INCOME	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	32,366.33	388,395.96
3600-00-000 OTHER INCOME													
3610-00-000 Interest Income - 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
3610-01-000 Interest Income - Unrestricted	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
3650-00-000 Miscellaneous Other Income	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
3650-01-000 3rd Party Eviction Processing	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
3699-00-000 TOTAL OTHER INCOME	965.00	965.00	965.00	965.00	965.00	965.00	965.00	965.00	965.00	965.00	965.00	965.00	11,580.00
3999-00-000 TOTAL INCOME	117,378.73	117,378.73	117,378.73	117,378.73	117,378.73	117,378.73	117,378.73	117,378.73	117,378.73	117,378.73	117,378.73	117,378.73	1,408,544.76
4000-00-000 EXPENSES													
4100-00-000 ADMINISTRATIVE													
4100-99-000 Administrative Salaries													
4110-00-000 Administrative Salaries	11,191.40	11,191.40	11,191.40	11,191.40	16,787.10	16,191.40	11,191.40	11,191.40	11,191.40	16,787.10	11,191.40	16,191.40	155,488.20
4110-00-001 401K-401A Admin	364.68	364.68	364.68	364.68	547.02	764.68	364.68	364.68	364.68	547.02	364.68	764.68	5,540.84
4110-00-002 Payroll Taxes Adm(SUI/FICA/I	911.68	911.68	911.68	911.68	1,367.52	911.68	911.68	911.68	911.68	1,367.52	911.68	911.68	11,851.84
4110-00-004 Workers Comp Admin	408.81	408.81	408.81	408.81	612.22	408.81	408.81	408.81	408.81	612.22	408.81	408.81	5,312.54
4110-00-007 Payroll Prep Fees	121.78	121.78	121.78	121.78	182.67	121.78	121.78	121.78	121.78	182.67	121.78	121.78	1,583.14
4110-07-000 Health/Life Insurance	2,105.82	2,105.82	2,105.82	2,105.82	3,158.73	2,105.82	2,105.82	2,105.82	2,105.82	3,158.73	2,105.82	2,105.82	27,375.66
4110-99-000 Total Administrative Salaries	15,104.17	15,104.17	15,104.17	15,104.17	22,655.26	20,504.17	15,104.17	15,104.17	15,104.17	22,655.26	15,104.17	20,504.17	207,152.22
4120-99-000 Total Admin. Salaries & Benefits	15,104.17	15,104.17	15,104.17	15,104.17	22,655.26	20,504.17	15,104.17	15,104.17	15,104.17	22,655.26	15,104.17	20,504.17	207,152.22
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	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
4130-04-000 General Legal Expense	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	33,600.00
4130-99-000 Total Legal Expense	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
4139-00-000 Other Admin Expenses													
4140-00-000 Travel/Training 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
4140-00-100 Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4170-00-000 Accounting/Bookkeeping Fees	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	17,640.00
4171-00-000 Auditing Fees	1,537.96	1,537.96	1,537.96	1,537.96	1,537.96	1,537.96	1,537.96	1,537.96	1,537.96	1,537.96	1,537.96	1,537.96	18,455.52
4173-00-000 Management Fee	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	10,023.80	120,285.60
4173-02-000 Asset Management Fee	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	28,200.00
4174-00-000 Marketing Events	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
4174-00-001 Marketing Exp - Brochures & t	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
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
4182-01-000 Extra Time Work Stipend	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	16,456.76	16,456.76	16,456.76	16,456.76	16,456.76	16,456.76	16,456.76	16,456.76	16,456.76	16,456.76	16,456.76	16,456.76	197,481.12
4190-00-000 Miscellaneous Admin Expenses													

More units paid from HCV program



4430-06-000	Contract-Electrical	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-07-000	Contract-Exterminating/Pest C	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
4430-09-000	Contract-Other	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
4430-10-000	Contract-Janitorial/Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-11-000	Contract-Plumbing	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
4430-13-000	Contract-HVAC - Repairs & Ma	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-17-000	Contract-Elevator Monitoring	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
4430-18-000	Contract-Alarm Monitoring	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
4430-23-000	Contract-Consultants	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-24-000	Contract -Grounds -Landscapii	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	Garbage Removal - Other/Emr	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4439-00-000	Total Contract Costs	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	121,560.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	28,972.38	28,972.38	28,972.38	28,972.38	35,936.59	34,372.38	28,972.38	28,972.38	28,972.38	35,936.59	34,372.38	28,972.38	372,396.98

