



430 Hartsell Ave
Lakeland, FL 33815

(863) 687-2911

<http://LakelandHousing.org>



Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Gary Smith

REGULAR BOARD MEETING

Monday November 30, 2015

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA

Board of Commissioners Meeting
The Housing Authority of the City of Lakeland, Florida
Monday, November 30, 2015 at 6:00 P.M.
LHA Board Room
430 Hartsell Avenue
Lakeland, Florida

Pledge of Allegiance
Moment of Silence
Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Minutes of the Regular Board Meeting held Monday, September 21, 2015**
- 3. Public Forum**
- 4. Old Business**
 - LHA Recovery Plan Update
 - Corrective Action Plan
- 5. New Business**
- 6. Secretary's Report**
 - Operations
 - Administration
 - Resolutions

Resolution # 15-1420

The Board of Commissioners is requested to approve updates to the utility allowances schedule for Housing Choice Voucher participants effective January 1, 2016.

Resolution # 15-1422

The Board of Commissioners is requested to approve and authorize the Executive Director to enter into a task order-driven, indefinite delivery, indefinite quantity contract for provision of Audit and Financial Services with the following firms: Barton, Gonzales and Meyers; Berman Hopkins Wright and Latham; and Clifton Larsen Allen.

Resolution # 15-1423

The Board of Commissioners is requested to approve and authorize the Executive Director to enter into a task order-driven, indefinite delivery, indefinite quantity

contract for the provision of General Counsel and or Specialized Legal Services with the following firms: Cohn and Grigsby; Rumberger Kirk and Caldwell; and Saxon Gilmore Carraway Gibbons Lash and Wilcox.

Resolution # 15-1424

The Board of Commissioners is requested to approve the 2016 Annual Budget.

7. Legal Report

8. Other Business

- Public Forum Response

9. Adjournment

MINUTES
Regular Board Meeting of
The Housing Authority of the City of Lakeland
Tuesday, October 27, 2015

The Board of Commissioners of the Housing Authority of the City of Lakeland met at the Lakeland Housing Authority, 430 Hartsell Avenue, Lakeland, Florida.

LHA Board Members Present: Michael Pimentel, Chairman
Rev. Richard Richardson, Vice Chairman
Joseph DiCesare, Commissioner
Eddie Hall, Commissioner
Lorenzo Robinson, Commissioner
Dorothy Sanders, Commissioner
Gary Smith, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Rhonda Stringer, Esquire

The meeting was called to order at 6:07 p.m. by Commissioner Pimentel.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

Commissioner Pimentel asked the Board to review the agenda and if there were any requests for items to be added to the agenda. There were no new items added to the agenda.

- Motion to approve and accept the agenda.
Motion by Richardson, Second by Hall.

Votes: Commissioners

Michael Pimentel – Aye	Eddie Hall – Aye	Lorenzo Robinson – Aye
Richard Richardson – Aye	Joseph DiCesare – Aye	Dorothy Sanders – Aye
		Gary Smith – Aye

APPROVAL/ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the Regular Board Meeting held September 15, 2015 with corrections

Correction: Page 2, Resolution 15-1417 the word “Submit” was omitted between Executive Director and application.

Motion by Richardson, Second by Pimentel

Votes: Commissioners

Michael Pimentel – Aye
Richard Richardson – Aye

Eddie Hall – Aye
Joseph DiCesare – Aye

Lorenzo Robinson – Aye
Dorothy Sanders – Aye
Gary Smith – Present

PUBLIC FORUM

Judith Haggins – a resident of Carrington Place has concerns regarding the tenant’s in Carrington apartments being painted. She is requesting information regarding how often the apartment interior should be painted according to the ACOP. Ms. Haggins also mentioned that recently she had a fire in her apartment. The apartment was painted, but she alleges that the painter did not paint the unit to her satisfaction. Ms. Haggins also indicated that her concerns were on behalf of the tenants of Carrington Place.

Mr. Stevenson advised the Board about LHA policy for resolving disputes between LHA and tenant about a damage property. All information is submitted to a third party mediator for review.

OLD BUSINESS

Mr. Stevenson gave updated information from the Recovery Plan Review Committee meeting. He stated that the Developer Partner submitted a tax credit application for the West Lake community. LHA is waiting to hear the results.

Mr. Stevenson informed the board that with that several meetings were held with Paul A. Diggs Neighborhood Association President, the Potential Buyer, Circle K and other community leaders regarding the 10th Street Property. There was also a community meeting where the Potential Buyer and Circle-K provided a presentation for local businesses.

Mr. Stevenson suggested that Commissioner Robinson give an overview regarding the Neighborhood Association meeting. Mr. Robinson indicated that about 35 people were in attendance. The members of the Neighborhood Association seemed to be in favor. Circle-K sent a letter to Mr. Robinson to review. The buyers are asking the neighborhood to endorse the letter. There are four signees; Mr. Robinson, Annie Phials, Larry Mitchell and Rev. Arthur Johnson, the Pastor of St. Luke Life Center Church of Lakeland, Florida.

• Corrective Action Plan

Report submitted as written.

NEW BUSINESS

None

• **SECRETARY'S REPORT**

Report submitted as written.

• **Housing/Operations**

Report submitted as written.

Mr. Pizarro distributed copies of the proposed 2016 Annual Budget to the Board for their review.

• **Administration**

Report submitted as written.

• **Resolutions**

Resolution #15-1418

The Board of Commissioners is requested to authorize its Executive Director to extend the term of an award made to Non-Profit Insurance Services, Inc. until May 31, 2018 and increase the total not-to-exceed dollar amount to \$300,000.

• **Motion to approve.**

Motion by Smith and seconded by Richardson.

Votes: Commissioners

Michael Pimentel – Aye

Eddie Hall – Aye

Lorenzo Robinson – Aye

Richard Richardson – Aye

Joseph DiCesare – Aye

Dorothy Sanders – Aye

Gary Smith – Aye

Resolution # 15-1419

The Board of Commissioners is requested to authorize its Executive Director to extend the term of an award made to Annettie Machuca and Associates, Inc. until November 02, 2016 and increase the total not-to-exceed dollar amount to \$246,000.

• **Motion to approve.**

Motion by Hall seconded Sanders

Votes: Commissioners

Michael Pimentel – Aye

Eddie Hall – Aye

Lorenzo Robinson – Aye

Richard Richardson – Aye

Joseph DiCesare – Aye

Dorothy Sanders – Aye

Gary Smith – Aye

Resolution # 15-1421

The Board of Commissioners is requested to authorize the Executive Director to enter into an agreement with Miller Construction Management, Inc. for the Construction of Micro-Cottages at Williamstown.

• **Motion to approve and authorize Resolution 15-1421.**

Motion by Richardson and seconded by Pimentel.

Votes: Commissioners

Michael Pimentel – Aye

Richard Richardson – Aye

Eddie Hall – Aye

Joseph DiCesare – Aye

Lorenzo Robinson – Aye

Dorothy Sanders – Aye

Gary Smith – Aye

LEGAL REPORT

None

OTHER BUSINESS

Mr. Stevenson gave copies of the results of the bids for LHA vehicles that were disposed.

Mr. Stevenson also requested permission from the Board to move the November 2015 meeting to Monday, November 30, 2015. The Board agreed.

Mr. Stevenson also requested permission from the board to not have a Board meeting in December 2015 due to the meeting date following on the week of Christmas and some staff will be out of town. The Board agreed.

The meeting adjourned at 7:40 P.M.

Benjamin J. Stevenson, Secretary

OLD BUSINESS



BOARD OF COMMISSIONERS

Michael A. Pimentel
Chairman

Rev. Richard Richardson
Vice-Chairman

Eddie Hall
Commissioner

Joseph DiCesare
Commissioner

Lorenzo Robinson.
Commissioner

Dorothy Sanders
Commissioner

Gary Smith
Commissioner

Benjamin J. Stevenson
Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE

Phone: (863) 687-2911

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www.LakelandHousing.org

DATE: November 17, 2015

TO: LHA Commissioners

FROM: Benjamin Stevenson, Executive Director

RE: Recovery Plan Update

Below is a summary update of progress made with the LHA Recovery Plan.

1) Purchase Agreement for Sale of LHA Property

Status: LHA received approval in August 2015 for the Request to Amend the Previous Approval for the vacant lot on the corner of 10th Street and N. Florida Avenue at the HOPE VI site. Written approval was provided by the HUD Special Applications Center (SAC). A copy of the approval letter was included in the September 2015 report. The Potential Buyer remains committed to buy the property. The next step is for the Potential Buyer to submit a re-zoning application to the City of Lakeland.

2) Reduce COCC Budget/Overall Agency Debt

Status: The COCC budget is a part of the Recovery Plan.

An update on the COCC budget was presented to the Recovery Plan Review Committee at their February 2015 meeting. Staff continues to make adjustments in the budget. The committee was in agreement with the progress being made by staff. A copy of the revised budget was included with the March 2015 Board packet. The revisions were also discussed at the Board meeting.

3) Implement Replacement of Yardi System

Status: Emphasys Computer Solutions, Inc., continues with implementation of and training for LHA staff on its software. The Yardi financial system is being replaced with Emphasys software. Staff will continue receiving training sessions from Emphasys over the next few weeks during the transition. The Yardi database has been converted to the Emphasys system. Proper setup and training will also continue over the next few weeks.

4) Developer Partners Update



Status: The Master Developer Agreement (MDA) for the partnership with Housing Trust Group, LLC, the Developer Partner for the West Lake Apartments property has been signed by both parties. The terms of the MDA were negotiated and agreed under the guidance of Saxon Gilmore, LHA Legal Counsel. The document was presented to the LHA Board of Commissioners for approval at the August Board meeting. HTG submitted a low income housing tax credit application on October 15, 2014. Due to a high lottery number, the Developer Partner does not anticipate the application being selected for funding. HTG will also be pursuing other funding opportunities and applications for the West Lake Apartments property.

LHA staff also met with the residents of the West Lake Apartments community in September 2015 to discuss relocation. The residents were given an overview of proposed plans for the property and allowed to ask questions. Residents were advised to not make any plans for relocation prior to 2016. LHA staff promised to provide frequent updates, when necessary and appropriate, at future dates and times.

5) Use of HOPE VI Funds

Status: LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. LHA has received HUD approval to move forward with the project. The next step is to submit a Rental Term Sheet to HUD for review and approval along with a separate request to designate the development as a near elderly community serving persons age 55 and older. After discussions with the HUD-Miami and Jacksonville offices, LHA staff submitted a request for an extension of the deadline to obligate the RHF funds that are associated with the Williamstown project. LHA received official HUD approval of the request. A copy of the approval letter is included with this month's Board packet. Staff also submitted a draft Development Proposal to HUD for review and comment on October 27, 2015.

6) Other Items

Status: Disposition of the Arbor Manor property.

I have had several positive conversations with the SAC staff regarding the disposition of the Arbor Manor property. SAC staff has completed their review of the application and is recommending approval to the Director of the SAC. I anticipate receiving the SAC approval letter within the next thirty days.

BJS



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

PRINCIPAL DEPUTY ASSISTANT SECRETARY
FOR PUBLIC AND INDIAN HOUSING

Mr. Benjamin Stevenson
Executive Director
Lakeland Housing Authority
430 Hartsell Avenue
Lakeland, FL 33815-4502

OCT 27 2015

Dear Mr. Stevenson:

This is in response to your letter of August 25, 2015, on behalf of the Lakeland Housing Authority's (LHA) request for a 12-month extension to obligate its Capital Fund Formula and Replacement Housing Factor grants due to delay in obtaining approvals of the state and local governments. The LHA requests an extension for the following grants: FL14R01150113, FL14R01150209, FL14R01150210, FL14R01150211, FL14R01150212, FL14R01150213, and FL14R01150409.

Overview of the Statutory and Regulatory Requirements

Section 9(j) of the United States Housing Act of 1937 (the Act), as amended, establishes periods for the obligation and expenditure of Capital Fund grants. The statute requires that 90 percent of the grant funds be obligated within 2 years and that all grant funds be expended within 4 years from the date that funds are made available. On November 25, 2013, a Capital Fund Final Rule at 24 CFR 905.306 (formerly 24 CFR 905.120) became effective and includes the Act's requirements and the ability of the Secretary or Deputy Secretary (now delegated to the Assistant Secretary) to grant time extensions of the obligation deadline, but only in very limited circumstances. Per section 9(j)(2)(A) of the Act and section 905.306(d), an obligation extension may be granted for such a period the Secretary determines is necessary, for one of the following reasons:

1. Litigation;
2. Delay in obtaining approvals from the Federal Government or a state or local government that is not the fault of the PHA;
3. Compliance with environmental assessment or abatement requirements;
4. Relocating residents;
5. An event beyond the control of the PHA; or
6. Any other reason established by the Secretary in a notice in the *Federal Register*. In a notice published June 26, 2015, at 80 *Federal Register* 36830, HUD indicated that it will extend the obligation end date for Capital Funds used in a Rental Assistance Demonstration conversion for up to five years from the point when Capital Funds became available to the PHA for obligation.

Or, per section 9(j)(2)(C) of the Act and 24 CFR 905.306(c), an obligation extension may be granted for a period not to exceed 12 months, if the reason for requiring an extension is based on one of the following:

1. The size of the PHA;
2. The complexity of the Capital Fund program of the PHA;
3. Any limitation on the ability of the PHA to obligate amounts allocated for the PHA from the Capital Fund in a timely manner as a result of state or local law; or
4. Any other factors as the Secretary determines to be relevant.

Obligation Extension Request for Capital Fund and RHF Grants

Your letter provides a justification for an extension based on the reasons permitted by the Act and the regulations at 24 CFR section 905.306 (d)(2), specifically delays in obtaining approvals of the local and state governments. In 2011, the LHA submitted a tax credit application to the Florida Housing Finance Corporation (FHFC). The application received preliminary approval, but that approval was overturned by the FHFC in June 2012. In 2013, the LHA did not submit a tax credit application due to the possible loss of leveraged funds because of sequestration. The LHA then submitted a revised development proposal to the city of Lakeland and to HUD. That plan called for family units in a mixed-finance development. In July 2015, the city of Lakeland adopted an ordinance that restricted the proposed development to persons age 55 or older. As a result, the LHA now is preparing to submit an elderly designation request to HUD. Therefore, Nani Coloretti, Deputy Secretary for the Department of Housing and Urban Development has approved pursuant to the authorities mentioned above, an obligation end date extension for the grants listed below in light of the delay in getting local and state government approval. The approved dates are as follows:

Capital Fund RHF Grant	Authorized Amount	Current Obligation End Date	Revised Obligation End Date	Revised Expenditure End Date
FL14R01150113	\$208,984.00	9/8/2015	9/8/2016	9/8/2018
FL14R01150209	\$282,108.00	10/29/2015	10/29/2016	7/29/2017 ¹
FL14R01150210	\$441,385.00	10/29/2015	10/29/2016	7/29/2018 ¹
FL14R01150211	\$380,321.00	10/29/2015	10/29/2016	10/29/2018
FL14R01150212	\$70,661.00	10/29/2015	10/29/2016	10/29/2018
FL14R01150213	\$62,529.00	10/29/2015	10/29/2016	10/29/2018
FL14R01150409	\$149,804.00	10/29/2015	10/29/2016	7/29/2017 ¹

¹ Under the Account Closing Statute, an appropriation expires on its last day of availability and remains available for 5 fiscal years for the purpose of paying obligations incurred prior to its expiration. 31 U.S.C. §§1553(a); 1554(a). After 5 years, any balances are canceled and no longer available to pay obligations. 31 U.S.C. § 1552(a).

Expenditure Deadline for Capital Fund and RHF Grants

The LHA has until the expenditure end dates in the table above to expend 100 percent of the grants. The statute and regulations do not provide for extensions of the expenditure deadlines. Consequently, if the LHA is unable to expend and use 100 percent of the funds by the expenditure deadline, all funds not disbursed by the deadline will be recaptured.

A copy of this letter has been sent to Uche Oluku, Public Housing Director in HUD's Miami Field Office. If you have additional questions or concerns, please contact Ivan Pour, Director of HUD's Office of Capital Improvements, at 202-708-1640.

Thank you for your interest in the Department's programs.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lourdes', followed by a long horizontal flourish.

Lourdes Castro Ramírez
Principal Deputy Assistant Secretary
for Public and Indian Housing

NEW BUSINESS

SECRETARY'S REPORT

**Secretary's Report
November 2015**

HOPE VI Funds Expenditure

LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. LHA has received HUD approval to move forward with the project. A copy of the submittal was included with the April 2015 Recovery Plan Update. A copy of the City's approval letter to continue with plans for this new community to serve the near elderly or persons age 55 and older was included with the August 2015 Recovery Plan Update Memo.

After discussions with the HUD-Miami and Jacksonville offices, LHA staff has submitted a request for an extension of the deadline to obligate the RHF funds that are associated with the Williamstown project. Staff received notification of approval of the extension this month. A copy of the HUD approval letter is included in this month's Board packet. The next step is to submit a Rental Term Sheet and Development Proposal to HUD for review and approval.

Annual Budget/Agency Update

A copy of the Corrective Action Plan is submitted to the HUD-Miami office for review and comment on a monthly basis. HUD has approved the Corrective Action Plan and recommended acceptance by the LHA Board. The Board provided acceptance at the January 2013 meeting. Periodic updates on the status of items in the Corrective Action Plan are given to the Board on a monthly basis. A copy of the most recently updated Corrective Action Plan is included with this month's report. All 73 of the 73 items identified by the Forensic Audit and emphasized in the Corrective Action Plan have been completed. The final item involving the procurement of a banking services partner was completed in July 2015. LHA negotiated an agreement for banking services with the publicly procured vendor, TD Bank, in August 2015. LHA has begun the process of converting its financials over to the banking services partner.