4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	6,298.04	6,298.04	6,298.04	6,298.04	6,298.04	6,298.04	6,298.04	6,298.04	6,298.04	6,298.04	6,298.04	6,298.04	75,576.48
4510-01-000	General Liability Insurance - Auto	322.61	322.61	322.61	322.61	322.61	322.61	322.61	322.61	322.61	322.61	322.61	322.61	3,871.32
4570-00-000	Reduction in Rental Income	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
4580-00-000	Security/Law Enforcement	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
4599-00-000	TOTAL GENERAL EXPENSES	6,920.65	6,920.65	6,920.65	6,920.65	6,920.65	6,920.65	6,920.65	6,920.65	6,920.65	6,920.65	6,920.65	6,920.65	83,047.80

4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-002	Tenant Utility Payments - PH	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	17,400.00
4715-03-000	FSS Escrow Payments	531.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	1,356.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYM	1,981.00	1,525.00	1,525.00	1,525.00	1,525.00	1,525.00	1,525.00	1,525.00	1,525.00	1,525.00	1,525.00	1,525.00	18,756.00

4800-00-000	FINANCING EXPENSE													
4851-00-000	HOPE VI Mortgage Note Interest	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	160,855.80 New Loan
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
4899-00-000	TOTAL FINANCING EXPENSES	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	13,404.65	160,855.80

5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	55,765.88	55,765.88	55,765.88	55,765.88	55,765.88	55,765.88	55,765.88	55,765.88	55,765.88	55,765.88	55,765.88	55,765.88	669,190.56
5100-50-000	Amortization Expense	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	3.36
5199-00-000	TOTAL DEPRECIATION/AMORTIZAT	55,766.16	55,766.16	55,766.16	55,766.16	55,766.16	55,766.16	55,766.16	55,766.16	55,766.16	55,766.16	55,766.16	55,766.16	669,193.92

5600-00-100	CAPITAL REPLACEMENT ITEMS													
5600-01-000	Refrigerators	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
5600-02-000	Stoves/Ranges	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-04-000	Hot Water Heaters	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-05-000	Parking Lots/Paving	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-06-000	Cabinet/Counter Tops	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
5600-07-000	Grounds Improvements	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-08-000	HVAC(Buildings, units, etc...)	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	34,200.00
5600-09-000	Awnings	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-12-000	Carpet & Flooring Replacement	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-13-000	Community Room	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-14-000	Doors, Windows, Exterior	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
5600-17-000	Ceiling Fans	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
5600-18-000	Other Capital Replacement	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00
5699-01-000	Rmbrs. Replacement Reserve	1,100.00	1,101.00	1,102.00	1,103.00	1,104.00	1,105.00	1,106.00	1,107.00	1,108.00	1,109.00	1,110.00	1,111.00	13,266.00
5699-00-000	TOTAL CAPITAL REPLACEMENT EXP	19,700.00	19,701.00	19,702.00	19,703.00	19,704.00	19,705.00	19,706.00	19,707.00	19,708.00	19,709.00	19,710.00	19,711.00	236,466.00
5699-01-000	Rmbrs. Replacement Reserve	-19,700.00	-19,701.00	-19,702.00	-19,703.00	-19,704.00	-19,705.00	-19,706.00	-19,707.00	-19,708.00	-19,709.00	-19,710.00	-19,711.00	-236,466.00