The LHA Recovery Plan update is a standard part of the Board agenda.

Agency Plan

LHA staff has drafted the 2016 Agency Plan. Copies were distributed to the Board at the July Board meeting. The document was also made available for review and comment by the Resident Advisory Board and general public for 45 days. LHA staff held two meetings with the RAB to discuss their comments regarding the Plan. There was also a separate Public Hearing with the general public during the public comment period. The Board authorized submittal of the Plan at the September 2015 meeting.

Other Activities

Secretary's Report

November 2015

The Recovery Plan and 2015 Budget were approved by the LHA Board of Commissioners at the October 2014 board meeting. The Plan was revised as instructed by the Board and submitted to the HUD-Miami Field Office. Staff is still waiting on comments from HUD.

In August 2015, LHA received written approval from the HUD Special Application Center of the Request to Amend the Previous Approval for the disposition. I attended a series of meetings with the Potential Buyer of the 10th Street property Potential Buyer, Circle K, President of the Paul A. Diggs Neighborhood Association and other community leaders to discuss zoning issues and community concerns. Thus far, the meetings have been positive. The next step is for the Potential Buyer to submit the rezoning application to the City of Lakeland.

I have also had several positive conversations with the SAC staff regarding the disposition of the Arbor Manor property. I anticipate receiving the SAC approval letter within the next thirty days.

I participated in a conference call with the HUD-Miami and Jacksonville Field Offices to discuss the Williamstown project. Staff provided an update on the status of document submittal to HUD.

I also attended a meeting with Stephen Senn, Attorney, Peterson and Meyers, and Donald Isaac, Executive Director, Florida Rural Legal Service. We discuss a partnership between LHA and FRLS to respond to a HUD NOFA offering funding to provide legal services for residents of public housing.

I also participated in the Great American Teach-In at Young Middle Magnet School. I showed the students how to design a city.

I also arranged for thirty (30) children of LHA properties and their parents to receive a free lunch on Thanksgiving Day. The luncheon was held at Donatello's Italian restaurant in Tampa. Each child also received a special gift. LHA provided transportation for the families. Other than the cost of gas for the trip, there was no expense for LHA associated with this event.

Respectfully submitted,

Benjamin Stevenson

Secretary

HOUSING & OPERATIONS REPORTS

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS & Resident Activities**

Affordable Housing Department

Board Report

November Meeting 2015

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - **Housing communities reports**
 1. West Lake
 2. West Lake Addition
 3. Cecil Gober
 4. John Wright Homes
 5. Carrington Place (Formerly known as Dakota Apartments)
 6. Renaissance/Washington Ridge
 7. Villas at Lake Bonnet
 8. Colton Meadow
 9. The Manor at West Bartow
 - **Housing Choice Voucher Program**
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - **Family Self-Sufficiency Program and Resident Activities**

Updates for the month of October:

- Congress approves budget deal and raises spending for two years including HUD's budget, most housing organizations are expecting subsidies to be increased to a 100% proration next year.
- HUD issues PIH Notice 2015-19 titled "Guidance on Public Housing Agencies (PHAs) and owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions". HUD issued the notice to inform PHAs and owners of federally assisted housing that arrest records may not be used as the basis for denying admission, terminating assistance, or evicting tenants. The notice reminds PHAs and owners that HUD does not require the adoption of "one-strike rules" that deny admission to anyone with a criminal record or that require automatic eviction any time a household member engages in criminal activity in violation of their lease. The notice also reiterates that PHAs and owners are obligated to safeguard the due process rights of applicants and tenants.
- HUD Proposes to "Formalize" Definition of Harassment and Expand Fair Housing Act Liability, Specifically, the proposed rule outlines direct liability for a principal's own misconduct but also would establish vicarious liability for the actions of a principal's agents, regardless of whether the principal knew of the misconduct. Rather remarkably, a principal is directly liable under the proposed rule where, for example, an apartment owner "should have known of tenant harassment by another tenant." A principal "should have known" about illegal discrimination when the principal is found to "have had knowledge from which a reasonable person would conclude that the agent was discriminating."
- CBPP Publishes Report on the Case for Restoring Lost Housing Choice Vouchers, On November 3, the Center on Budget and Policy Priorities (CBPP) published a [report](#) making a case for restoring Housing Choice Vouchers (HCV) lost as a result of sequestration. According to the report, sequestration has had a

devastating impact on the HCV Program. As of July 2014, there were 100,000 fewer families assisted by vouchers than there had been before sequestration. The report points out that in 2014 and 2015, only about a third of those lost vouchers have been restored, and that the remainder of the lost vouchers should be restored in 2016

- The Office of Capital Improvements learning tools webpage can be accessed by going to http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/capfund/learningtools . You will be able to find videos and trainings on the new capital fund rule.

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
10/30/2015	97%	11/13/2015

Housing Choice Voucher Program Report

- **Tenant-Based Waitlist**

As of October 31, 2015, the Housing Choice Voucher tenant based waiting list contained seventy nine (79) applicants.

- **Project-Based Waitlist – The Manor at West Bartow**

As of October 31, 2015, Lakeland Housing Authority project-based waiting list for the Manor at West Bartow contained thirty (30) applicants.

- **Project-Based Waitlist – Villas at Lake Bonnet**

As of October 31, 2015, Lakeland Housing Authority project-based waiting list for the Villas at Lake Bonnet contained ninety six (96) applicants.

HCV Program Information

- **Port Outs**

LHA currently has twenty nine (29) port-outs in the month of October. Port outs are clients that use their voucher in another jurisdiction.

- **Port Ins**

LHA currently has thirty-two (32) port-ins for the month of October. 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, 2015, Lakeland Housing Authority issued thirteen (13) vouchers to movers. We received seven (7) Requests for Tenancy Approvals during the month of October. We processed four (4) unit transfers, four (4) initial move-in, zero (0) port-in.

- **Active Clients**

As of October 31, 2015, LHA is servicing 1,234 families on the Housing Choice Voucher program. These families include 953 regular Housing Choice Voucher holders, 37 Mainstream Disabled Housing Vouchers, 53 VASH, 97 Project-Based Vouchers, 60 Tenant Protection Program (TenPro) and 34 Port Ins.

- **EOP – End of Participation**

LHA processed one (1) EOP's with a date effective the month of October 2015. Below are the reasons for leaving the program:

Reason	Number
Termination – Criminal	0

Termination – Unreported income and/or family composition	0
Left w/out notice	0
No longer need S/8 Assistance	1
Deceased	0
Landlord Eviction	0
Lease and/or Program Violations non-curable	0
Voucher Expired	0

- **PIC Reporting Percentage**

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

Effective Date	HCV	Date Collected
10/31/2015	98.03%	11/13/2015

- **General information and activities for the month of October 2015**

- The Housing Choice Voucher Department processed one hundred eighty-four (84) annual certifications and fourteen (14) interim certifications.

RECEPTION MONTHLY REPORT 2015					
	VISITOR'S COUNT	RFTA	REQUEST TO LIST PROPERTY	INTERIM CHANGE	STAMPED MAIL
January	669	28	8	35	2071
February	571	24	9	41	2053
March	565	11	6	61	2068
April	693	7	8	52	2050
May	788	9	5	42	2068
June	994	10	10	42	2061
July	752	7	12	54	2076
August	808	10	GoSection8	60	2069
September	888	15	GoSection8	(Emphasys Conversion)	2004
October	801	8	GoSection8	(Emphasys Conversion)	2078

Reports from the Communities

Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Lovett Johnson	Lovett Johnson	Jennifer Robinson	Jennifer Robinson	Jennifer Robinson
Comments	Monthly residents meeting. Tobacco free seminar.	Monthly residents meeting.	Monthly residents meeting, Health Fair and movie day. Trip to the Flea market for the residents.	Monthly residents meeting and free tax returns.	Monthly resident meeting, weekly activities for children and a senior outing. Trip to Peltz Shoe store in Brandon for children.	Health Screenings, movie day, birthday celebrations, resident meetings and daily feeding. Filed trip, and art classes for kids.	Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm	Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm. Health Fair.	Monthly residents meeting and community yard sale, bingo daily, Field trip, craft and movie night and Dinner and brunch.



Family Self-Sufficiency Program and Resident Activities
October 2015 Board Report

- **West Lake Apartments**

Our Computer Lab is open daily, Monday thru Friday from 10:00am – 1:00pm.

- **Job Search/Florida ACCESS Center**

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

- **Prodigy**

Fall session will remain, Monday and Thursday from 3:45pm -7:00pm.

- **Brains & Basket Ball**

This is a positive tool to find constructive activity for the youth in our community. We are currently still recruiting youth between the ages of 14-18 from within our community to join the team. Games will be held at West Lake Community Center Basketball Court.

- **Kids Club/Victory Church**

Kids Club is back in action every Tuesday @ 4:30pm. Ms. Teresa and her ministry team has captured the hearts of the kids in our community. They come out faithfully to sing praises and pray and give a mini bible lesson, they close out with game time with prizes and snacks.

- **Renaissance at Washington Ridge**

This Month was the kick off of our 3 B's Celebration; Bingo, Birthdays & Blood Pressure checks. Romero Medical group has partnered with Well Care to come out and educate and celebrate our residents.



- **Cecil Gober Villa's**

This month we surprised our resident with a hearty breakfast before their monthly resident meeting.



- **Family Self Sufficiency**

This month at our Lunch & Learn we gave a complete overview of the Family Self Sufficiency Program. We shared testimonial of people who have successfully completed the program and showed videos of how this program enhances the lives of the participants who take advantage of the services offered in this program. We wanted to make sure that our residents fully understand the program the requirements and its benefits. We recruited 3 public housing residents and 2 Section 8 recipients this month.



- **Red Ribbon Celebration**

We had a wonder time partnering with Kids House this year. 80 children from our community participated in the Red Ribbon Walk and Celebration.



Upcoming Events

Family Self Sufficiency Lunch & Learn Workshop

Topic: Dare to Dream

Senior Tia Chi

Sr. Thanksgiving Holiday Luncheons

- A Special Thank you to our Alternate RAB Leader at Cecil Gober Villas Ms. Venora Dillan, for her donations to our FSS Back to Work Clothing Closet. We are still accepting donations.
- We are currently looking for a contractor to teach Volley Ball @ Colton Meadows, Football @ Carrington Place and Basketball @ West Lake.

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro, Vice-President of Affordable Housing

ADMINISTRATION REPORT

ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie Brown, VP of Administration

DATE: November 30, 2015

RE: October 2015 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for October 2015 for the following entities:

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

These statements are unaudited and compiled from LHA Finance.

Valerie Brown

Valerie Brown, PMP
VP of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and ten months (Year to Date) ended October 31, 2015

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
 - A. COCC has a negative cash flow for the current period and year-to-date of (\$1,830) and (\$40) respectively due to timing of the reimbursements. The October 2015 YouthBuild reimbursement of \$60,902.39 was not received until November.
 - B. Maintenance expenses for COCC continues to be over budget due to the financial advisor contract.
2. Section 8 Housing Choice Voucher (HCV) Program:
 - A. HCV Administration has a negative Net Operating Income (NOI) for the current month of (\$19,180). This is due to expenses for multiple months being posted during the same period. However, the NOI for year-to-date is \$29,949; which exceeds initial budget projections.
 - B. Maintenance expenses for HCV Administration continue to be over budget due to ongoing VMS support from the financial advisor contract.
3. Public Housing (AMP 1: West Lake Apartments, John Wright Homes and Cecil Gober Villas):
 - A. NOI for AMP 1 is negative for the current period due to timing of the expenses. However, year-to-date NOI is \$47,777.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
 - A. Although Carrington Place has a positive year-to-date NOI of \$25,713, the decrease in operating subsidy continues to adversely impact operations. It has resulted in cash available to the property decreasing by \$9,544.88.
5. Renaissance at Washington Ridge LTD., LLLP:
 - A. The property continues to do well, despite the decrease in operating subsidy with a year-to-date NOI of \$4,370.
6. Colton Meadow LLLP:
 - A. The NOI for Colton Meadow is positive \$6,060 (current month) and \$63,627 (year-to-date).
7. Bonnet Shores LLLP:
 - A. Villas at Lake Bonnet year-to-date NOI is \$17,810.
8. The Manor at West Bartow:
 - A. The property has a positive NOI of \$73,873 (year-to-date). Maintenance expenses continue to be higher than anticipated due to ongoing repairs associated with the water infiltration.
9. Hampton Hills
 - A. This property has a positive NOI for year-to-date of \$33,638.

Conclusion: The overall financial health of the authority continues to be good. Additionally, the various properties and programs have positive cash flow.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current Month and Ten Months Ended October 31, 2015**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	-	-	-	#DIV/0!		(131)	-	(131)	#DIV/0!	-
Public Housing & Sec 8 Management Income	39,678	49,019	(9,341)	-19.06%	1	460,907	490,191	(29,284)	-0.06	588,229
Other Income	2,000	-	2,000	#DIV/0!		16,300	-	16,300	#DIV/0!	-
Grants Salary Cont.(YB-Director)	1,000	1,000	-	0		10,000	10,000	-	0.00	12,000
Capital Fund Operations (1406)	5,000	5,000	-	0.00%		50,000	50,000	-	0.00	60,000
Capital Fund Allocation (1410)	3,000	3,000	-	0.00%		30,000	30,000	-	0.00	36,000
Total Revenue	50,678	58,019	(7,341)	-12.65%		567,076	580,191	(13,114)	-2.26%	696,229
Tenant Services	81	-	81	#DIV/0!		1,581	-	1,581	#DIV/0!	-
Administrative Expenses	53,067	54,486	(1,419)	-2.60%		517,896	544,863	(26,968)	-4.95%	653,836
Utility Expense	(2,976)	264	(3,240)	-1227.41%	2	2,490	2,640	(150)	-5.66%	3,168
Maintenance Expense	1,813	1,221	592	48.44%	3	39,920	12,215	27,705	226.82%	14,658
General Expenses	-	1,148	(1,148)	-100.00%	2	-	11,484	(11,484)	-100.00%	13,781
Total Expense before depreciation	51,985	57,120	(5,135)	-8.99%		561,887	571,202	(9,315)	-1.63%	685,442
Operating Income (Loss) before Depreciation	(1,307)	899	(2,206)	-245.42%		5,190	8,989	(3,799)	-42.27%	10,787
Depreciation	523	133	-	0.00%		5,230	1,330	3,900	293.23%	1,596
Total Expense	52,508	57,253	(5,135)	-8.97%		567,117	572,532	(5,415)	-0.95%	687,038
Net Operating Income (Loss)	(1,830)	766	(2,206)	-	4	(40)	7,659	(7,699)	(0)	9,191

Comments

- 1 Public Housing and Section 8 income was less than budgeted.
- 2 Variance reflects expenses being less than budgeted.
- 3 Maintenance expenses continue to exceed the budget due to ongoing contract with Financial Advisor.
- 4 Net Operating Income (NOI) for the period and year-to-date were negative due to timing of reimbursements. The October 2015 YouthBuild reimbursement of \$60,902.39 was not received until November.

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
October 31, 2015**

ASSETS

Unrestricted Cash	
Cash Operating 1	6,339.84
Negative Cash LHA Master	-31.34
Negative Cash COCC Master	420.00
Total Unrestricted Cash	6,728.50
Clearing	4,213.12
TOTAL CASH	10,941.62
ACCOUNTS AND NOTES RECEIVABLE	
Due from Public Housing General	-214,901.35
A/R - ROSS/HUD	58,116.67
Due from Hampton Hills	1,916.32
Due from Polk County Housing	14.47
Due from Arbor Manor LTD	1,529.00
Due from West Lake Management, LLC	-35,214.34
A/R - 21st Century/DOE	67,831.11
Due from Youthbuild-DOL2011	17,208.05
A/R - Youthbuild DOL 2014	54,743.45
A/R - Capital Fund Grants/HUD	80,000.00
Due from Villas at Lake Bonnet	405.03
A/R - Twin Lakes LLLP	139.00
Due from Development-General	18,103.67
Due from Section 8 HCV	13,888.15
Due from Section 8 HCV	-9,000.00
TOTAL DUE FROM	54,779.23
A/R-Youthbuild Non-Grant	10,000.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	64,779.23
OTHER CURRENT ASSETS	
Prepaid Software Licenses	149.44
TOTAL OTHER CURRENT ASSETS	149.44
TOTAL CURRENT ASSETS	75,870.29

NONCURRENT ASSETS

FIXED ASSETS	
Furniture & Fixtures	11,858.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-17,517.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	16,924.44
TOTAL NONCURRENT ASSETS	16,924.44
TOTAL ASSETS	92,794.73

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	6,334.31
State Unemployment Tax	1,156.10
Workers Compensation	17,882.51
401 Plan Payable	64,651.90
457 Plan Payable	4,399.30
Aflac Payable	6,067.54
Health Insurance Payable	-438.54
Accrued Audit Fees	13,750.00
Due to Federal Master	2,831,247.32
Due to (17) Renaissance Family Non-ACC	30,400.00
Due to Polk County Developers, Inc.	253,800.00
Due to Central Office Cost Center	-233,140.86
Accrued Compensated Absences-Current	13,222.48
TOTAL CURRENT LIABILITIES	3,009,332.06

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	24,556.03
TOTAL NONCURRENT LIABILITIES	24,556.03

TOTAL LIABILITIES	3,033,888.09
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EQUITY

RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-2,941,093.36
TOTAL RETAINED EARNINGS:	-2,941,093.36
TOTAL EQUITY	-2,941,093.36
TOTAL LIABILITIES AND EQUITY	92,794.73

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

For the Current Month and Ten Months Ended October 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	80,316.63	6,339.84	-73,976.79
Negative Cash LHA Master	-31.34	-31.34	0.00
Negative Cash COCC Master	420.00	420.00	0.00
Total Cash	80,705.29	6,728.50	-73,976.79

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	13,217.22	13,217.22
Negative Cash LHA Master	0.00	-31.34	-31.34
Negative Cash COCC Master	0.00	420.00	420.00
Total Cash	0.00	13,605.88	13,605.88

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Ten Months Ended October 31, 2015

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue	55,585	55,773	(188)	-0.34%	582,988	557,726	25,262	4.53%	669,271
Other Income	-	9	(9)	-100.00%	6,077	92	5,985	6529.39%	110
Total Revenue	55,585	55,782	(197)	-0.35%	589,065	557,817	31,247	5.60%	669,381
Administrative Expenses	73,626	52,465	21,161	40.33%	523,527	524,649	(1,122)	-0.21%	629,579
Utility Expense	-	723	(723)	-100.00%	5,236	7,225	(1,989)	-27.53%	8,670
Maintenance Expense	796	1,454	(659)	-45.29%	28,008	14,542	13,466	92.60%	17,450
General Expenses (Insurance, etc.)	-	130	(130)	-100.00%	(1,092)	1,303	(2,396)	-183.81%	1,564
Total Expense before Depreciation	74,421	54,772	19,650	35.88%	555,679	547,719	7,960	1.45%	657,263
Operating Income (Loss) before Depreciation	(18,837)	1,010	(19,846)	-1965.28%	33,386	10,098	23,287	230.60%	12,118
Depreciation	344	-	344		3,437	-	3,437		-
Total Expense	74,765	54,772	19,993	36.50%	559,115	547,719	11,396	2.08%	657,263
Net Operating Income (Loss)	(19,180)	1,010	(20,190)	-1999.31%	29,949	10,098	19,851	196.57%	12,118

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Ten Months Ended October 31, 2015

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	735,250	669,176	66,073	9.87%	7,259,381	6,691,763	567,617	8.48%	8,030,116
Port In HAP Reimbursements Received	25,236	35,000	(9,764)	-27.90%	172,946	350,000	(177,054)	-50.59%	420,000
Other income	-	-	-	0.00%	39	-	39	0.00%	-
Total Revenue	760,486	704,176	56,309	8.00%	7,432,365	7,041,763	390,602	5.55%	8,450,116
Housing Assistance Payments	690,383	660,000	30,383	4.60%	7,031,176	6,600,000	431,176	6.53%	7,920,000
Tenant Utility Reimbursement	25,472	22,424	3,048	13.59%	238,488	224,240	14,248	6.35%	269,088
Port Out HAP Payments	6,713	15,390	(8,677)	-56.38%	64,278	153,900	(89,622)	-58.23%	184,680
FSS Escrow Payments	-	6,326	(6,326)	-100.00%	66,695	63,260	3,435	5.43%	75,912
Total Expense	722,568	704,140	18,428	2.62%	7,400,638	7,041,400	359,238	5.10%	8,449,680
Net Operating Income (Loss)	37,918	36	37,881	0.00%	31,728	363	31,365	0.00%	436

Comments

- 1 Administrative expenses are over budget for the period but are consistent with costs anticipated for year-to-date.
- 2 Variance is due to expenses being less than budgeted. Note that year-to-date Maintenance expenses continue to be over budget for year-to-date due to the ongoing contract with IFH Solutions for VMS support.
- 3 Tenant Utility Reimbursement was over budget for the period but are consistent with budget projection for year-to-date.
- 4 Net Operating Income (NOI) for HCV Admin is negative for the period due to costs for multiple months being posted in one period. However, the NOI for year-to-date continues to exceed initial budget projections.

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of October 31, 2015

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	31,388.83		
Cash Operating 2B	2,461,386.48		
Cash Operating 3	55,378.38	A/P Vendors and Contractors	-24,700.11
Negative Cash S8 Voucher	<u>-2,247,068.85</u>	Accrued Audit Fees	51,076.52
Total Unrestricted Cash	301,084.84	Due to Federal Master	180,561.29
		Due to Section 8	793,082.93
Restricted Cash		Due to West Lake Mgmt.	-7,900.00
Cash Restricted - FSS Escrow	<u>176,010.00</u>	Due to Central Office Cost Center	-2,705.47
Total Restricted Cash	176,010.00	Tenant Prepaid Rents	6,541.78
Clearing	-23,542.37	State of FL Unclaimed Funds	33,224.76
		Accrued Compensated Absences-Current	4,108.72
		Accrued FSS Escrow Short Term	<u>14,379.73</u>
TOTAL CASH	<u>453,552.47</u>	TOTAL CURRENT LIABILITIES	1,047,670.15
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	123,039.74		
AR-Formal Agreements	4,706.04		
Due from Public Housing General	-23,768.54		
Due from Section 8 Mainstream	-112,598.27		
Due from Section 8 VASH	155,589.00		
Due from The Manor at West Bartow	444,918.00		
Due from Section 8 Tenant Protection Vouchers	250,086.00	NONCURRENT LIABILITIES	
Due from PortProp	61,496.35	Accrued Compensated Absences-LT	7,630.47
Due from Portpay	<u>-1,811.37</u>	FSS Due to Tenant Long Term	<u>161,630.27</u>
TOTAL DUE FROM	773,911.17	TOTAL NONCURRENT LIABILITIES	169,260.74
A/R-Other Government	5,346.96		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>907,003.91</u>		
TOTAL CURRENT ASSETS	1,360,556.38	TOTAL LIABILITIES	<u>1,216,930.89</u>
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS			
Furniture & Fixtures	26,461.08		
Accum Depreciation- Misc FF&E	-19,445.81	RETAINED EARNINGS	
Intangible Assets		Retained Earnings-Unrestricted Net Assets	153,046.76
TOTAL FIXED ASSETS (NET)	<u>7,015.27</u>	TOTAL RETAINED EARNINGS:	<u>153,046.76</u>
Non-Dwelling Equipment	<u>2,406.00</u>		
TOTAL NONCURRENT ASSETS	9,421.27	TOTAL EQUITY	<u>153,046.76</u>
TOTAL ASSETS	<u>1,369,977.65</u>	TOTAL LIABILITIES AND EQUITY	<u>1,369,977.65</u>

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

For the Current and Ten Months Ended October 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	45,332.30	31,388.83	-13,943.47
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	1,674,465.48	2,461,386.48	786,921.00
Cash Operating 3	55,378.38	55,378.38	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	-1,517,823.81	-2,247,068.85	-729,245.04
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	176,010.00	176,010.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	433,362.35	477,094.84	43,732.49

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	70,739.82	31,388.83	-39,350.99
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	106,663.18	2,461,386.48	2,354,723.30
Cash Operating 3	49,918.24	55,378.38	5,460.14
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	0.00	-2,247,068.85	-2,247,068.85
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	147,478.14	176,010.00	28,531.86
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	374,799.38	477,094.84	102,295.46

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Ten Months Ended October 31, 2015**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	24,271	24,107	164	0.68%	1	266,569	241,071	25,498	10.58%	289,285
Other Tenant Income	100	8,946	(8,846)	-98.88%	2	4,556	89,457	(84,901)	-94.91%	107,348
Government Subsidy Income	57,587	56,115	1,472	2.62%		577,572	561,150	16,422	2.93%	673,380
Interest Income Restricted	-	2,820	(2,820)	-100.00%	3	22,544	28,204	(5,660)	-20.07%	33,844
Other Income	-	160	(160)	-100.00%	3	268	1,604	(1,337)	-83.32%	1,925
Total Revenue	81,958	92,149	(10,191)	-11.06%		871,508	921,486	(49,978)	-5.42%	1,105,783
Administrative Expenses	51,378	49,042	2,336	4.76%		389,383	490,422	(101,039)	-20.60%	588,506
Tenant Services Expenses	1,010	1,052	(43)	-4.05%		5,174	10,523	(5,349)	-50.83%	12,628
Utility Expense	12,590	8,380	4,211	50.25%	4	83,562	83,795	(233)	-0.28%	100,554
Maintenance and Development Expense	18,539	23,655	(5,116)	-21.63%	4	212,308	236,548	(24,240)	-10.25%	283,858
General Expenses	8,079	7,422	658	8.86%		87,650	74,216	13,434	18.10%	89,060
Housing Assistance Payments	5,727	2,500	3,227	129.08%	5	28,119	25,000	3,119	12.48%	30,000
Transfer Out	-	-	-	#DIV/0!		17,500	-	17,500	#DIV/0!	-
Operating expense before Depreciation	97,323	92,050	5,273	5.73%		823,697	920,505	(114,308)	-12.42%	1,104,606
Net Operating Income (Loss)	(15,365)	98	(15,464)	-15765.87%	6	47,811	981	64,330	6558.78%	1,177
Depreciation	-	66,917	(66,917)	-100.00%		34	669,170	(669,136)	-99.99%	803,004
Total Expenses	97,323	158,967	(61,644)	-38.78%		823,731	1,589,675	(783,444)	-49.28%	1,907,610
Net Income (Loss)	(15,365)	(66,819)	51,453	-77.00%	6	47,777	(668,189)	733,466	-109.77%	(801,827)

Comments

- 1 177 Public Housing units (West Lake Apartments, Cecil Gober Villas and John Wright Homes)
- 2 Variance reflects less damage to units.
- 3 Variance reflects interest and other income being less than budgeted.
- 4 Variable expenses where actual costs are less than budgeted.
- 5 HAP payments are higher than budgeted for the month and year-to-date.
- 6 NOI exceeds revenue anticipated by the budget.

Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
October 31, 2015

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	1,643,118.44
Negative Cash LHA Master	-3,663.30
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>1,640,255.14</u>
Restricted Cash	
Cash Restricted-Security Deposits	50,327.74
Cash Restricted - FSS Escrow	<u>24,527.55</u>
Total Restricted Cash	<u>74,855.29</u>
TOTAL CASH	1,715,110.43

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	84,038.36
Allowance for Doubtful Accounts-Tenants	-30,113.12
AR-Formal Agreements	675.89
Due from Commercial Lot	2,979.15
Due from West Lake	-14,039.81
Due from West Lake Addition	-27,114.05
Due from John Wright Homes	-2,391.80
Due from Cecil Gober	-38,553.92
A/R - ROSS/HUD	-30,488.25
Due from Hampton Hills	22,024.16
Due from West Lake Management, LLC	124,711.11
A/R - 21st Century/DOE	235,944.97
Due from Youthbuild-DOL2011	-93,433.79
A/R - Youthbuild DOL 2014	233,140.86
A/R - Capital Fund Grants/HUD	14,323.33
A/R - Safety & Security Grant	407.74
Due from Development-General	445,998.01
Due from Development-Williamstown	400.00
Due from Cecil Gober, LLLP	2,655.02
Due From Public Housing Reserve	228,240.60
Due from Section 8 HCV	180,561.29
Due from Central Office Cost Center	<u>2,854,085.13</u>
TOTAL DUE FROM	4,139,449.75
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	<u>151,485.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	6,109,257.88

OTHER CURRENT ASSETS

Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	1,351.56
Prepaid Insurance	12,965.89
Prepaid Software Licenses	0.02
Insurance Deposit	37,400.00
Utility Deposit - Electric	<u>2,600.00</u>
TOTAL OTHER CURRENT ASSETS	55,317.47
TOTAL CURRENT ASSETS	7,879,685.78

NONCURRENT ASSETS

FIXED ASSETS	
Land	1,466,869.23
Buildings	387,372.77
Machinery & Equipment	6,687.73
Automobiles	149,853.20
Furniture & Fixtures	727.50
Site Improvement-Infrastructure	582,079.00
Accum Depreciation-Buildings	-9,075,728.43
Accum Depreciation- Misc FF&E	-59,973.27
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	-7,124,191.27
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	3,934,551.27
Dwelling Structures	5,068,651.47
Dwelling Equipment	26,489.50
Non-Dwelling Structures	547,426.40
Non-Dwelling Equipment	<u>622,929.94</u>
TOTAL NONCURRENT ASSETS	3,148,113.13
TOTAL ASSETS	11,027,798.91

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	69,871.39
Tenant Security Deposits	49,913.00
Security Deposit-Pet	1,200.00
Dakota Subsidy Payable	-4,603.50
Accrued PILOT	66,423.40
Accrued Audit Fees	32,178.05
Due to Federal Master	-67,436.78
YouthBuild Funds on Hand	217,756.82
HOPE VI Funds on Hand	249,952.85
Due to LPHC General	303,000.00
Due to Section 8	-23,768.54
Due to Magnolia Pointe	155,869.65
Due to Central Office Cost Center	-34,875.65
Dakota Park Subsidy Payable	2,324.17
Renaissance Subsidy Payable	49,034.33
Hampton Hills Subsidy Payable	-5,435.67
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	3,543.11
Accrued Compensated Absences-Current	<u>2,349.71</u>
TOTAL CURRENT LIABILITIES	1,077,653.67

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	4,363.74
FSS Due to Tenant Long Term	<u>25,065.55</u>
TOTAL NONCURRENT LIABILITIES	29,429.29
TOTAL LIABILITIES	1,107,082.96

EQUITY

RETAINED EARNINGS	
Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net Assets	<u>4,252,662.95</u>
TOTAL RETAINED EARNINGS:	9,920,715.95
TOTAL EQUITY	9,920,715.95
TOTAL LIABILITIES AND EQUITY	11,027,798.91

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

For the Current and Ten Months Ended October 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,572,974.20	1,643,118.44	70,144.24
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	-325.95	-3,663.30	-3,337.35
Cash Restricted-Security Deposits	50,327.74	50,327.74	0.00
Cash Restricted - FSS Escrow	24,527.55	24,527.55	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,647,503.54	1,714,310.43	66,806.89

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,821,543.99	1,628,842.44	-192,701.55
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	-10,038.91	-10,038.91
Cash Restricted-Security Deposits	52,713.00	50,327.74	-2,385.26
Cash Restricted - FSS Escrow	39,601.36	24,527.55	-15,073.81
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,913,858.35	1,693,658.82	-220,199.53

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Ten Months Ended October 31, 2015

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,769	11,675	94	0.81%	1	112,996	116,746	(3,751)	-3.21%	140,096
Other Tenant Income	315	765	(450)	-58.82%	2	7,237	7,650	(413)	-5.40%	9,180
Government Subsidy	4,614	8,564	(3,950)	-46.13%	3	60,820	85,640	(24,820)	-28.98%	102,768
Other Income	-	1	(1)	-100.00%		937	13	925	7398.16%	15
Total Revenue	16,698	21,005	(4,307)	-20.51%		181,990	210,049	(28,059)	-13.36%	252,059
Administrative Expenses	3,269	6,010	(2,742)	-45.62%	4	38,292	60,103	(21,811)	-36.29%	72,123
Tenant Services Expense	-	104	(104)	-100.00%	4	615	1,042	(426)	-40.93%	1,250
Utility Expense	2,596	1,698	898	52.88%	5	17,802	16,982	820	4.83%	20,379
Maintenance Expense	3,837	4,103	(266)	-6.48%		24,826	41,029	(16,204)	-39.49%	49,235
General Expenses	863	2,607	(1,744)	-66.89%	4	16,583	26,072	(9,489)	-36.40%	31,287
Housing Assistance Payments	443	1,102	(659)	-59.80%	4	3,243	11,020	(7,777)	-70.57%	13,224
Financing Expenses	5,874	2,562	3,312	129.25%	6	54,916	25,621	29,295	114.34%	30,745
Operating Expenses before Depreciation	16,882	18,187	(1,305)	-7.18%		156,276	181,869	(25,592)	-14.07%	218,242
Net Operating Income (Loss)	(184)	2,818	(3,002)	-106.53%		25,713	28,180	(2,467)	-8.75%	33,816
Depreciation & Amortization	2,863	2,199	664	30.21%		22,647	21,988	659	3.00%	26,386
Cash Flow Expense to Ltd. Partner	667	-	667	#DIV/0!		667	-	667	3.00%	-
Capital Replacement Items	1,897	-	1,897	#DIV/0!		10,706	-	10,706	#DIV/0!	-
Total Expense	20,975	22,949	1,923	8.38%		188,963	203,857	(13,561)	-6.65%	244,628
Net Income (Loss)	(4,278)	(1,945)	(6,230)	320.38%		(6,973)	6,192	(13,165)	-212.61%	7,431

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units.
- 2 Variance reflects less damage to units.
- 3 Property continues to receive less subsidy than what was budgeted from HUD.
- 4 Variance reflects lower than budgeted expenses.
- 5 Utility expenses exceeded the budget for the month but are consistent with year-to-date projections.
- 6 Budget did not include financing expense related to HOPE VI Mortgage Note.