8000-00-000	TOTAL EXPENSES	158,099.03	157,643.03	157,643.03	157,643.03	172,158.33	168,443.03	157,643.03	157,643.03	157,643.03	172,158.33	163,043.03	163,043.03	1,942,802.96
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9000-00-000	NET INCOME	-40,720.30	-40,264.30	-40,264.30	-40,264.30	-54,779.60	-51,064.30	-40,264.30	-40,264.30	-40,264.30	-54,779.60	-45,664.30	-45,664.30	-534,258.20
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		15,045.58	15,501.58	15,501.58	15,501.58	986.28	4,701.58	15,501.58	15,501.58	15,501.58	986.28	10,101.58	10,101.58	134,932.36
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4430-08-000	Contract-Floor Cove	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	
4430-09-450	MISC. Operating Ex	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	
4430-10-000	Contract-Janitorial/(	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	
4430-11-000	Contract-Plumbing	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00	
4430-13-000	Contract-HVAC - Re	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	
4430-17-000	Contract-Elevator M	453.00	453.00	453.00	453.00	453.00	453.00	453.00	453.00	453.00	453.00	453.00	453.00	5,436.00	
4430-18-000	Contract-Alarm Mor	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	2,064.00	
4430-19-000	Contract-Sprinkler I	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 -	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	
4430-99-000	Other Contracted Sr	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	
4439-00-000	Total Contract Costs	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	38,400.00	
4499-00-000	TOTAL MAINTENANCE EX	11,127.10	11,127.10	11,127.10	11,127.10	14,075.67	12,071.86	11,127.10	11,127.10	11,127.10	14,075.67	11,127.10	12,071.86	141,311.86	
4500-00-000	GENERAL EXPENSES														
4510-00-000	Insurance -Property/Li	4,776.54	4,776.54	4,776.54	4,776.54	4,776.54	4,776.54	4,776.54	4,776.54	4,776.54	4,776.54	4,776.54	4,776.54	57,318.48	
4510-01-000	General Liability Insura	109.22	109.22	109.22	109.22	109.22	109.22	109.22	109.22	109.22	109.22	109.22	109.22	1,310.64	
4510-02-000	Casualty Loss Expense	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	
4521-00-000	Misc. Taxes/Licenses/Ir	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	
4525-00-000	Real Estate Taxes	266.00	253.00	266.00	266.00	266.00	266.00	266.00	266.00	266.00	266.00	266.00	266.00	3,179.00	
4525-10-000	Personal Property Tax	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	
4570-00-000	Reduction in Rental Inc	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	
4590-00-000	Other General Expense	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 EXPENSI	5,379.76	5,366.76	5,379.76	5,379.76	5,379.76	5,379.76	5,379.76	5,379.76	5,379.76	5,379.76	5,379.76	5,379.76	64,544.12	
4800-00-000	FINANCING EXPENSE														
4853-01-000	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	
4853-02-000	Loan Servicing Fee	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	
4855-00-000	Interest Expense-Mortg	17,086.90	17,086.90	17,086.90	17,086.90	17,086.90	17,086.90	17,086.90	17,086.90	17,086.90	17,086.90	17,086.90	17,086.90	205,042.80	
4855-01-000	Interest - Third Mortga	569.28	569.28	569.28	569.28	569.28	569.28	569.28	569.28	569.28	569.28	569.28	569.28	6,831.36	
4855-02-000	Interest Expense - Dev	4,373.66	4,373.66	4,373.66	4,373.66	4,373.66	4,373.66	4,373.66	4,373.66	4,373.66	4,373.66	4,373.66	4,373.66	52,483.92	
4899-00-000	TOTAL FINANCING EXPEN	22,304.84	22,304.84	22,304.84	22,304.84	22,304.84	22,304.84	22,304.84	22,304.84	22,304.84	22,304.84	22,304.84	22,304.84	267,658.08	
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation Expense	40,484.62	40,484.62	40,484.62	40,484.62	40,484.62	40,484.62	40,484.62	40,484.62	40,484.62	40,484.62	40,484.62	40,484.62	485,815.44	
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/AI	43,150.32	43,150.32	43,150.32	43,150.32	43,150.32	43,150.32	43,150.32	43,150.32	43,150.32	43,150.32	43,150.32	43,150.32	517,803.84	
5600-00-100	CAPITAL REPLACEMENT ITEMS														
5600-01-000	Refrigerators	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00	
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	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00	
5600-04-000	Hot Water Heaters	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	
5600-05-000	Parking Lots/Paving	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	
5600-06-000	Cabinet/Counter Tops	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	
5600-07-000	Grounds Improvements	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	
5600-08-000	HVAC(Buildings, units, etc.	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	
5600-09-000	Awnings	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	
5600-12-000	Carpet & Flooring Replac	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	
5600-13-000	Community Room	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	
5600-17-000	Ceiling Fans	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	
5600-18-000	Other Capital Replacement	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 REPLACE	7,965.00	7,965.00	7,965.00	7,965.00	7,965.00	7,965.00	7,965.00	7,965.00	7,965.00	7,965.00	7,965.00	7,965.00	95,580.00	
5699-01-000	Rmbrs. Replacement R	-7,965.00	-7,965.00	-7,965.00	-7,965.00	-7,965.00	-7,965.00	-7,965.00	-7,965.00	-7,965.00	-7,965.00	-7,965.00	-7,965.00	-95,580.00	
8000-00-000	TOTAL EXPENSES	108,118.45	108,105.45	108,118.45	108,118.45	114,450.88	111,930.45	108,118.45	108,118.45	108,118.45	114,450.88	108,118.45	111,930.45	1,317,697.26	
9000-00-000	NET INCOME	-38,126.45	-38,113.45	-38,126.45	-38,126.45	-44,458.88	-41,938.45	-38,126.45	-38,126.45	-38,126.45	-44,458.88	-38,126.45	-41,938.45	-477,793.26	0.00
		5,023.87	5,036.87	5,023.87	5,023.87	-1,308.56	1,211.87	5,023.87	5,023.87	5,023.87	-1,308.56	5,023.87	1,211.87	40,010.58	