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of October 31, 2015

ASSETS

Unrestricted Cash	
Cash Operating 1	-1,283.67
Total Unrestricted Cash	-1,283.67
Restricted Cash	
Cash Restricted-Security Deposits	10,350.00
Cash Restricted-Reserve for Replacement	20,636.20
Total Restricted Cash	30,986.20
 TOTAL CASH	 29,702.53
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	17,158.17
Allowance for Doubtful Accounts-Tenants	-4,610.20
Due from Dakota Park Non-ACC	-115.82
Due from LPHC	550.00
TOTAL DUE FROM	-115.82
TOTAL ACCOUNTS AND NOTES RECEIVABLE	12,982.15
 OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Insurance	7,949.55
Prepaid Software Licenses	0.04
Utility Deposit	7,060.00
TOTAL OTHER CURRENT ASSETS	15,509.59
TOTAL CURRENT ASSETS	58,194.27
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Machinery & Equipment	-2.33
Accum Depreciation-Buildings	-85,487.40
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,417.00
AA Monitoring Fees	-25,976.00
AA Loan Costs	-13,467.00
TOTAL FIXED ASSETS (NET)	872,095.17
TOTAL NONCURRENT ASSETS	872,095.17
 TOTAL ASSETS	 930,289.44

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	2,339.33
Tenant Security Deposits	10,350.00
Security Deposit Clearing Account	-666.32
Accrued Property Taxes	6,906.00
Accrued Interest - HOPE VI	464,978.65
Accrued - Developer Fee	149,859.50
Accrued Interest Payable	1,719.34
Accrued Audit Fees	8,833.70
Due to (13) Dakota Park Public Housing	550.85
Due to West Lake Mgmt.	2,800.63
Tenant Prepaid Rents	-446.99
TOTAL CURRENT LIABILITIES	647,224.69
 NONCURRENT LIABILITIES	
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 - SunTrust	354,698.12
Permanent Loan - LHA	101,380.00
TOTAL NONCURRENT LIABILITIES	1,295,622.76
 TOTAL LIABILITIES	 1,942,847.45
 EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	240,496.13
TOTAL CONTRIBUTED CAPITAL	-978,613.87
 RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-33,944.14
TOTAL RETAINED EARNINGS:	-33,944.14
 TOTAL EQUITY	 -1,012,558.01
 TOTAL LIABILITIES AND EQUITY	 930,289.44

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash
For the Current and Ten Months Ended October 31, 2015**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-2,674.83	-1,283.67	1,391.16
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	530.99	0.00	-530.99
Cash Restricted-Security Deposits	10,050.00	10,350.00	300.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	19,969.53	20,636.20	666.67
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	27,875.69	29,702.53	1,826.84

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,334.13	-1,283.67	-7,617.80
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Cash Restricted-Security Deposits	8,294.06	10,350.00	2,055.94
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	24,619.22	20,636.20	-3,983.02
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	39,247.41	29,702.53	-9,544.88

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Statement of Operations
For the Current and Ten Months ending October 31, 2015

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	56,949	57,884	(935)	-1.61%	1	587,531	578,839	8,692	1.50%	694,607
Other Tenant Income	2,031	2,420	(389)	-16.08%	2	21,460	24,200	(2,740)	-11.32%	29,039
Government Subsidy	24,511	30,792	(6,281)	-20.40%	3	245,764	307,920	(62,156)	-20.19%	369,504
Other Income	12	3,010	(2,998)	0.00%		3,093	30,098	(27,004)	0.00%	36,117
Total Revenue	83,503	94,106	(10,603)	-11.27%		857,848	941,056	(83,208)	-8.84%	1,129,267
Administrative Expenses	22,360	30,743	(8,382)	-27.27%	4	281,336	307,425	(26,089)	-8.49%	368,910
Tenant Services	-	250	(250)	-100.00%	4	929	2,500	(1,571)	-62.84%	3,000
Utility Expense	11,911	6,436	5,475	85.06%	5	76,197	64,363	11,833	18.39%	77,236
Maintenance Expense	31,300	27,831	3,468	12.46%		273,355	278,313	(4,958)	-1.78%	333,976
General Expenses	6,298	6,995	(697)	-9.97%		68,195	69,953	(1,757)	-2.51%	83,943
Housing Assistance Payments	1,796	2,043	(247)	-12.09%	4	22,512	20,430	2,082	10.19%	24,516
Financing Expenses	13,324	13,550	(226)	-1.67%		130,954	135,502	(4,548)	-3.36%	162,602
Operating Expense before Depreciation	86,989	87,849	(860)	-0.98%		853,478	878,486	(25,008)	-2.85%	1,054,183
Net Operating Income (Loss)	(3,486)	6,257	(9,743)	-155.71%		4,370	62,570	(58,200)	-93.02%	75,084
Depreciation & Amortization	60,979	61,574	(595)	-0.97%		609,790	615,740	(5,950)	-0.97%	738,888
Capital Replacement Items	8,649	6,619	2,031	30.68%		40,259	66,187	(25,928)	-39.17%	79,424
Reimburse Replacement Reserves	-	(6,619)	6,619	-100.00%	4	-	(66,187)	66,187	-100.00%	(79,424)
Total Expense	156,617	149,423	7,195	4.82%		1,503,527	1,494,226	9,300	0.62%	1,793,071
Net Income (Loss)	(73,114)	(55,317)	(17,797)	32.17%		(645,679)	(553,170)	(92,509)	16.72%	(663,804)

Comments

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units.
- 2 Variance reflects less damage to units.
- 3 Subsidy received from HUD has been less than budgeted due to more efficient operations.
- 4 Variance reflects less than budgeted expenses.
- 5 Utility expense costs continue to exceed the budget due to electricity costs being higher than anticipated.

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet

October 31, 2015

ASSETS

Unrestricted Cash	
Cash Operating 1	255,345.25
Negative Cash - Partnership	-39,550.91
Petty Cash	300.00
Total Unrestricted Cash	<u>216,094.34</u>
Restricted Cash	
Cash Restricted-Security Deposits	48,372.39
Cash Restricted - FSS Escrow	2,256.00
Cash Restricted-Reserve for Replacement	158,443.29
Restricted Cash - Partnership Devmt	1,189.05
Restricted Cash - OA Reserve	76,234.11
Restricted Cash - AA Reserve	46,989.38
Investment 1	255,024.32
Investment 2	<u>254,369.69</u>
Total Restricted Cash	<u>842,878.23</u>
Clearing	-3,914.79
	<u>1,055,057.78</u>
TOTAL CASH	1,055,057.78
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	47,743.21
Allowance for Doubtful Accounts-Tenants	-29,959.74
AR-Formal Agreements	-500.00
Due from Renaissance Fam PH	324,563.19
Due from Renaissance Sr. PH	-3,226.67
Due from Renaissance FAM Non ACC	-162,254.13
Due from Renaissance Senior Non ACC	-169,166.88
Due from LPHC	550.00
Due from West Lake Realty	14,000.00
Due from West Lake Management, LLC	7,000.00
Due from Central Office Cost Center	<u>30,400.00</u>
TOTAL DUE FROM	<u>41,315.51</u>
Renaissance Family-Operating Subsidy Receivable	35,304.72
Renaissance Senior-Operating Subsidy Receivable	<u>13,654.01</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>108,107.71</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	1,000.00
Prepaid Insurance	13,499.18
Prepaid Software Licenses	-0.01
Utility Deposit - Electric	<u>20,500.00</u>
TOTAL OTHER CURRENT ASSETS	<u>34,999.17</u>
TOTAL CURRENT ASSETS	1,198,164.66
NONCURRENT ASSETS	
FIXED ASSETS	
Buildings	21,088,272.28
Machinery & Equipment	150,483.39
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-6,091,250.30
Accum Depreciation- Misc FF&E	-804,586.60
Accum Depreciation-Infrastructure	-1,438,799.60
Intangible Assets	
Loan Costs	137,065.70
Monitoring Fees	131,658.00
AA Compliance Fees	-8,041.00
AA Monitoring Fees	-101,848.93
AA Loan Costs	<u>-115,205.00</u>
TOTAL FIXED ASSETS (NET)	<u>15,926,363.18</u>
TOTAL NONCURRENT ASSETS	15,926,363.18
TOTAL ASSETS	17,124,527.84

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	10,873.10
Tenant Security Deposits	46,672.39
Security Deposit Clearing Account	-5,663.79
Security Deposit-Pet	1,700.00
Renaissance Subsidy Payable	-24,511.33
Accrued Interest - HOPE VI	446,351.29
Accrued - Developer Fee	1,308,453.00
Accrued Audit Fees	23,175.00
Due to (14) Renaissance Family Public Housing	-8,164.92
Due to (15) Renaissance Senior Public Housing	-1,430.06
Due to (17) Renaissance Family Non-ACC	-300.00
Due to West Lake Mgmt.	12,508.52
HAP Overpayments	649.00
Tenant Prepaid Rents	-982.82
Accrued Compensated Absences-Current	<u>4,506.85</u>
TOTAL CURRENT LIABILITIES	1,813,836.23
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	8,369.86
FSS Due to Tenant Long Term	6,235.00
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	2,200,000.00
Permanent Loan - SunTrust	<u>610,874.56</u>
TOTAL NONCURRENT LIABILITIES	3,206,679.74
TOTAL LIABILITIES	5,020,515.97
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	6,951,274.41
Capital - GP2	<u>7,123,264.00</u>
TOTAL CONTRIBUTED CAPITAL	14,074,538.41
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-1,970,526.54</u>
TOTAL RETAINED EARNINGS:	-1,970,526.54
TOTAL EQUITY	12,104,011.87
TOTAL LIABILITIES AND EQUITY	17,124,527.84

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Changes in Cash
For the Current and Ten Months Ended October 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	260,291.20	255,345.25	-4,945.95
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	-2,839.92	-39,550.91	-36,710.99
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	49,071.39	48,372.39	-699.00
Cash Restricted - FSS Escrow	2,256.00	2,256.00	0.00
Cash Restricted-Reserve for Replacement	155,210.17	158,443.29	3,233.12
Restricted Cash - Partnership Devmt	1,189.02	1,189.05	0.03
Restricted Cash - OA Reserve	76,230.87	76,234.11	3.24
Restricted Cash - AA Reserve	46,987.38	46,989.38	2.00
Investment 1	255,024.32	255,024.32	0.00
Investment 2	254,369.69	254,369.69	0.00
Total Cash	1,097,790.12	1,058,672.57	-39,117.55

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	320,566.98	255,345.25	-65,221.73
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	-39,550.91	-39,550.91
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	46,687.44	48,372.39	1,684.95
Cash Restricted - FSS Escrow	881.00	2,256.00	1,375.00
Cash Restricted-Reserve for Replacement	154,370.45	158,443.29	4,072.84
Restricted Cash - Partnership Devmt	1,188.75	1,189.05	0.30
Restricted Cash - OA Reserve	76,202.36	76,234.11	31.75
Restricted Cash - AA Reserve	46,969.82	46,989.38	19.56
Investment 1	254,247.98	255,024.32	776.34
Investment 2	253,668.86	254,369.69	700.83
Total Cash	1,154,783.64	1,058,672.57	-96,111.07

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Ten Months Ended October 31, 2015

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	44,437	44,373	64	0.14%	1	444,647	443,730	917	0.21%	532,476
Other Tenant Income	610	1,554	(944)	-60.75%	2	6,586	15,543	(8,957)	-57.63%	18,652
Other Income	-	35	(35)	-100.00%		410	346	64	18.55%	415
Total Revenue	45,047	45,962	(915)	-1.99%		451,643	459,619	(7,976)	-1.74%	551,543
Administrative Expense	12,103	12,717	(614)	-4.83%		140,077	127,169	12,908	10.15%	152,603
Tenant Services	-	150	(150)	-100.00%	3	109	1,500	(1,391)	-92.71%	1,800
Utility Expense	7,824	5,465	2,358	43.15%	4	53,350	54,652	(1,302)	-2.38%	65,582
Maintenance Expense	5,969	9,516	(3,548)	-37.28%	3	80,533	95,164	(14,631)	-15.37%	114,197
General Expense	6,429	7,135	(706)	-9.89%		72,192	71,347	845	1.18%	85,617
Financing Expense	6,662	4,212	2,450	58.17%	3	41,754	42,120	(365)	-0.87%	50,544
Operating Expense before Depreciation	38,987	39,195	(208)	-0.53%		388,016	391,952	(3,936)	-1.00%	470,343
Net Operating Income (Loss)	6,060	6,767	(707)	-10.44%		63,627	67,667	(4,040)	-5.97%	81,200
Depreciation & Amortization Expense	39,013	38,981	32	0.08%		390,130	389,814	316	0.08%	467,777
Capital Replacement Items	-	1,373	(1,373)	-100.00%		2,009	13,733	(11,725)	-85.37%	16,480
Total Expense	78,000	79,550	(1,550)	-1.95%		780,155	795,500	(15,345)	-1.93%	954,600
Net Operating Income (Loss)	(32,953)	(33,588)	635	-1.89%		(328,512)	(335,881)	7,369	-2.19%	(403,057)

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are in line with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance reflects expenses lower than the budget.
- 4 Utility expenses are over budget for the period but remain within budget for year-to-date.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

October 31, 2015

ASSETS

Unrestricted Cash

Cash Operating 1	65,063.62
Petty Cash	225.00
Total Unrestricted Cash	65,288.62

Restricted Cash

Cash Restricted-Security Deposits	25,216.72
Cash Restricted-Operating Reserve	440,827.29
Cash Restricted-Reserve for Replacement	95,400.00
Cash-Tax & Insurance Escrow	70,725.04
Total Restricted Cash	632,169.05

TOTAL CASH	697,457.67
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	12,134.00
Allowance for Doubtful Accounts-Tenants	-5,037.45
Due from LPHC	550.00
Due from West Lake Realty	8,000.00
Due from Colton Meadow GP, Inc.	101,151.61
TOTAL DUE FROM	101,151.61

TOTAL ACCOUNTS AND NOTES RECEIVABLE	116,798.16
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OTHER CURRENT ASSETS

Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	2,552.30
Prepaid Insurance	16,431.52
Prepaid Software Licenses	0.03
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	24,983.85

TOTAL CURRENT ASSETS	839,239.68
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NONCURRENT ASSETS

FIXED ASSETS

Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,802,500.00
Machinery & Equipment	67,970.48
Automobiles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-2,193,812.20
Intangible Assets	
Amortization Tax Credit Fees	67,242.00
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	9,999,794.64

Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	10,104,440.41

TOTAL ASSETS	10,943,680.09
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LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	3,104.59
Tenant Security Deposits	23,911.72
Security Deposit-Pet	1,300.00
Accrued Property Taxes	27,152.00
Accrued Interest Payable	10,376.31
Accrued Audit Fees	17,375.00
Due to West Lake Mgmt.	5,218.45
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	30,002.84
Accrued Compensated Absences-Current	3,757.60
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	7,370,157.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
Deferred Development Fee	-70,492.00
TOTAL CURRENT LIABILITIES	9,582,933.68

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	6,978.41
Developer Fee Payable - PCHD	197,907.00
TOTAL NONCURRENT LIABILITIES	204,885.41

TOTAL LIABILITIES	9,787,819.09
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EQUITY

CONTRIBUTED CAPITAL

Capital - LP	1,205,286.00
GP Equity	46.12
TOTAL CONTRIBUTED CAPITAL	1,205,332.12

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-49,471.12
TOTAL RETAINED EARNINGS:	-49,471.12

TOTAL EQUITY	1,155,861.00
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TOTAL LIABILITIES AND EQUITY	10,943,680.09
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Lakeland Housing Authority
Colton Meadow, LLLP
Changes in Cash

For the Current and Ten Months Ended October 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	31,788.21	65,063.62	33,275.41
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	25,175.36	25,216.72	41.36
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	93,600.00	95,400.00	1,800.00
Cash-Tax & Insurance Escrow	64,661.65	70,725.04	6,063.39
Total Cash	656,052.51	697,232.67	41,180.16
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	70,267.26	65,063.62	-5,203.64
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	24,750.00	25,216.72	466.72
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	77,400.00	95,400.00	18,000.00
Cash-Tax & Insurance Escrow	50,982.79	70,725.04	19,742.25
Total Cash	664,227.34	697,232.67	33,005.33

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Ten Months Ended October 31, 2015

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	50,444	49,823	621	1.25%	1	489,897	498,231	(8,334)	-1.67%	597,877
Other Tenant Income	300	1,325	(1,025)	-77.35%		9,958	13,247	(3,290)	-24.83%	15,897
Other Income	-	-	-	#DIV/0!		1,250	-	1,250	#DIV/0!	-
Total Revenue	50,744	51,148	(404)	-0.79%		501,105	511,478	(10,373)	-2.03%	613,774
Administrative Expense	12,099	13,263	(1,164)	-8.78%		143,330	132,626	10,705	8.07%	159,151
Tenant Services	-	208	(208)	-100.00%	2	-	2,083	(2,083)	-100.00%	2,500
Utility Expense	15,496	4,547	10,949	240.78%	3	54,583	45,471	9,112	20.04%	54,565
Maintenance Expense	8,827	10,119	(1,292)	-12.77%	2	109,384	101,192	8,192	8.10%	121,431
General Expense	7,972	8,432	(460)	-5.45%		73,762	84,317	(10,555)	-12.52%	101,180
Financing Expense	9,495	10,327	(833)	-8.06%		102,235	103,272	(1,037)	-1.00%	123,927
Operating Expense before Depreciation	53,888	46,896	6,992	14.91%		483,294	468,962	14,333	3.06%	562,754
Net Operating Income (Loss)	(3,144)	4,252	(7,396)	-173.96%		17,810	42,516	(24,706)	-58.11%	51,019
Depreciation & Amortization Expense	47,465	47,465	0.07	0.00%		474,650	474,649	0.68	0.00%	569,579
Capital Replacement Items	-	1,373	(1,373.33)	-100.00%		6,164	13,733	(7,568.91)	-55.11%	16,480
Reimburse Replacement Reserve	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expense	101,353	95,734	5,619	5.87%		964,109	957,345	6,764	0.71%	1,148,813
Net Income (Loss)	(50,609)	(44,587)	(6,023)	13.51%		(463,004)	(445,867)	(17,137)	3.84%	(535,040)

Comments

- 1 75 apartment units, Tax Credit and Section 8 Vouchers. Tenant rent income is in line with the budget.
- 2 Variance is due to expenses being less than budgeted.
- 3 Utility expenses are over budget due to an issue with the software. Presently the software does not reflect a budget for water, sewer, and electricity.

**Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
October 31, 2015**

ASSETS

Unrestricted Cash	
Cash Operating 1	30.00
Cash Operating 2	78,000.91
Petty Cash	225.00
Total Unrestricted Cash	<u>78,255.91</u>
Restricted Cash	
Cash Restricted-Security Deposits	25,075.00
Cash Restricted-Operating Reserve	460,094.78
Cash Restricted-Reserve for Replacement	114,375.00
Cash-Tax & Insurance Escrow	46,018.47
Total Restricted Cash	<u>645,563.25</u>

TOTAL CASH	<u>723,819.16</u>
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	25,764.41
Allowance for Doubtful Accounts-Tenants	-4,789.09
Due from West Lake Realty	8,000.00
Due from Bonnet Shores GP, Inc	7,062.23
TOTAL DUE FROM	<u>7,062.23</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>36,037.55</u>

OTHER CURRENT ASSETS

Eviction Escrow Acct.	500.00
Prepaid Expenses and Other Assets	196.26
Prepaid Insurance	33,980.17
Prepaid Software Licenses	-0.01
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>39,676.42</u>
TOTAL CURRENT ASSETS	<u>799,533.13</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	300,000.00
Buildings	11,447,110.83
Automobiles	24,477.33
Furniture & Fixtures	423,152.78
Site Improvement-Infrastructure	679,255.00
Accum Depreciation-Buildings	-2,011,911.50
Accum Depreciation- Misc FF&E	-432,698.00
Accum Depreciation-Infrastructure	-218,880.00
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	10,024.00
Compliance Fees	246,589.00
Amortization Tax Credit Fees	79,458.04
TOTAL FIXED ASSETS (NET)	<u>10,409,032.40</u>
TOTAL NONCURRENT ASSETS	<u>10,409,032.40</u>

TOTAL ASSETS	<u>11,208,565.53</u>
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LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	1,806.82
Tenant Security Deposits	25,075.00
Security Deposit Clearing Account	-2,298.33
Security Deposit-Pet	800.00
Accrued Property Taxes	27,438.96
Current Portion of LT Debt	38,193.00
Accrued Interest Payable	231,329.85
Accrued Audit Fees	17,105.00
Due to West Lake Mgmt.	768.75
Due to Central Office Cost Center	405.03
Tenant Prepaid Rents	12,237.34
Accrued Compensated Absences-Current	1,806.82
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	<u>5,314,828.24</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	3,355.52
Developer Fee Payable - PCHD	70,487.00
TOTAL NONCURRENT LIABILITIES	<u>73,842.52</u>

TOTAL LIABILITIES	<u>5,388,670.76</u>
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EQUITY

CONTRIBUTED CAPITAL

Capital - LP	6,812,347.00
GP Equity	-162.00
Syndication Costs	-40,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,772,185.00</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-952,290.23
TOTAL RETAINED EARNINGS:	<u>-952,290.23</u>

TOTAL EQUITY	<u>5,819,894.77</u>
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TOTAL LIABILITIES AND EQUITY	<u>11,208,565.53</u>
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Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Ten Months Ended October 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	30.00	30.00
Cash Operating 2	81,571.72	78,000.91	-3,570.81
Cash Operating 3	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,153.33	25,075.00	-2,078.33
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	112,500.00	114,375.00	1,875.00
Cash-Tax & Insurance Escrow	39,622.05	46,018.47	6,396.42
Total Cash	720,941.88	723,594.16	2,652.28

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	30.00	30.00
Cash Operating 2	249,320.93	78,000.91	-171,320.02
Cash Operating 3	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Cash Restricted-Security Deposits	24,625.00	25,075.00	450.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	95,625.00	114,375.00	18,750.00
Cash-Tax & Insurance Escrow	29,456.62	46,018.47	16,561.85
Total Cash	859,122.33	723,594.16	-135,528.17

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP

Statement of Operations

For the Current and Ten Months Ended October 31, 2015

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	68,446	70,540	(2,094)	-2.97%	1	695,143	705,403	(10,260)	-1.45%	846,484
Other Tenant Income	203	(485)	688	-141.77%	2	2,027	(4,853)	6,879	-141.77%	(5,823)
Other Income	87	85	2	2.45%		914	851	62	7.32%	1,022
Total Revenue	68,736	70,140	(1,404)	-2.00%		698,084	701,402	(3,318)	-0.47%	841,682
Administrative Expenses	15,057	15,947	(890)	-5.58%		138,312	159,469	(21,157)	-13.27%	191,363
Tenants Service Expenses	-	300	(300)	-100.00%	3	523	3,000	(2,477)	-100.00%	3,600
Utility Expense	9,824	8,753	1,071	12.24%		79,019	87,534	(8,515)	-9.73%	105,040
Maintenance Expense	11,368	10,275	1,093	10.63%	4	123,296	102,752	20,544	19.99%	123,303
General Expenses	4,054	4,208	(153)	-3.64%		43,659	42,075	1,584	3.77%	50,490
Financing Expenses	41,956	24,278	17,677	72.81%	5	239,401	242,782	(3,381)	-1.39%	291,339
Operating expense before depreciation	82,260	63,761	18,498	29.01%		624,210	637,612	(13,402)	-2.10%	765,134
Net Operating Income (Loss)	(13,524)	6,379	(19,903)	-312.00%		73,873	63,790	10,083	15.81%	76,548
Depreciation & Amortization	-	41,940	(41,940)	-100.00%		377,460	419,400	(41,940)	-10.00%	503,280
Capital Replacement Items	-	3,291.33	(3,291)	-100.00%		2,725	32,913.33	(30,189)	-91.72%	39,496
Reimburse Replacement Reserve	-	-	-			-	-	-		-
Transfer In	-	-	-			-	-	-		-
Total Expense	82,260	108,993	(26,733)	-24.53%		1,004,395	1,089,925	(85,531)	-7.85%	1,307,910
Net Operating Income (Loss)	(13,524)	(38,852)	25,329	-65.19%		(306,311)	(388,524)	82,212	-21.16%	(466,228)

Comments

- 1 Consists of 100 Tax Credit and Section 8 Voucher units. Tenant rents are in line with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance reflects expenses that are lower than the budget.
Maintenance expenses continue to be higher than anticipated due to ongoing repairs associated with the
- 4 water infiltration.
- 5 Variance reflects two months of interest being posted within the same month.

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Balance Sheet
October 31, 2015

ASSETS

Unrestricted Cash	
Cash Operating 1	126,104.85
Petty Cash	300.00
Total Unrestricted Cash	<u>126,404.85</u>
Restricted Cash	
Cash Restricted-Security Deposits	9,350.00
Cash Restricted-Operating Reserve	25,155.58
Cash Restricted-Reserve for Replacement	165,606.89
Cash-Tax & Insurance Escrow	34,994.41
Investment 1	228,748.14
Total Restricted Cash	<u>463,855.02</u>
TOTAL CASH	<u>590,259.87</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	12,919.58
Allowance for Doubtful Accounts-Tenants	-4,385.11
Due from West Lake Realty	5,000.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>13,534.47</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Expenses and Other Assets	2,240.85
Prepaid Insurance	26,447.91
Prepaid Software Licenses	0.14
Utility Deposit	85.00
TOTAL OTHER CURRENT ASSETS	<u>29,273.90</u>
TOTAL CURRENT ASSETS	<u>633,068.24</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Furn, Fixt. & Equip	1,157,974.64
Accum Depreciation-Buildings	-1,999,494.00
Accum Depreciation- Misc FF&E	-721,431.00
Accum Depreciation-Infrastructure	-222,374.00
Intangible Assets	
Loan Costs	335,121.42
Amortization Loan Cost	116,353.00
Compliance Fees	200,558.00
Amortization Tax Credit Fees	83,562.00
TOTAL FIXED ASSETS (NET)	<u>11,779,900.06</u>
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>12,491,497.06</u>
TOTAL ASSETS	<u>13,124,565.30</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	13,782.21
Tenant Security Deposits	8,450.00
Security Deposit Clearing Account	-989.31
Security Deposit-Pet	900.00
Accrued Property Taxes	1,436.56
Accrued Interest NLP Loan	3,162.80
Accrued Audit Fees	20,625.00
Due to West Lake Mgmt.	2,475.95
HAP Overpayments	28.00
Tenant Prepaid Rents	15,054.20
Accrued Compensated Absences-Current	2,080.38
Mortgage Note Payable	3,144,552.21
Second Mortgage Payable	850,000.00
Third Mortgage Payable	372,092.18
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	1,411,560.37
TOTAL CURRENT LIABILITIES	<u>6,809,831.55</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,863.56
Due to Affiliates	5,000.00
TOTAL NONCURRENT LIABILITIES	<u>8,863.56</u>
TOTAL LIABILITIES	<u>6,818,695.11</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	6,936,810.00
GP Equity	-13.00
Special LP Equity	54,658.00
Syndication Costs	-30,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,961,455.00</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-655,584.81
TOTAL RETAINED EARNINGS:	<u>-655,584.81</u>
TOTAL EQUITY	<u>6,305,870.19</u>
TOTAL LIABILITIES AND EQUITY	<u>13,124,565.30</u>

**Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP**

**Changes in Cash
For the Current and Ten Months Ended October 31, 2015**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	138,563.33	126,104.85	-12,458.48
Cash Restricted-Security Deposits	9,205.00	9,350.00	145.00
Cash Restricted-Operating Reserve	25,155.58	25,155.58	0.00
Cash Restricted-Reserve for Replacement	163,106.89	165,606.89	2,500.00
Cash-Tax & Insurance Escrow	30,498.41	34,994.41	4,496.00
Investment 1	228,660.92	228,748.14	87.22
Total Cash	595,190.13	589,959.87	-5,230.26

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	165,312.29	126,104.85	-39,207.44
Cash Restricted-Security Deposits	8,662.85	9,350.00	687.15
Cash Restricted-Operating Reserve	25,155.58	25,155.58	0.00
Cash Restricted-Reserve for Replacement	140,606.89	165,606.89	25,000.00
Cash-Tax & Insurance Escrow	38,082.37	34,994.41	-3,087.96
Investment 1	227,884.46	228,748.14	863.68
Total Cash	605,704.44	589,959.87	-15,744.57

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Ten Months Ended October 31, 2015

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	5,243	5,120	123	2.40%	1	58,162	51,200	6,962	13.60%	61,440
Other Tenant Income	50	50	-	0.00%	2	235	500	(265)	-53.00%	600
Government Subsidy Income	2,718	1,624	1,094	67.34%	3	27,254	16,240	11,014	67.82%	19,488
Other Income	-	0	(0)	-100.00%		10	2	8	359.29%	3
Total Revenue	8,011	6,794	1,216	17.90%		85,660	67,942	17,718	26.08%	81,531
Administrative Expenses	2,566	2,735	(169)	-6.18%		17,145	27,348	(10,202)	-37.31%	32,817
Tenant Services Expenses	3,725	-	3,725	#DIV/0!		3,725	-	3,725	#DIV/0!	-
Utility Expense	-	1,210	(1,210)	-100.00%	4	-	12,100	(12,100)	-100.00%	14,520
Maintenance and Development Expense	1,591	1,602	(11)	-0.66%		20,580	16,016	4,564	28.50%	19,219
General Expenses	166	886	(720)	-81.28%	4	9,120	8,863	258	2.91%	10,635
Housing Assistance Payments	-	-	-	#DIV/0!		602	-	602	#DIV/0!	-
Transfer In	-	-	-	#DIV/0!		850	-	850	#DIV/0!	-
Operating expense before Depreciation	8,048	6,433	1,615	25.11%		52,023	64,326	(13,154)	-20.45%	77,192
Net Operating Income (Loss)	(37)	362	(398)	-110.21%		33,638	3,616	30,872	853.82%	4,339
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	8,048	6,433	1,615	25.11%		52,023	64,326	(13,154)	-20.45%	77,192
Net Income (Loss)	(37)	362	(398)	-110.21%		33,638	3,616	30,872	853.82%	4,339

Comments

- 1 Property is comprised of 11 Section 32 Homeownership Units.
- 2 Variance reflects less damage to units.
- 3 Government subsidy has been higher than anticipated.
- 4 Variance reflects less than anticipated expenses.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

October 31, 2015

ASSETS

LIABILITIES & EQUITY

CASH		CURRENT LIABILITIES	
Unrestricted Cash		A/P Vendors and Contractors	392.42
Cash Operating 1	103,071.74	Tenant Security Deposits	3,300.00
Negative Cash LHA Master	-8,326.45	Lease Purchase Escrow	2,730.00
Total Unrestricted Cash	94,745.29	Accrued Audit Fees	-666.40
Restricted Cash		Due to Federal Master	29,623.55
Cash Restricted-Security Deposits	3,233.74	Due to Central Office Cost Center	1,266.32
Cash Restricted - Escrow	2,730.00	Hampton Hills Subsidy Payable	2,717.67
		Tenant Prepaid Rents	428.00
TOTAL CASH	100,709.03	TOTAL CURRENT LIABILITIES	34,356.22
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
A/R-Tenants	1,221.00	FSS Due to Tenant Long Term	2,343.00
A/R-PHA Projects	50,000.00	TOTAL NONCURRENT LIABILITIES	2,343.00
Hampton Hills Operating Subsidy Receivable	5,435.67		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	56,656.67		
OTHER CURRENT ASSETS			
Eviction Escrow Acct.	500.00		
Prepaid Insurance	-1,567.65		
Prepaid Software Licenses	0.03		
TOTAL OTHER CURRENT ASSETS	-1,067.62		
TOTAL CURRENT ASSETS	156,298.08	TOTAL LIABILITIES	36,699.22
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Furniture & Fixtures	2,248.94	Retained Earnings-Unrestricted Net Assets	121,205.52
Accum Depreciation- Misc FF&E	-642.28	TOTAL RETAINED EARNINGS:	121,205.52
Intangible Assets			
TOTAL FIXED ASSETS (NET)	1,606.66		
TOTAL NONCURRENT ASSETS	1,606.66	TOTAL EQUITY	121,205.52
		TOTAL LIABILITIES AND EQUITY	157,904.74
TOTAL ASSETS	157,904.74		

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

For the Current and Ten Months Ended October 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	98,586.92	103,071.74	4,484.82
Negative Cash LHA Master	0.00	-8,326.45	-8,326.45
Cash Restricted-Security Deposits	3,233.74	3,233.74	0.00
Cash Restricted - Escrow	2,730.00	2,730.00	0.00
Total Cash	104,550.66	100,709.03	-3,841.63

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	42,627.12	98,136.74	55,509.62
Negative Cash LHA Master	0.00	-8,326.45	-8,326.45
Cash Restricted-Security Deposits	2,657.86	3,233.74	575.88
Cash Restricted - Escrow	1,605.00	2,730.00	1,125.00
Total Cash	46,889.98	95,774.03	48,884.05

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of November 19, 2015

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program	(HUD)								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	0.00
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	311,236.16	305,556.81	21,857.19
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	194,571.06	178,501.06	73,036.94
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	21,907.50	16,803.50	324,200.50
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	21,502.50	0.00	345,575.00
				CFP Subtotal:	1,828,511.00	1,645,659.90	1,112,197.22	1,063,841.37	764,669.63
Replacement Housing Factor	(HUD)								
RHF - 2009(a)		09-15-09	10-29-15	07-27-17	282,108.00	253,897.20	0.00	0.00	282,108.00
RHF - 2009(b)		04-02-10	10-29-15	10-29-17	149,804.00	134,823.60	0.00	0.00	149,804.00
RHF - 2010		07-15-10	10-29-15	10-29-17	441,385.00	397,246.50	0.00	0.00	441,385.00
RHF - 2011		08-03-11	10-29-15	10-29-17	380,321.00	342,288.90	0.00	0.00	380,321.00
RHF - 2012(a)		03-12-12	10-29-15	10-29-17	185,485.00	166,936.50	0.00	0.00	185,485.00
RHF - 2012(b)		03-12-12	10-29-15	10-29-17	70,661.00	63,594.90	0.00	0.00	70,661.00
RHF - 2013(a)		09-09-13	09-08-15	09-08-17	208,904.00	188,013.60	0.00	0.00	208,904.00
RHF - 2013(b)		09-09-13	09-08-15	09-08-17	62,529.00	56,276.10	0.00	0.00	62,529.00
RHF - 2014		05-13-14	05-12-16	05-12-18	185,710.00	167,139.00	0.00	0.00	185,710.00
RHF - 2015		04-13-15	04-12-17	04-12-19	187,612.00	168,850.80	0.00	0.00	187,612.00
				RHF Subtotal:	2,154,519.00	1,939,067.10	0.00	0.00	2,154,519.00
				RHF Total	1,969,034.00	1,772,130.60	0.00	0.00	1,969,034.00
HOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	19,908,767.13	19,908,767.13	1,934,033.87
Safety & Security Grant	(HUD)	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
			Safety & Security Subtotal:		250,000.00	225,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS - Family Self Sufficiency 2014		09-29-14	02-13-16		104,856.00	94,370.40	82,537.83	82,537.83	22,318.17
ROSS - Family Self Sufficiency 2013		07-01-13	07-01-14		52,084.00	46,875.60	52,084	52,084.00	0.00
ROSS - Service Coordinator 2011		09-22-11	09-29-14		140,838.00	126,754.20	140,838	140,838.00	0.00
				ROSS Subtotal:	297,778.00	268,000.20	275,459.83	275,459.83	22,318.17
YouthBuild	(DOL)	06-01-11	05-31-15		997,492.00	897,742.80	997,492.00	997,492.00	0.00
				YouthBuild Subtotal:	997,492.00	897,742.80	997,492.00	997,492.00	0.00
YouthBuild (new)	(DOL)	08-11-14	12-10-2017		974,124.00	876,711.60	354,033.24	354,033.24	620,090.76
				YouthBuild Subtotal:	974,124.00	876,711.60	354,033.24	354,033.24	620,090.76
21st Century	(DOE)	08-01-13	07-31-14		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50
				21st Century Subtotal:	324,331.00	291,897.90	199,395.53	199,395.50	124,935.50



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

PRINCIPAL DEPUTY ASSISTANT SECRETARY
FOR PUBLIC AND INDIAN HOUSING

Mr. Benjamin Stevenson
Executive Director
Lakeland Housing Authority
430 Hartsell Avenue
Lakeland, FL 33815-4502

OCT 27 2015

Dear Mr. Stevenson:

This is in response to your letter of August 25, 2015, on behalf of the Lakeland Housing Authority's (LHA) request for a 12-month extension to obligate its Capital Fund Formula and Replacement Housing Factor grants due to delay in obtaining approvals of the state and local governments. The LHA requests an extension for the following grants: FL14R01150113, FL14R01150209, FL14R01150210, FL14R01150211, FL14R01150212, FL14R01150213, and FL14R01150409.