**Public Housing - AMP1  
12 mo. Budget  
Jan 2020 - Dec 2020**

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total Budget	
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	7,546.00	7,546.00	7,546.00	7,546.00	7,546.00	7,546.00	7,546.00	7,546.00	7,546.00	7,546.00	7,546.00	7,546.00	90,552.00	Less units due to relocation
3119-00-000	Total Rental Income													90,552.00
3120-00-000	Other Tenant Income													
3120-01-600	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	
3120-05-000	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	
3120-06-000	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	
3120-11-000	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	
3129-00-000	Total Other Tenant Income													6,840.00
3199-00-000	TOTAL TENANT INCOME													97,392.00
3400-00-000	GRANT INCOME													
3401-00-000	59,922.33	59,922.33	59,922.33	59,922.33	59,922.33	59,922.33	59,922.33	59,922.33	59,922.33	59,922.33	59,922.33	59,922.33	719,067.96	
3499-00-000	TOTAL GRANT INCOME													719,067.96
3600-00-000	OTHER INCOME													
3605-00-000	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	
3610-00-000	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	109,556.76	
3610-01-000	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	1,380.00	
3699-00-000	TOTAL OTHER INCOME													110,936.76
3999-00-000	TOTAL INCOME													927,396.72
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	10,625.96	10,625.96	10,625.96	10,625.96	15,940.86	15,810.78	10,625.96	10,625.96	10,625.96	15,933.08	12,125.96	16,940.86	151,133.26	Employees transferred to another property due to relocation
4110-00-001	750.00	750.00	750.00	750.00	1,275.27	1,264.86	750.00	750.00	750.00	1,274.65	900.00	1,355.27	11,320.05	
4110-00-002	1,000.00	1,000.00	1,000.00	1,000.00	1,605.38	1,070.25	1,000.00	1,000.00	1,000.00	1,605.38	1,000.00	1,070.25	13,351.26	
4110-00-004	400.00	400.00	400.00	400.00	756.07	504.05	400.00	400.00	400.00	756.07	400.00	504.05	5,720.24	
4110-00-007	125.00	125.00	125.00	125.00	207.83	138.55	125.00	125.00	125.00	207.83	125.00	138.55	1,692.76	
4110-07-000	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800.00	
4110-99-000	Total Administrative Salaries													206,017.57
4120-99-000	Total Admin. Salaries & Benefits													206,017.57
4130-00-000	Legal Expense													
4130-00-001	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00	
4130-02-000	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	9,960.00	
4130-04-000	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	
4130-99-000	Total Legal Expense													29,160.00
4139-00-000	Other Admin Expenses													
4140-00-000	500.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,300.00	
4140-00-100	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	
4150-00-000	500.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,400.00	
4171-00-000	3,803.70	3,803.70	3,803.70	3,803.70	3,803.70	3,803.70	3,803.70	3,803.70	3,803.70	3,803.70	3,803.70	3,803.70	45,644.40	
4173-00-000	10,739.02	10,739.02	10,739.02	10,739.02	10,739.02	10,739.02	10,739.02	10,739.02	10,739.02	10,739.02	10,739.02	10,739.02	128,868.24	
4173-01-000	682.50	682.50	682.50	682.50	682.50	682.50	682.50	682.50	682.50	682.50	682.50	682.50	8,190.00	
4173-02-000	910.00	910.00	910.00	910.00	910.00	910.00	910.00	910.00	910.00	910.00	910.00	910.00	10,920.00	
4182-00-000	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													213,922.64
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	125.27	125.27	125.27	125.27	125.27	125.27	125.27	125.27	125.27	125.27	125.27	125.27	1,503.24	
4190-02-000	133.26	133.26	133.26	133.26	133.26	133.26	133.26	133.26	133.26	133.26	133.26	133.26	1,599.12	
4190-03-000	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	377.56	377.56	377.56	377.56	377.56	377.56	377.56	377.56	377.56	377.56	377.56	377.56	4,530.72	
4190-06-000	373.70	373.70	373.70	373.70	373.70	373.70	373.70	373.70	373.70	373.70	373.70	373.70	4,484.40	
4190-07-000	800.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,700.00	
4190-08-000	239.75	239.75	239.75	239.75	239.75	239.75	239.75	239.75	239.75	239.75	239.75	239.75	2,876.96	
4190-09-000	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00	
4190-10-000	501.09	501.09	501.09	501.09	501.09	501.09	501.09	501.09	501.09	501.09	501.09	501.09	6,013.08	
4190-13-000	908.00	908.00	908.00	908.00	908.00	908.00	908.00	908.00	908.00	908.00	908.00	908.00	10,896.00	
4190-17-000	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	
4190-18-000	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	
4190-19-000	1,313.40	1,313.40	1,313.40	1,313.40	1,313.40	1,313.40	1,313.40	1,313.40	1,313.40	1,313.40	1,313.40	1,313.40	15,760.80	
4190-20-000	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	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	
4190-22-000	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	
4190-24-000	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	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00	
4190-40-000	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	