Overview of the Statutory and Regulatory Requirements

Section 9(j) of the United States Housing Act of 1937 (the Act), as amended, establishes periods for the obligation and expenditure of Capital Fund grants. The statute requires that 90 percent of the grant funds be obligated within 2 years and that all grant funds be expended within 4 years from the date that funds are made available. On November 25, 2013, a Capital Fund Final Rule at 24 CFR 905.306 (formerly 24 CFR 905.120) became effective and includes the Act's requirements and the ability of the Secretary or Deputy Secretary (now delegated to the Assistant Secretary) to grant time extensions of the obligation deadline, but only in very limited circumstances. Per section 9(j)(2)(A) of the Act and section 905.306(d), an obligation extension may be granted for such a period the Secretary determines is necessary, for one of the following reasons:

1. Litigation;
2. Delay in obtaining approvals from the Federal Government or a state or local government that is not the fault of the PHA;
3. Compliance with environmental assessment or abatement requirements;
4. Relocating residents;
5. An event beyond the control of the PHA; or
6. Any other reason established by the Secretary in a notice in the *Federal Register*. In a notice published June 26, 2015, at 80 *Federal Register* 36830, HUD indicated that it will extend the obligation end date for Capital Funds used in a Rental Assistance Demonstration conversion for up to five years from the point when Capital Funds became available to the PHA for obligation.

Or, per section 9(j)(2)(C) of the Act and 24 CFR 905.306(c), an obligation extension may be granted for a period not to exceed 12 months, if the reason for requiring an extension is based on one of the following:

1. The size of the PHA;
2. The complexity of the Capital Fund program of the PHA;
3. Any limitation on the ability of the PHA to obligate amounts allocated for the PHA from the Capital Fund in a timely manner as a result of state or local law; or
4. Any other factors as the Secretary determines to be relevant.

Obligation Extension Request for Capital Fund and RHF Grants

Your letter provides a justification for an extension based on the reasons permitted by the Act and the regulations at 24 CFR section 905.306 (d)(2), specifically delays in obtaining approvals of the local and state governments. In 2011, the LHA submitted a tax credit application to the Florida Housing Finance Corporation (FHFC). The application received preliminary approval, but that approval was overturned by the FHFC in June 2012. In 2013, the LHA did not submit a tax credit application due to the possible loss of leveraged funds because of sequestration. The LHA then submitted a revised development proposal to the city of Lakeland and to HUD. That plan called for family units in a mixed-finance development. In July 2015, the city of Lakeland adopted an ordinance that restricted the proposed development to persons age 55 or older. As a result, the LHA now is preparing to submit an elderly designation request to HUD. Therefore, Nani Coloretti, Deputy Secretary for the Department of Housing and Urban Development has approved pursuant to the authorities mentioned above, an obligation end date extension for the grants listed below in light of the delay in getting local and state government approval. The approved dates are as follows:

Capital Fund RHF Grant	Authorized Amount	Current Obligation End Date	Revised Obligation End Date	Revised Expenditure End Date
FL14R01150113	\$208,984.00	9/8/2015	9/8/2016	9/8/2018
FL14R01150209	\$282,108.00	10/29/2015	10/29/2016	7/29/2017 ¹
FL14R01150210	\$441,385.00	10/29/2015	10/29/2016	7/29/2018 ¹
FL14R01150211	\$380,321.00	10/29/2015	10/29/2016	10/29/2018
FL14R01150212	\$70,661.00	10/29/2015	10/29/2016	10/29/2018
FL14R01150213	\$62,529.00	10/29/2015	10/29/2016	10/29/2018
FL14R01150409	\$149,804.00	10/29/2015	10/29/2016	7/29/2017 ¹

¹ Under the Account Closing Statute, an appropriation expires on its last day of availability and remains available for 5 fiscal years for the purpose of paying obligations incurred prior to its expiration. 31 U.S.C. §§1553(a); 1554(a). After 5 years, any balances are canceled and no longer available to pay obligations. 31 U.S.C. § 1552(a).

Expenditure Deadline for Capital Fund and RHF Grants

The LHA has until the expenditure end dates in the table above to expend 100 percent of the grants. The statute and regulations do not provide for extensions of the expenditure deadlines. Consequently, if the LHA is unable to expend and use 100 percent of the funds by the expenditure deadline, all funds not disbursed by the deadline will be recaptured.

A copy of this letter has been sent to Uche Oluku, Public Housing Director in HUD's Miami Field Office. If you have additional questions or concerns, please contact Ivan Pour, Director of HUD's Office of Capital Improvements, at 202-708-1640.

Thank you for your interest in the Department's programs.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lourdes', followed by a long horizontal flourish.

Lourdes Castro Ramírez
Principal Deputy Assistant Secretary
for Public and Indian Housing



LAKELAND HOUSING AUTHORITY(CITY OF) **Obligated/Expenditure Status**

[Menu](#) [Auth](#)
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If a Reporting Period date is a hyperlink (underlined), then clicking the date will allow you to update obligated/expenditure for that period. If there are multiple unreported periods, the earliest period must be reported 1st.

✓ Provided		🕒 Past Due								
Grant Number	Obligation End	Reporting Period Due		LOCCS Authorized	Cumulative PHA Obligated		LOCCS Disbursed	Cumulative PHA Expended		
Capital Fund Program (CFP)										
FL14E011501-12	03-19-2014	10-31-2015	11-06-2015	\$250,000.00	\$250,000.00	100%	\$250,000.00	\$250,000.00	100%	
		11-30-2015	12-07-2015	\$250,000.00	\$250,000.00	100%	\$250,000.00	\$250,000.00	100%	
09 FL14P011501-	09-14-2011	10-31-2015	11-06-2015	\$640,879.00	\$640,879.00	100%	\$640,879.00	\$640,879.00	100%	
		11-30-2015	12-07-2015	\$640,879.00	\$640,879.00	100%	\$640,879.00	\$640,879.00	100%	
10 FL14P011501-	07-14-2012	10-31-2015	11-06-2015	\$639,073.00	\$639,073.00	100%	\$639,073.00	\$639,073.00	100%	
		11-30-2015	12-07-2015	\$639,073.00	\$639,073.00	100%	\$639,073.00	\$639,073.00	100%	
11 FL14P011501-	08-02-2013	10-31-2015	11-06-2015	\$562,980.00	\$562,980.00	100%	\$562,980.00	\$562,980.00	100%	
		11-30-2015	12-07-2015	\$562,980.00	\$562,980.00	100%	\$562,980.00	\$562,980.00	100%	
12 FL14P011501-	03-11-2014	10-31-2015	11-06-2015	\$327,414.00	\$311,236.16	95%	\$305,556.81	\$305,556.81	93%	
		11-30-2015	12-07-2015	\$327,414.00	-	-	\$305,556.81	-	-	
13 FL14P011501-	09-08-2015	10-31-		\$251,538.00	\$241,015.25	95%	\$178,501.06	\$225,170.32	89%	

			2015 	11-06-2015								
			11-30-2015	12-07-2015	\$251,538.00	-	-	\$178,501.06	-	-		
14	FL14P011501-	05-12-2016	10-31-2015 	11-06-2015	\$341,004.00	\$57,457.76	16%	\$16,803.50	\$29,805.78	8%		
			11-30-2015	12-07-2015	\$341,004.00	-	-	\$16,803.50	-	-		
15	FL14P011501-	04-12-2017	10-31-2015 	11-06-2015	\$345,575.00	\$32,089.55	9%	\$0.00	\$32,089.55	9%		
			11-30-2015	12-07-2015	\$345,575.00	-	-	\$0.00	-	-		
	FL14R011501-13	09-08-2016	10-31-2015 	11-06-2015	\$208,904.00	\$0.00	0%	\$0.00	\$0.00	0%		
			11-08-2015 	11-16-2015	\$208,904.00	\$0.00	0%	\$0.00	\$0.00	0%		
			11-30-2015	12-07-2015	\$208,904.00	-	-	\$0.00	-	-		
	FL14R011501-14	05-12-2016	10-31-2015 	11-06-2015	\$185,710.00	\$0.00	0%	\$0.00	\$0.00	0%		
			11-30-2015	12-07-2015	\$185,710.00	-	-	\$0.00	-	-		
	FL14R011501-15	04-12-2017	10-31-2015 	11-06-2015	\$187,612.00	\$0.00	0%	\$0.00	\$0.00	0%		
			11-30-2015	12-07-2015	\$187,612.00	-	-	\$0.00	-	-		
	FL14R011502-09	10-29-2016	10-31-2015 	11-06-2015	\$282,108.00	\$0.00	0%	\$0.00	\$0.00	0%		
			11-30-2015	12-07-2015	\$282,108.00	-	-	\$0.00	-	-		
	FL14R011502-10	10-29-2016	10-31-	11-06-2015	\$441,385.00	\$0.00	0%	\$0.00	\$0.00	0%		

		2015 ✓							
		11-30-2015	12-07-2015	\$441,385.00	-	-	\$0.00	-	-
FL14R011502-11	10-29-2016	10-31-2015 ✓	11-06-2015	\$380,321.00	\$0.00	0%	\$0.00	\$0.00	0%
		11-30-2015	12-07-2015	\$380,321.00	-	-	\$0.00	-	-
FL14R011502-12	10-29-2016	10-31-2015 ✓	11-06-2015	\$70,661.00	\$0.00	0%	\$0.00	\$0.00	0%
		11-30-2015	12-07-2015	\$70,661.00	-	-	\$0.00	-	-
FL14R011502-13	10-29-2016	10-31-2015 ✓	11-06-2015	\$62,529.00	\$0.00	0%	\$0.00	\$0.00	0%
		11-30-2015	12-07-2015	\$62,529.00	-	-	\$0.00	-	-
FL14R011504-09	10-29-2016	10-31-2015 ✓	11-06-2015	\$149,804.00	\$0.00	0%	\$0.00	\$0.00	0%
		11-30-2015	12-07-2015	\$149,804.00	-	-	\$0.00	-	-
Urban Revitalization Program(Hope6) (URP)									
FL14URD0111199	12-31-2017	06-30-2014 ⚠	07-08-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
		07-31-2014 ⚠	08-07-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
		08-31-2014 ⚠	09-08-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
		09-30-2014 ⚠	10-07-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
		10-31-2014 ⚠	11-07-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
				\$21,842,801.00	-	-	\$19,908,767.13	-	-

11-30-2014 	12-05-2014						
12-31-2014 	01-08-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
01-31-2015 	02-06-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
02-28-2015 	03-06-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
03-31-2015 	04-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
04-30-2015 	05-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
05-31-2015 	06-05-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
06-30-2015 	07-08-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
07-31-2015 	08-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
08-31-2015 	09-08-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
09-30-2015 	10-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
10-31-2015 	11-06-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
11-30-2015	12-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-



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Administration Department

Board Report November Meeting 2015

I. Authority-Wide Updates

Section 3 and M/WBE: The Housing Authority of the City of Lakeland, Florida (LHA) did not enter into any agreements, task orders, or contract modifications during this reporting period. Accordingly, there has been no change to LHA's contracting activity. The following summarizes LHA's Section 3 and M/WBE percentages to date:

- The total dollar volume of work contracted to outside vendors by LHA, or its affiliates, remained **"unchanged"** at **\$2,972,922**.
- The total dollar volume of work contracted to M/WBE firms remained **"unchanged"** at **\$956,231**. This equates to 32% of the total dollar volume contracted by LHA.
- Nineteen (19) of the 71 contracts are with M/WBE firms. This represents 27% of the contracts.
- Four (4) of the 71 contracts are with Section 3 Business Concerns; which represents approximately 6% of the contracts.
- Three (3) Section 3 Hires have been employed as part of LHA's existing contracts.

Lake Ridge Home Owners Association (HOA): The Lake Ridge HOA is a part of the Renaissance at Washington Ridge Master (RWR) Master Association. Staff is in the process of finalizing a date, time, and location for the Annual Meeting to occur in December. Notices for the Annual Meeting will be sent to members via certified mail, sign receipt at least 14 days prior to the meeting. Additionally, notices will be posted at the property.

II. LHA Portfolio

Arbor Manor

On Tuesday, November 17, 2015, staff received notification that the disposition application had been approved. Staff is presently waiting for the U.S. Department of Housing and Urban Development (HUD) to transmit the approval letter.

Cecil Gober

Aging-In-Place Design: The status of this item remains **"unchanged"**. The Stop Work Order dated July 11, 2013 remains in effect. On Tuesday, July 7, 2015, staff met with representatives from *Robert Reid Wedding Architects and Planners, AIA, Inc.* to discuss items needed to resume work on the design. The next step is for staff to issue a Task Order, to the architect for pricing.

Aging-In-Place Modernization: There are no updates to provide for this item. This item will remain **"On Hold"** until revisions to the design are completed.

Hampton Hills

Homeownership Plan: Representatives from *Solita's House* continued to meet with heads of households living at the 11 remaining houses. An additional counseling session was conducted on Thursday, November 19, 2015. Staff from *Solita's House* also continues to work with lenders to get potential homebuyers with the best credit history closed by year's end. Initial assessments revealed that six (6) of the 11 homebuyers have the potential of purchasing a home by year end.

However, it now appears that it will only be feasible for two of the six potential homebuyers to close by December 31, 2015.

LHA Administration Building

Remediation and Renovation of Administration Building: The status of this item remains *"unchanged"*. Staff continues to work with representatives from *Johnson Laux Construction (JLC)* to close out the project. Specifically on Friday, September 11, 2015, staff sent *JLC* a summary of the outstanding documents that must be submitted prior to LHA issuing final payment. Staff continues to wait for the documents to be submitted. Staff sent a follow up email to *JLC* on November 11, 2015. Staff also spoke with the representative responsible for closing out the project the same day.

WestLake

Redevelopment of Westlake: The *Housing Trust Group, LLC (HTG)*, LHA's development partner for WestLake, requested authorization to submit a 9% tax credit application to the Florida Housing Finance Corporation (FHFC). The application contemplates developing a 100-unit senior living facility on a portion of the site. Twenty-nine (29) of the existing family housing units at WestLake would be impacted by the application, if funded. However, the remaining 91 units would remain occupied during development of the first phase. Last month LHA's Board of Commissioners approved Resolution Number 15-1417. It authorized submission of a 9% tax credit application to FHFC for a 100 unit senior living facility. This allowed the Executive Director to execute a ground lease for the development as well as to create partnership entities with *HTG*. *HTG* submitted the application to FHFC on October 15, 2015. The application received a lottery number of 22; thus, the application probably will not be within the funding range. Accordingly, *HTG* is now investigating the feasibility of submitting a SAIL application for the property.

Williamstown

On August 25, 2015, LHA submitted a request to HUD to extend the obligation deadlines for its FY 2009 – 2013 Replacement Housing Factor (RHF) grants. HUD approved the extension request on October 27, 2015. A copy of HUD's approval letter is included within the grant report. Staff continues to work towards a financial closing. On November 2, 2015, staff submitted a draft of the Mixed-Finance Proposal. HUD's Miami Field Office (MFO) emailed comments on November 10, 2015. Staff is in the process of revising the proposal to incorporate MFO's comments. LHA also received notification that the Part 50 Environmental Site Assessment was completed by MFO on November 16, 2015. Staff is presently waiting for receipt of the Environmental Certification so that it can be included as an attachment to Section 4g of the Mixed-Finance Proposal submission. Staff continues to work with the appraiser to obtain a valuation on the property. Staff is also working with outside consultants to finalize the Designated Housing Plan and Site and Neighborhood Review as HUD's loan review committee will not accept the Mixed-Finance Proposal until these items are complete and have submitted to the appropriate HUD department for approval.

On October 27, 2015, LHA's Board of Commissioners approved Resolution Number 15-1421. This resolution authorized the Executive Director to enter into an agreement with *Miller Construction Management, Inc.* for the construction of Williamstown.

III. Mixed Finance Developments

Colton Meadow

On November 12, 2015, staff assisted Affordable Housing Staff with the notice of claim for a fire damaged unit (Apartment #34).

Carrington Place (formerly Dakota Park)

Staff did not perform any activities directly related to Carrington Place during this reporting period.

Renaissance

FY 1999 HOPE VI Funds: On November 17, 2015, staff participated in a conference call with representatives from MFO to discuss the Amendment to the Amended Revitalization Plan. Staff is in the process of drafting the amendment. MFO also advised LHA to submit an updated RHF Plan. This item is also in progress.

Intersection of N. Florida Avenue and W. Tenth Street: On July 30, 2015, LHA received approval from the Special Applications Center (SAC) to amend its disposition approval for an 11.68-acre tract of land at Lake Ridge Homes that contains the commercial corner. Receipt of SAC's approval will allow LHA to sale the property to *GH&G Florida, LLC (GH&G)*. The approved sale price is \$1,330,000. Now that LHA has SAC approval to sell the property, *GH&G* will proceed with the survey and Phase I Environmental Site Assessment. Submission of the rezoning application is in progress but is scheduled to be submitted in December.