4190-22-000	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
4191-00-000	Total Miscellaneous Admin Expenses	234.00	234.00	234.00	234.00	234.00	234.00	234.00	234.00	234.00	234.00	234.00	234.00	2,808.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,432.37	1,432.37	1,432.37	1,432.37	1,742.10	1,723.97	1,432.37	1,432.37	1,432.37	1,742.57	1,723.97	1,945.58	18,904.77
4200-00-000	TENANT SERVICES													
4220-00-000	Resident Functions	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4300-00-000	UTILITIES													
4310-00-000	Water	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
4320-00-000	Electricity	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
4340-00-000	Garbage/Trash Removal	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
4390-00-000	Sewer	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
4399-00-000	TOTAL UTILITY 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
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4411-00-000	Maintenance Uniforms	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
4419-00-000	Total General Maint Expense	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
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4420-02-000	Supplies-Appliance Parts	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	8.59	283.59
4420-03-100	Hardware Doors/Windows/Locks	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
4420-04-000	Electrical - Supplies/Fixtures	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-07-000	Repairs - Materials & Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-08-000	Supplies-Plumbing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-09-100	Security Equipment,Locks,Alarms	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
4420-10-100	Countertops/Cabinets	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000	Supplies- HVAC	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
4420-12-000	Supplies- Painting	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4429-00-000	Total Materials	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	228.59	2,923.59
4430-00-000	Contract Costs													
4430-03-000	Contract-Building Repairs - Exterior	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
4430-04-000	Contract-Carpet Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-05-000	Contract-Decorating/Painting	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
4430-07-000	Contract-Exterminating/Pest Control	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	168.00
4430-13-000	Contract-HVAC - Repairs & Maint	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
4430-13-400	Repairs/Maint - A/C Units	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
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	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	6,720.00
4430-99-000	Other Contracted Services	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
4439-00-000	Total Contract Costs	884.00	884.00	884.00	884.00	884.00	884.00	884.00	884.00	884.00	884.00	884.00	884.00	10,608.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,112.59	13,531.59
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	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
4510-01-000	General Liability Insurance - Auto	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
4570-00-000	Reduction in Rental Income	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	696.00
4599-00-000	TOTAL GENERAL EXPENSES	468.43	468.43	468.43	468.43	468.43	468.43	468.43	468.43	468.43	468.43	468.43	468.43	5,621.16
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-001	Tenant Utility Payments-PH	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	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
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	26.77	26.77	26.77	26.77	321.24
8000-00-000	TOTAL EXPENSES	3,181.57	3,181.57	3,181.57	3,181.57	3,491.30	3,473.17	3,181.57	3,181.57	3,181.57	3,491.77	3,473.17	3,678.37	39,878.76
9000-00-000	NET INCOME	168.43	168.43	168.43	168.43	-141.30	-123.17	168.43	168.43	168.43	-141.77	-123.17	-328.37	321.24

141.66	141.66	141.66	141.66	-168.07	-149.94	141.66	141.66	141.66	-168.54	-149.94	-355.14	0.00
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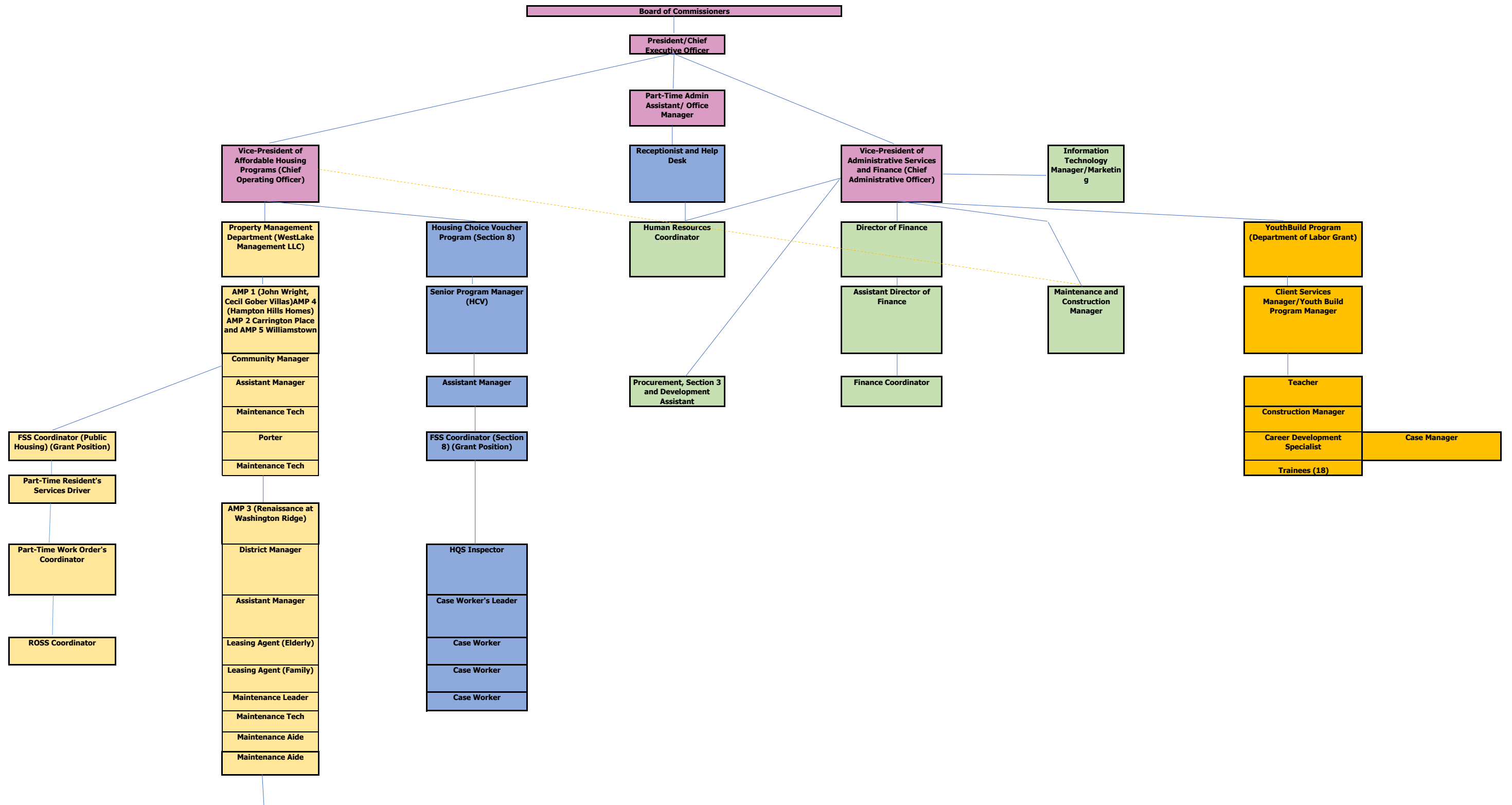


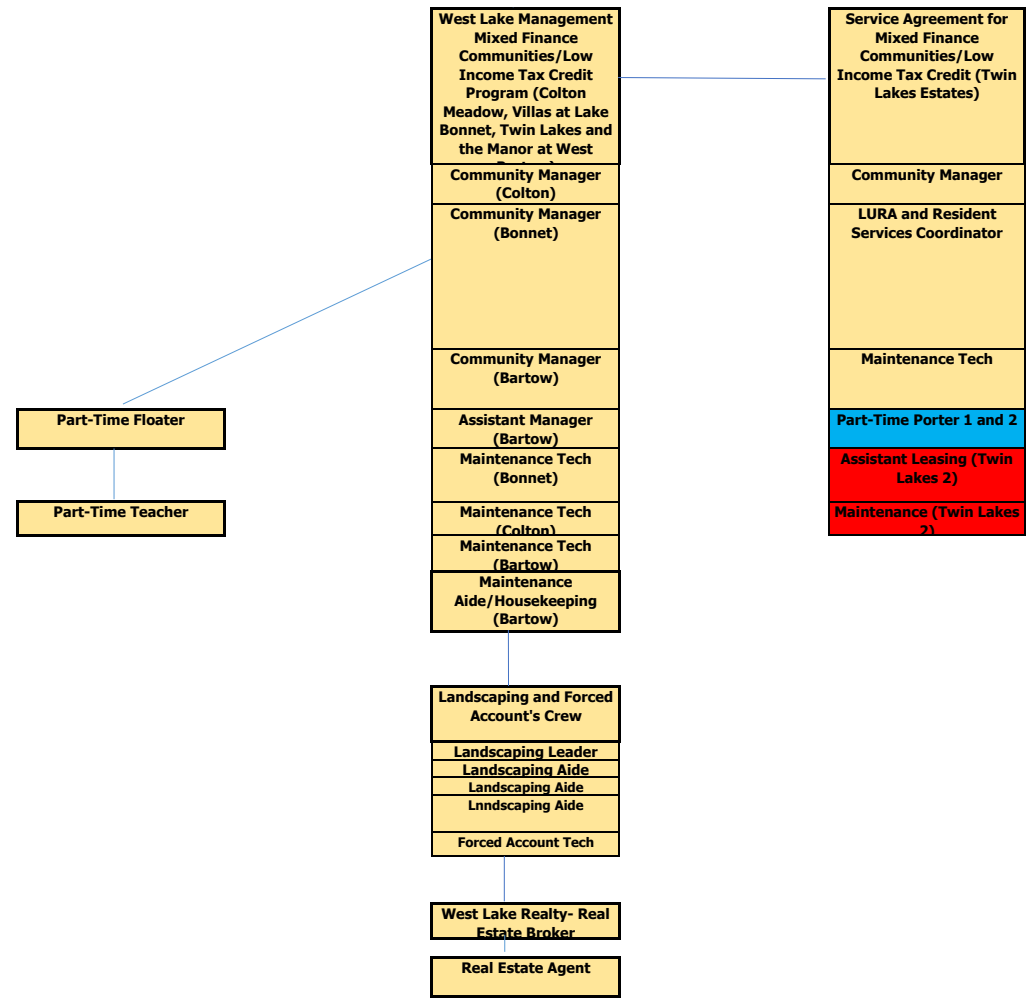


5100-01-000	Depreciation Expense	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	95,482.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATI	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	7,956.87	95,482.44
5600-00-100	CAPITAL REPLACEMENT ITEMS													
5600-01-000	Refrigerators	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
5600-02-000	Stoves/Ranges	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	2,820.00
5600-06-000	Cabinet/Counter Tops	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-07-000	Grounds Improvements	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5600-08-000	HVAC(Buildings, units, etc...)	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-09-000	Awnings	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
5600-12-000	Carpet & Flooring Replacement	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
5600-14-000	Doors, Windows, Exterior	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
5600-16-000	Interior Replacements	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
5600-17-000	Ceiling Fans	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
5699-00-000	TOTAL CAPITAL REPLACEMENT EXPE	5,540.00	5,540.00	5,540.00	5,540.00	5,540.00	5,540.00	5,540.00	5,540.00	5,540.00	5,540.00	5,540.00	5,540.00	66,480.00
5699-01-000	Rmbrs. Replacement Reserve	-5,540.00	-5,540.00	-5,540.00	-5,540.00	-5,540.00	-5,540.00	-5,540.00	-5,540.00	-5,540.00	-5,540.00	-5,540.00	-5,540.00	-66,480.00
8000-00-000	TOTAL EXPENSES	25,917.93	25,917.93	25,917.93	25,917.93	29,035.93	29,035.93	25,917.93	25,917.93	25,917.93	29,035.93	25,808.93	29,035.93	323,378.16
9000-00-000	NET INCOME	8,708.07	8,708.07	8,708.07	8,708.07	5,590.07	5,590.07	8,708.07	8,708.07	8,708.07	5,590.07	8,817.07	5,590.07	92,133.84
		16,664.94	16,664.94	16,664.94	16,664.94	13,546.94	13,546.94	16,664.94	16,664.94	16,664.94	13,546.94	16,773.94	13,546.94	187,616.28

**Organizational Chart**  
The Housing Authority of the City of Lakeland

**DRAFT**







# BUDGET REPORT

## 2025 FISCAL YEAR

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

**The Housing Authority of the City of Lakeland**

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

Website: [www.lakelandhousing.org](http://www.lakelandhousing.org)

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*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 B c j Y a V f z' \$

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

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

.....\*''K ]]U gckb'

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