Design of Single-Family and Duplex Buildings for 15 Vacant Lots: Representatives from *Wallis Murphey Boyington Architects, Inc. (WMB)* are 70% complete with design of Phase 1 and 2 Construction Documents.

The Manor at West Bartow

On November 19, 2015, staff issued an Invitation for Bid for asphalt repair, sealing, and striping. Proposals are due at 10 a.m. on December 1, 2015.

Villas at Lake Bonnet

Staff did not complete any activities related to the Villas at Lake Bonnet this reporting period.

Magnolia Pointe

Staff did not perform any activities related to Magnolia Pointe during this reporting period.

YouthBuild Support

Staff continued to respond to audit requests from the Office of Inspector General. An internal control review of the YouthBuild-Lakeland Program occurred on October 26, 2015. YouthBuild-Lakeland conducted its first Lunch & Learn on Tuesday, November 17, 2015. The purpose of the Lunch & Learn was to brief community stakeholders on the program and to outline support needed for the upcoming grant application.

November 2015 Board Report



Academics

October has been a successful month for students in the YouthBuild program. Seven different participants have passed sections of the GED Test. Some of these young people have even passed multiple sections. The work continues for Cycle 12 as they continue to put in great amounts of effort to obtain their diplomas. Students are studying the finish up exams in Language Arts and Social Studies. Also, students are making strides in the practical arts by working on a keyboarding class to increase the rate and accuracy at which they type.

Recruitment

Recruitment for Cycle 13 continues. The Program has received over twenty applications for the next cycle. The first Open House and information meeting for Cycle 13 will be held in early November. The staff continues to keep up efforts to recruit by actively placing flyers in the neighborhoods around Lakeland. Efforts will continue through the following months to bring more young people to the YouthBuild program.

Career Development

During the month of October, the participants of Cycle 12 continued their career development with workshops that included ONET (Occupational Informative Network) On-line and individual goal setting. During the month of October, the Career Development Specialist: (1) served as a member of the community Red Ribbon Committee participating in weekly planning meetings; (2) Attended a mandatory two-day training for YouthBuild's 2015 SBIRT (Screening, Brief Intervention and Referral to Treatment) South Region Training – Drug Prevention & Intervention that was held in Birmingham, Alabama on October 28th and 29th; (3) She and a group of YB Cycle 12 participants attended the New Life Outreach Ministry, Inc.'s 26th Anniversary Celebration 'Make it Happen, Make it Matter' on October 30th. The keynote speaker was educator/author Evangelist R.V. Brown. The Career Development Specialist continues to assist the Cycle 11 participants to move forward on their journey to success through job referral and placement efforts.

Scenes from the New Life Outreach Ministry Banquet



Our YouthBuild Participants
enjoying the evening

YouthBuild participant Franklin VanBeverhoudt
(right) was introduced to educator/author
Evangelist R.V. Brown (left)

Habitat and LHA Projects

Participants continue to work with Lovett Johnson's maintenance team on many different projects and also with Habitat for Humanity on refurbishing family homes.

Events at YouthBuild

October 7th: Daryl Wright, Vice President for Employer Partnerships from YB USA and Kosal Sarou, DBE Compliance Officer from SKANSKA met with the YouthBuild team and participants and visited the Habitat and Lakeland Housing worksites to explore a future training partnership with YouthBuild Lakeland. YouthBuild Lakeland will serve as a pilot program that hopefully will transition to a nationwide relationship.

October 15th: Family Dinner night was an incredible success and attended by over 60 people. We enjoyed great food and conversation!

October 26th: YouthBuild participated in the Red Ribbon Walk against Substance Abuse.

October 30th: Cynthia Zorn Shaw attended the New Life Banquet with some of the participants.

October Awards for Perfect Attendance



Those pictured l-r have 100 percent attendance from the cycle start: Nick McMahan, Tavaris Kincade, Dalton Hart, Jason Williams, Randy Lopez, Justina Gonzalez

Training

October 28-29th: Cynthia Zorn Shaw and Janiene Bambridge attended the regional Screening, Brief Intervention and Referral to Treatment (SBIRT) Training in Birmingham following the award of a grant funded by the Conrad N. Hilton Foundation.

Janiene Bambridge
YouthBuild Program Manager

Richard Mooneyham
YouthBuild Program Instructor

Cynthia E. Zorn-Shaw
YouthBuild Career Development Specialist

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 # 15-1420

The Board of Commissioners is requested to approve the above-referenced resolution to authorize revisions of the current utility allowance schedule for both the Public Housing and the Housing Choice Voucher participants.

2. Who is making request:

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

B. Project: Implement the annual utility allowance schedules for participants effective January 01, 2016.

C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

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

The utility allowance survey method is the preferred method of obtaining current utility rates and charges for Public Housing and Section 8 Housing Choice Voucher programs. The outcome of this study will enable the Lakeland Housing Authority to update the current utility allowance schedule.

Housing Authority Services was selected as the consulting firm for the utility allowance study. *Housing Authority Services* has over twenty years' experience in federal, state, and local government consulting services in the following areas:

- Financial Management and Capital Fund Program
- Agency Plans and Policies
- PHAS
- SEMAP
- HQS
- Family Self Sufficiency

- Reasonable Rent Determination
- Utility Allowances
- Energy Audits
- Physical Needs Assessments

Based on previous experience and work history, the Lakeland Housing Authority requested that the *Housing Authority Services* conduct the utility allowance study for the Public Housing program and Section 8 participants.

OBJECTIVE

The objective of this study is to update the utility allowances with current utility suppliers' rates and charges for electricity, natural gas, water and sewer from the City, County, and other jurisdictions. The methodology used to analyze the current utility allowances included a review of Monthly Consumption Allowances, Rate Information Gathering, Computation of Consumption Costs, submission of Section 8 and Public Housing HUD Forms, gathering Supporting Documentation, and finally implementing the allowances within 90 days of approval.

PRESENT SITUATION

The Housing Authority has a current utility allowance schedule that will be updated with the new utility allowance schedule (please see attached forms) based on the *Housing Authority Services* survey. The summary of the *Housing Authority Services* complete survey, including a comparison of current allowance with the proposed allowances, is attached to the resolution.

ANTICIPATED OUTCOME

By approving this Resolution, the Lakeland Housing Authority will be able to implement the updated utility allowances in its programs and will therefore be compliant with HUD mandated utility allowance regulation 24 CFR 965.507 (b).

WHO BENEFITS

The Public Housing residents and the Section 8 participants of Lakeland Housing Authority will benefit.

RESOLUTION NO. 15-1420

APPROVAL OF REVISED PUBLIC HOUSING AND HOUSING CHOICE VOUCHER UTILITY ALLOWANCE SCHEDULES

WHEREAS, the Housing Authority of the City of Lakeland is required by the United States Department of Housing and Urban Development to ensure that its Public Housing program and its Housing Choice Voucher (Section 8) program review and, if necessary, update the utility allowances for program participants on an annual basis; and

WHEREAS, after a study was performed to review the Housing Authority of the City of Lakeland's utility allowances, it was determined that adjustments were necessary; and

WHEREAS, the revised utility allowances have been posted for thirty (30) days to allow for public review and comment;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the attached Public Housing utility allowances as well as the attached Housing Choice Voucher (Section 8) utility allowances to become effective on January 01, 2016.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted Resolution No. 15-1420 dated November 30, 2015.

Attested by:

Benjamin Stevenson, Secretary

Michael A. Pimentel, Chairman

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

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

Re: Resolution # 15-1422

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: *Barton, Gonzales & Myers; Berman Hopkins Wright & Laham; and Clifton Larson Allen* for the provision of *Audit and Financial Services*.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: The provision of *Audit and Financial Services*
- C. Originator: Valerie Brown

3. Cost Estimate:

\$350,000 which includes:

- for the first year--an amount not-to-exceed \$38,000 for Audit and Tax Return Fees for the Fiscal Year ending December 31, 2015
- for the second year--an amount not-to-exceed \$38,000 for Audit and Tax Return Fees for the Fiscal Year ending December 31, 2016
- for Audit and Tax Return Fees to be negotiated for the Fiscal Years ending December 31, 2017, December 31, 2018, and December 31, 2019
- fees to be negotiated for miscellaneous financial consulting and services

Narrative:

The Lakeland Housing Authority is required to have a financial audit completed annually by a third-party auditing firm. Also, throughout the year, the Lakeland Housing Authority may occasionally need professional advice on sundry financial matters.

A RFP for these services was sent by email to 20 potential respondents and two bid/proposal "clearing houses." Notice of the RFP was also posted: on the Lakeland Housing Authority web site; on the *FAHRO* (Florida Association of Housing and Redevelopment Officials) web site; on *The RFP Data Base* web site; in *The Ledger*; as well as with the *Central Florida Business Diversity Council*.

Five responses to the RFP were received prior to the November 05, 2015 deadline. All responses were reviewed by a four-member evaluation team. At its November 10, 2015 meeting, the evaluation team met and discussed their independent findings. (A copy of the scoring matrix is provided after the resolution.) Based on the results of evaluation process described in the RFP, staff is recommending awarding a task order-driven, indefinite delivery, indefinite quantity agreement with each: *Barton, Gonzales & Myers; Berman Hopkins Wright & Laham; and Clifton Larson Allen* for a base period of one year with the option to continue the agreement for four additional one-year periods--all for a not-to-exceed total amount of \$350,000.

RESOLUTION NO. 15-1422

APPROVING THE AWARD OF CONTRACTS FOR AUDIT AND FINANCIAL SERVICES

WHEREAS, the Housing Authority of the City of Lakeland requires audit and other financial services from a certified public accounting firm; and

WHEREAS, on October 21, 2015, the Housing Authority staff issued a Request for Proposals to procure the necessary professional services; and

WHEREAS, on November 05, 2015, proposals were received from the five firms indicated in the attached matrix; and

WHEREAS, the Housing Authority staff evaluated the five proposals; and

WHEREAS, the proposals submitted by: *Barton, Gonzales & Myers; Berman, Hopkins, Wright, & Laham; and Clifton Larson Allen* indicated that these firms would provide the best service to Housing Authority of the City of Lakeland;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Housing Authority of the City of Lakeland hereby approves the award of a task order-driven, indefinite delivery, indefinite quantity contract with each: ***Barton, Gonzales & Myers; Berman Hopkins Wright & Laham; and Clifton Larson Allen*** effective January 01, 2016 for a base period of one year with the option to continue the agreement for four additional one-year periods all for a not-to-exceed total amount of \$350,000.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 15-1422 dated November 30, 2015.

Attested by:

Benjamin Stevenson, Secretary

Michael A. Pimentel, Chairman

**PROPOSAL RATING SHEET TALLY
AUDIT AND FINANCIAL SERVICES**

CRITERIA	Evaluator	PROPOSER				
		Barton, Gonzales & Myers	Berman Wright, & Hopkins Laham	Clifton Larson Allen	Goldie Roberts	Yeager & Boyd
Letter of Transmittal (Possible 0 to 10 points)- Evaluate the how well the Proposer's Letter of Transmittal contains the information requested in Part 2, II.C. of this RFP.	A	10	10	10	10	10
	B	7	7	9	5	6
	C	5	8	8	4	4
	D	5	8	7	2	5
Audit Team (Possible 0 to 35 points)-- Evaluate the how well the Proposer provided a description of its proposed Audit Team as requested in Part 2, I.A. through Part 2, I.D. ; Part 2, II.D ; Part 2, II.G ; and Part 2, II.V.B of the RFP.	A	29	34	35	20	30
	B	32	34	32	20	32
	C	25	30	30	10	10
	D	20	30	30	15	15
Audit Services (Possible 0 to 35 points)-- Evaluate the how well the Proposer provided a description of its proposed Audit Services as requested in Part 1, III. ; Part 2, I.E through Part 2, I.F ; Part 2, II.E. ; and Part 2, II.G of the RFP.	A	30	30	30	30	30
	B	30	32	32	18	25
	C	30	35	35	15	15
	D	28	32	35	20	20
Costs of Services (Possible 0 to 20 points)-- Evaluate the Proposer's reasonableness of costs (as requested in Part 2, II.F. of the RFP) and compare these costs to other proposals submitted to the RFP.	A	5	20	5	2	5
	B	15	20	17	1	17
	C	15	20	20	0	15
	D	15	20	15	5	15
Submission of Required Documents identified in the Attachments to the RFP --(No points to be awarded)-- Did the Proposer provide all of the following: ▪ Completed HUD Form 5369-C ▪ Completed HUD Form 50070 ▪ Completed Section 3 Business Form ▪ Completed Non-Collusion Certification ▪ Completed Public Entity Crime Statement Please indicate either Y or N	A	Y	Y	Y	Y	Y
	B	Y	Y	Y	Y	Y
	C	Y	Y	Y	Y	Y
	D	Y	Y	Y	Y	Y
TOTALS		301	370	350	177	254

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

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

Re: Resolution # 15-1423

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: *Cohen & Grigsby*; *Rumberger Kirk & Caldwell*; and *Saxon Gilmore* for the provision of *General Counsel* and/or *Specialized Legal Services*.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: The provision of *General Counsel* and/or *Specialized Legal Services*
- C. Originator: Valerie Brown

3. Cost Estimate:

Not-to-exceed \$550,000

Narrative:

As the need arises, the Lakeland Housing Authority requires general legal counsel and/or specialized legal services for its Operational or Development activities.

A RFP for these services was sent by email to 18 potential respondents and two bid/proposal "clearing houses." Notice of the RFP was also posted: on the Lakeland Housing Authority web site; on the *FAHRO* (Florida Association of Housing and Redevelopment Officials) web site; in *The Ledger*; as well as with the *Central Florida Business Diversity Council*.

Five responses to the RFP were received prior to the November 05, 2015 deadline. All responses were reviewed by a four-member evaluation team. At its November 16, 2015 meeting, members of the evaluation team met and discussed their independent findings. (A copy of the scoring matrix is provided after the resolution.) Based on the results of evaluation process described in the RFP, staff is recommending awarding a task order-driven, indefinite delivery, indefinite quantity agreement with each: *Cohen & Grigsby*; *Rumberger Kirk & Caldwell*; and *Saxon Gilmore* for a base period of two years with the option to continue the agreement for an additional three-year period--all for a not-to-exceed total amount of \$550,000.

RESOLUTION NO. 15-1423

APPROVING THE AWARD OF CONTRACTS FOR GENERAL COUNSEL AND/OR SPECIALIZED LEGAL SERVICES

WHEREAS, on occasion, the Housing Authority of the City of Lakeland requires general legal counsel and/or specialized legal services from a reputable legal firm; and

WHEREAS, on October 21, 2015, the Housing Authority staff issued a Request for Proposals to procure the necessary legal services; and

WHEREAS, on November 05, 2015, proposals were received from the five firms indicated in the attached matrix; and

WHEREAS, the Housing Authority staff evaluated the five proposals; and

WHEREAS, the proposals submitted by: *Cohen & Grigsby; Rumberger Kirk & Caldwell*; and *Saxon Gilmore* indicated that these firms would provide the best service to Housing Authority of the City of Lakeland;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Housing Authority of the City of Lakeland hereby approves the award of a task order-driven, indefinite delivery, indefinite quantity contract with each: ***Cohen & Grigsby; Rumberger Kirk & Caldwell***; and ***Saxon Gilmore*** effective January 01, 2016 for a base period of two years with the option to continue the agreement for an additional three-year period--all for a not-to-exceed total amount of \$550,000.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 15-1423 dated November 30, 2015.

Attested by:

Benjamin Stevenson, Secretary

Michael A. Pimentel, Chairman

PROPOSAL RATING TALLY SHEET
GENERAL COUNSEL and/or SPECIALIZED LEGAL SERVICES

CRITERIA	EVALUATOR	PROPOSER				
		Broad and Cassel	Cohen & Grigsby	Rumberger Kirk & Caldwell	Saxon Gilmore	Wideman Malek
<i>Letter of Transmittal</i> (No points to be awarded)	Carlos	Yes	Yes	Yes	Yes	Yes
	Idalia	Yes	Yes	Yes	Yes	Yes
	Jennifer	Yes	Yes	Yes	Yes	Yes
	Valerie	Yes	Yes	Yes	Yes	Yes
<i>Information requested under Tab 1 – Experience</i> (Possible 0 to 30 points)	Carlos	25	30	28	28	17
	Idalia	25	15	25	30	19
	Jennifer	25	30	30	30	20
	Valerie	20	28	20	30	15
<i>Information requested under Tab 2 – Capacity to Provide Professional Services in a Timely Manner</i> (Possible 0 to 15 points)	Carlos	15	15	14	14	9
	Idalia	12	10	15	15	10
	Jennifer	15	8	15	15	15
	Valerie	15	13	10	15	9
<i>Information requested under Tab 3 – Past Performance</i> (Possible 0 to 20 points)	Carlos	15	15	20	18	5
	Idalia	15	12	18	16	8
	Jennifer	15	18	10	20	10
	Valerie	15	15	12	17	15
<i>Information requested under Tab 4 – Knowledge of Federal, State, and Local Codes</i> (Possible 0 to 15 points)	Carlos	15	15	14	15	5
	Idalia	15	15	13	13	10
	Jennifer	15	15	13	15	5
	Valerie	12	12	10	15	11
<i>Information requested under Tab 5 – Fee Schedule</i> (Possible 0 to 20 points)	Carlos	1	2	20	17	20
	Idalia	0	15	20	15	15
	Jennifer	10	10	10	10	20
	Valerie	12	14	18	16	20
<i>Information requested under Tab 6 – Submission of Required Documents</i> (No points to be awarded)	Carlos	Yes	Yes	Yes	Yes	Yes
	Idalia	Yes	Yes	Yes	Yes	Yes
	Jennifer	Yes	Yes	Yes	Yes	Yes
	Valerie	Yes	Yes	Yes	Yes	Yes
TOTALS		292	307	335	364	258

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

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

Re: Resolution # 15-1424

The Board of Commissioners is requested to approve the 2016 Annual Budget as presented by staff.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: Approving the 2016 Annual Budget
- C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

The Board of Commissioners provides oversight and direction to the Housing Authority of the City of Lakeland. Annually, the Board reviews, comments, and when satisfied, approves the Annual Budget for: the Central Office Cost Center; the Section 8 program; and the Public Housing program which includes AMP 1 and AMP 4. This resolution provides for approval of the 2016 Annual Budget.