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

**Re: Resolution # 19-1479**

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to enter into a task order-driven, indefinite delivery, indefinite quantity contract with each: *Gonzalez Advisory LLC; Innovative Financial Housing Solutions, Inc.;* and *Tag Associates, Inc.*

**2. Who is making request:**

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: Contracts for Indefinite Delivery, Indefinite Quantity Development Consulting Services
- C. Originator: Valerie Turner

**3. Cost Estimate:**

The combined value of the three contracts will not exceed \$1 million.

**Narrative:**

The Housing Authority of the City of Lakeland acting for itself, instrumentalities and/or affiliates anticipates the need for development consulting services for various projects. A Request for Proposal (RFP) for the above services was issued on August 28, 2019. The RFP was sent by email to over seven (7) development and consulting firms. Notice of the RFP was also posted on the LHA web site and in *The Ledger*.

Three (3) responses to the RFP were received prior to the September 16, 2019 deadline. All responses were reviewed by a two-member review team. The initial intent of the review committee was to select at least two (2) of highest scoring firms to receive an indefinite delivery, indefinite quantity (IDIQ) contract for development consulting services. Firms that met this criterion were: **TAG Associates, Inc.** (*Norwood, MA*) and **Innovative Financial Housing Solutions, Inc.** (*Ball Ground, GA*). However, once the proposals were scored, the review committee discovered that the lowest ranking firm had an average score of 79.5%. This score was within two (2) points of the second lowest ranking firm. Additionally, the third firm demonstrated extensive experience with HUD Rental Assistance Demonstration (RAD) Program. Subsequently, the review committee determined that it would be in the best interest of the Housing Authority to include all three (3) firms within the IDIQ for development consulting services since the inclusion of **Gonzalez Advisory, LLC** (*New Haven, CT*) would not only allow the Housing Authority to



have access to a firm with extensive experience in RAD but also a certified minority-owned business concern with RAD experience in Florida. Furthermore, each proposal received indicated to the review committee that all three (3) firms had the ability to best serve the anticipated needs of the Housing Authority of the City of Lakeland. A copy of the scoring matrix is provided on the following page.

[Remainder of the page was intentionally left blank.]

## PROPOSAL SCORING MATRIX

CRITERIA	RATER	RESPONDENTS		
		Gonzalez Advisory, LLC	Innovative Financial Housing Solutions, Inc.	TAG Associates, Inc.
1. Offeror's experience and evidence of ability to perform work <b>(30 Points)</b>	#1	20	30	29
	#2	23	19	30
	<i>Total</i>	<i>43</i>	<i>49</i>	<i>59</i>
	<i>Ave.</i>	<i>21.5</i>	<i>24.5</i>	<i>29.5</i>
2. Experience of key staff, location of staff, including the firm's capacity <b>(25 Points)</b>	#1	15	25	25
	#2	21	14	24
	<i>Total</i>	<i>36</i>	<i>39</i>	<i>49</i>
	<i>Ave.</i>	<i>18</i>	<i>19.5</i>	<i>24.5</i>
3. Offeror's current and anticipated workload and firm's approach and ability to meet LHA's deadlines <b>(10 Points)</b>	#1	8	10	10
	#2	9	10	10
	<i>Total</i>	<i>17</i>	<i>20</i>	<i>20</i>
	<i>Ave.</i>	<i>8.5</i>	<i>10</i>	<i>10</i>
4. Offeror's past performance on similar projects and references <b>(20 Points)</b>	#1	15	20	20
	#2	20	7	20
	<i>Total</i>	<i>35</i>	<i>27</i>	<i>40</i>
	<i>Ave.</i>	<i>17.5</i>	<i>13.5</i>	<i>20</i>
5. Evidence of the Offeror's demonstrated knowledge of applicable regulations and codes <b>(5 Points)</b>	#1	5	5	5
	#2	5	5	5
	<i>Total</i>	<i>10</i>	<i>10</i>	<i>10</i>
	<i>Ave.</i>	<i>5</i>	<i>5</i>	<i>5</i>
6. Ability to meet Section 3, S/M/WBE, and Section 3 <b>(5 Points)</b>	#1	3	5	3
	#2	5	5	5
	<i>Total</i>	<i>8</i>	<i>10</i>	<i>8</i>
	<i>Ave.</i>	<i>4</i>	<i>5</i>	<i>4</i>
7. Fee Schedule <b>(5 Points)</b>	#1	5	3	5
	#2	5	5	5
	<i>Total</i>	<i>10</i>	<i>8</i>	<i>10</i>
	<i>Ave.</i>	<i>5</i>	<i>4</i>	<i>5</i>
<b>RESULTS</b>	<b>TOTAL SCORE</b>	<b>159</b>	<b>163</b>	<b>196</b>
	<b>AVERAGE SCORE</b>	<b>79.5</b>	<b>81.5</b>	<b>98</b>
	<b>RANK</b>	<b>3</b>	<b>2</b>	<b>1</b>
<b>TOTAL POINTS</b>	<b>100</b>			

**RESOLUTION NO. 19-1479**  
**APPROVING THE AWARD OF CONTRACTS FOR DEVELOPMENT CONSULTING SERVICES**

**WHEREAS**, The Housing Authority of the City of Lakeland routinely has a need for a variety of types of development consulting services for its mixed-financed and mixed-use projects; and

**WHEREAS**, these services are best procured in advance of the need in order to expedite the initiation of the work on such projects so that funding application can proceed expeditiously; and

**WHEREAS**, "indefinite delivery, indefinite quantity" contracts serve the above purpose by allowing The Housing Authority of the City of Lakeland to have a variety of development consulting firms under contract on stand-by and able to initiate work immediately subsequent to the issuance of an approved "task order" which describes the scope of work and the agreed upon price for such work; and

**WHEREAS**, these contracts do not obligate The Housing Authority of the City of Lakeland to pay any fees unless The Housing Authority of the City of Lakeland issues a task order for the required work; and

**WHEREAS**, on August 28, 2019, the staff of The Housing Authority of the City of Lakeland issued a Request for Proposals for *Indefinite Delivery, Indefinite Quantity Development Consulting Services*; and

**WHEREAS**, three development and consulting firms submitted proposals which were evaluated and ranked by Housing Authority staff; and

**WHEREAS**, the results of these evaluations indicate that all three of the below-reference firms appear to have the qualifications that will best meet the anticipated development needs of The Housing Authority of the City of Lakeland;

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of The Housing Authority of the City of Lakeland hereby approves the award of a task order-driven, indefinite delivery, indefinite quantity contract for Development Consulting Services for each: **Gonzalez Advisory, LLC**; **Innovative Financial Housing Solutions, Inc.** and **TAG Associates, Inc.** effective November 26, 2019 and ending November 25, 2021 with the combined, not-to-exceed value of the three contracts of \$1 million, with the right to renew each of the three contracts for an additional three-year period.

**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. 19-1479 dated November 18, 2018.

Attested by:

\_\_\_\_\_  
Benjamin Stevenson, Secretary

\_\_\_\_\_  
Michael A. Pimentel, Chair