RESOLUTION NO. 15-1424

APPROVAL OF THE 2016 ANNUAL BUDGET

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida has reviewed the proposed 2016 Annual Budget for: the Central Office Cost Center; the Section 8 program; and the Public Housing program which includes AMP 1 and AMP 4; and

WHEREAS, the Board of Commissioners has determined that the proposed expenditures are necessary for the efficient and effective operation of the Housing Authority of the City of Lakeland for the purpose of providing affordable housing to low-income families; and

WHEREAS, the proposed expenditures will be consistent with the provisions of law and the Annual Contributions Contract;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the 2016 Annual Budget as presented by staff.

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. 15-1424 dated November 30, 2015.

Attested by:

Benjamin Stevenson, Secretary

Michael A. Pimentel, Chair

PHA Board Resolution
Approving Operating Budget

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

OMB No. 2577-0026
(exp. 04/30/2016)

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

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

PHA Name:

PHA Code:

PHA Fiscal Year Beginning:

Board Resolution Number:

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

DATE

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

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

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

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

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

Print Board Chairperson's Name:	Signature:	Date:
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TO: Lakeland Housing Authority Board of Commissioners

FROM: Carlos Pizarro An, VP of Housing

DATE: October 27, 2015

RE: 2016 Proposed Budgets, Performance Evaluation Schedules and the Updated Organizational Chart

I have attached the proposed 2016 Budgets, Performance Evaluation Scoring Sheets and the Updated Organizational Chart for the following entities:

A. The Following programs and communities need Board approval: (The required resolution will be presented for Board approval at the November 2015 Board Meeting)

1. Central Office Cost Center (COCC)
2. Housing Choice Voucher Program (Section 8)
3. Public Housing Program (AMP 1)
4. Public Housing Program (Section 32 Homeownership Hampton Hills) (AMP 4)
5. West Lake Management LLC

B. The Following Communities are presented to the Board of Commissioners for informational purposes only, these budgets are going to be approved by the Owners:

6. Dakota Park Limited Partnership, LLLP
7. Renaissance at Washington Ridge, Ltd., LLLP
8. Colton Meadow, LLLP
9. Bonnet Shores, LLLP
10. West Bartow Partnership, Ltd., LLLP

Sincerely,

Carlos R. Pizarro An

Carlos R. Pizarro An, M.A., PHM, AHM
VP of Housing
Lakeland Housing Authority



2016 Budgets-Summary Report

1. Board of Commissioners:
 - A. Central Office Cost Center (COCC) Executive Office, the total income in the 2016 proposed budget will remain the same at \$696228.60 in comparison with the approved 2015, the total expenses for the 2016 proposed budget are \$12049.50 higher than the approved 2015 budget.
 - B. Housing Choice Voucher Program, the total income in the 2016 proposed budget was increased from \$8450115.96 in 2015 to \$8710623.00 in 2016. The expenses related to all the rent payments we pay on behalf of the participants has also increased to \$8704602.50. The administrative income and expenses increased also.
 - C. Public Housing Program (AMP 1) (Cecil Gober Villas, John Wright Homes and West Lake Apartments), the total income and expenses proposed in the 2016 budget will be decreased from \$1105782.79 to \$1031279.40 income and \$1104605.80 to \$1030057.01 in expenses due to the elimination of the Resident Services Contract (Contract was valued at \$95000.00).
 - D. Public Housing Program (Section 32 Homeownership Hampton Hills) (AMP 4), the proposed 2016 budget remains unchanged from the 2015 approved budget with few exemptions, the subsidy income went from \$34613.00 in 2015 to \$32727.00 in 2016 and there are no utility expenses due to the residents/participants of the Homeownership program are responsible for paying all utilities.
 - E. West Lake Management LLC, the LLC continue to thrive and to support LHA's activities and goals, one of the biggest changes is the elimination of the fee accountant and the addition of the Account Payables Coordinator.
 - F. Performance Evaluation Sheets, we are proposing the usage of the attached evaluation score system to allow the staff to obtain and to increase their income/salary based on how every department performs and fulfil their obligations as a team. This salary incentives will be score and given two times a year.
 - G. Organizational Chart, the entire organization has gone through a full year of transition after the RIF was implemented in October 2014. Now, we have starting the process of rebuilding our departments adding few key staffs based on our true income. The new Organizational Chart shows 44 Full-time and 3 Part-time employees.

THE HOUSING AUTHORITY OF THE CITY OF LAKE LAND

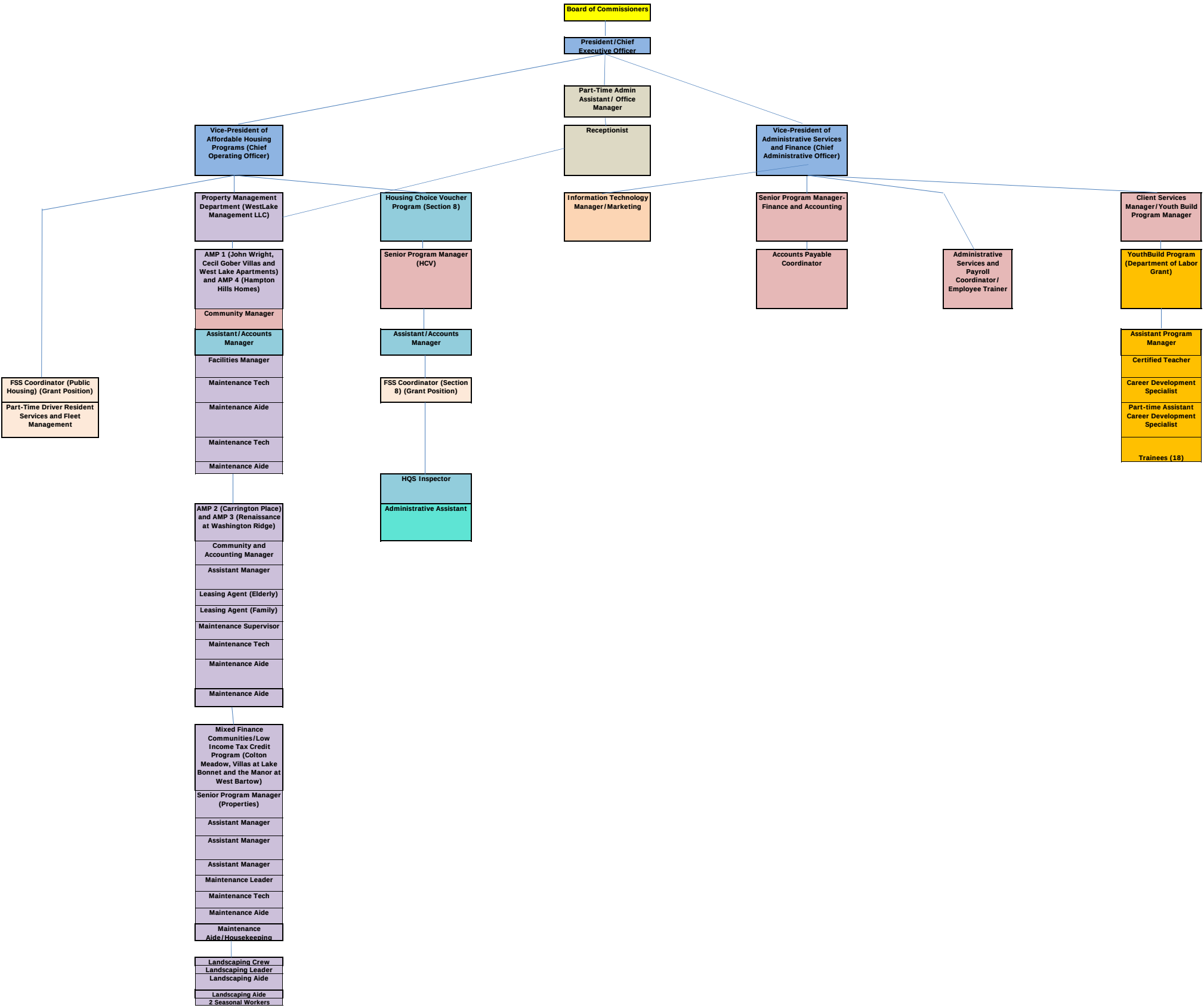
A. The Following programs and communities need Board approval:
(The required resolution will be presented to the Board of Commissioners for approval at the November 2015 Board Meeting)

1. Central Office Cost Center (COCC)
2. Housing Choice Voucher Program (Section 8)
3. Public Housing Program (AMP 1)
4. Public Housing Program (Section 32 Homeownership Hampton Hills) (AMP 4)
5. West Lake Management LLC

DRAFT

Organizational Chart
The Housing Authority of the City of Lakeland

DRAFT



Central Office Cost Center (.cocc) Executive Office																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME															
3620-00-600	Mgmt Fee Income and Front line fees- HCV	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	210,000.00	262,500.00	121,500.00
3620-00-700	Mgmt Fee Income and Front line fees - PH	10,411.55	10,411.55	10,411.55	10,411.55	10,411.55	10,411.55	10,411.55	10,411.55	10,411.55	10,411.55	10,411.55	10,411.55	124,938.60	147,398.25	106,870.00
3620-01-000	Asset Management and Bookkeeping Fee Income	3,857.50	3,857.50	3,857.50	3,857.50	3,857.50	3,857.50	3,857.50	3,857.50	3,857.50	3,857.50	3,857.50	3,857.50	46,290.00	41,313.00	15,130.00
3660-00-000	West Lake Management income fees	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	168,000.00	168,000.00	553,984.00
3690-00-000	Fee for service (IT and Construction)	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	21,450.39	0.00
3690-01-001	s Salary contribution (YouthBuild-Director)	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	38,594.33	
3691-09-000	Capital fund Operations (1406)	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	60,000.00	
3691-09-000	Capital fund Allocation (1410)	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	36,000.00	68,000.00
3699-00-000	SUB-TOTAL INCOME	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	696,228.60	775,255.97	865,484.00
3999-00-000	TOTAL INCOME	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	58,019.05	696,228.60	775,255.97	865,484.00
4000-00-000	EXPENSES															
4100-00-000	ADMINISTRATIVE															
4100-99-000	Administrative Salaries															
4110-00-000	Administrative Salaries	33,933.57	33,933.57	33,933.57	33,933.57	33,933.57	51,933.57	33,933.57	33,933.57	33,933.57	33,933.57	51,933.57	33,933.57	443,202.82	396,521.70	523,769.00
4110-00-001	401K-401A Admin	1,377.39	1,377.39	1,377.39	1,377.39	1,377.39	1,377.39	1,377.39	1,377.39	1,377.39	1,377.39	1,377.39	1,377.39	16,528.69	13,622.97	18,596.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,583.25	2,583.25	2,583.25	2,583.25	2,583.25	2,583.25	2,583.25	2,583.25	2,583.25	2,583.25	2,583.25	2,583.25	30,999.03	30999.03	44,454.00
4110-00-004	Workers Comp Admin	958.70	958.70	958.70	958.70	958.70	958.70	958.70	958.70	958.70	958.70	958.70	958.70	11,504.39	11,749.88	16,814.00
4110-00-007	Payroll Prep Fees	43.84	43.84	43.84	43.84	43.84	43.84	43.84	43.84	43.84	43.84	43.84	43.84	526.08	5,810.60	5,238.00
4110-04-000	Employee Benefit Contribution-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4110-07-000	Health Insurance	2,240.00	2,240.00	2,240.00	2,240.00	2,240.00	2,240.00	2,240.00	2,240.00	2,240.00	2,240.00	2,240.00	2,240.00	26,880.00	20,218.95	44,252.00
4110-99-000	Total Administrative Salaries	41,136.75	41,136.75	41,136.75	41,136.75	41,136.75	59,136.75	41,136.75	41,136.75	41,136.75	41,136.75	59,136.75	41,136.75	529,641.01	478,923.12	653,123.00
4120-99-000	Total Admin. Salaries & Benefits															653,123.00
4130-00-000	Legal Expense															
4130-04-000	General Legal 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	17,127.18	35,000.00
4131-00-000	Total Legal 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	17,127.18	688,123.00
4139-00-000	Other Admin Expenses															
	Travel/Training Expense															
4140-00-000		1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	14,000.00	14,098.34	15,000.00
4140-00-100	Travel/Mileage	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750.00	892.92	750.00
4150-00-000	Commissioner Travel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
4182-00-000	Consultants	0.00	0.00	0.00	0.00	0.00	0.00	259.00	0.00	0.00	0.00	0.00	0.00	259.00	0.00	0.00
4189-00-000	Total Other Admin Expenses	1,229.17	1,229.17	1,229.17	1,229.17	1,229.17	1,229.17	1,488.17	1,229.17	1,229.17	1,229.17	1,229.17	1,229.17	15,009.00	14,991.26	27,750.00
4190-00-000	Miscellaneous Admin Expenses															
4190-01-000	Membership/Subscriptions/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	3,755.63	7,000.00
4190-02-000	Printing/Publications & Subscriptions	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	0.00	4,000.00
4190-03-000	Advertising Publications	200.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	600.00	1,001.30	1,000.00
4190-04-000	Stationery & Office Supplies	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	3,840.00	4,515.57	8,000.00
4190-06-000	Computer Equipment	0.00	0.00	344.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	344.96	85.62	0.00
4190-07-000	Telephone	579.15	579.15	579.15	579.15	579.15	579.15	579.15	579.15	579.15	579.15	579.15	579.15	6,949.80	9,665.40	15,500.00
4190-08-000	Postage	515.15	515.15	515.15	515.15	515.15	515.15	515.15	515.15	515.15	515.15	515.15	515.15	6,181.80	1,247.79	7,800.00
4190-09-000	Computer Software License Fees/Exp	230.87	230.87	230.87	230.87	230.87	230.87	230.87	230.87	230.87	230.87	230.87	230.87	2,770.44	3,667.56	15,000.00
4190-10-000	Copiers - Lease & Service	382.26	382.26	382.26	382.26	382.26	382.26	382.26	382.26	382.26	382.26	382.26	382.26	4,587.12	3,588.36	0.00
4190-11-000	Admin Service Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
4190-13-000	Internet	1,728.91	1,728.91	1,728.91	1,728.91	1,728.91	1,728.91	1,728.91	1,728.91	1,728.91	1,728.91	1,728.91	1,728.91	20,746.92	8,842.26	20,760.00
4190-18-000	Small Office Equipment	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	479.93	2,000.00
4190-11-001	IHF Accounting contract or TBD	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00	42,660.39	0.00
4190-22-200	Donation to the Transit Agency	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	1,500.00	12,500.00
4190-24-000	Govt Licenses-Fees-Permits	31.33	31.33	31.33	31.33	31.33	31.33	31.33	31.33	31.33	31.33	31.33	31.37	376.00	1,911.96	376.00
4190-20-100	Bank fees-unrestricted	22.50	22.50	22.50	22.50	22.50	22.50	22.50	22.50	22.50	22.50	22.50	22.50	270.00	268.50	
4190-22-000	Other Misc admin expenses	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	9,053.99	
4190-30-000	Office cleaning	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	453.15	3,750.00
4190-40-000	Administrative Contracts	127.50	127.50	127.50	127.50	127.50	127.50	127.50	127.50	127.50	127.50	127.50	127.50	1,530.00	1,204.92	0.00
4190-80-000	Section 8 Admin Alloc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-10,575.00

Central Office Cost Center (.cocc) Executive Office																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4191-00-000	Total Miscellaneous Admin Expenses	8,577.67	8,377.67	8,722.63	8,377.67	8,577.67	8,377.67	8,377.67	8,377.67	8,377.67	8,377.67	8,577.67	8,377.71	101,477.04	93,902.31	89,511.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	51,943.59	51,743.59	52,088.55	51,743.59	51,943.59	69,743.59	52,002.59	51,743.59	51,743.59	51,743.59	69,943.59	51,743.63	658,127.05	604,943.87	805,384.00
4300-00-000	UTILITIES															
4310-00-000	Water	56.84	54.48	57.48	88.18	88.18	37.88	60.28	58.33	58.33	58.33	58.33	58.37	735.01	569.66	700.00
4320-00-000	Electricity	376.54	376.54	376.54	376.54	376.54	376.54	376.54	376.54	376.54	376.54	376.54	376.54	4,518.47	4,518.47	20,000.00
4340-00-000	Garbage/Trash Removal	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	372.00	348.48	270.00
4390-00-000	Sewer	51.71	51.71	51.71	51.71	51.71	51.71	51.71	51.71	51.71	51.71	51.71	51.71	620.52	519.87	700.00
4395-80-000	Section 8 Utilities Alloc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-4,520.00
4399-00-000	TOTAL UTILITY EXPENSES	516.09	513.73	516.73	547.43	547.43	497.13	519.53	517.58	517.58	517.58	517.58	517.62	6,246.00	5,956.47	17,150.00
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	520.32	150.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	6,827.28	5,878.56	6,000.00
4419-00-000	Total General Maint Expense	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	568.94	6,827.28	6,398.88	6,150.00
4420-00-000	Materials															
4420-06-000	Supplies-Janitorial/Cleaning	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	2,915.40	1,961.85	2,650.00
4420-07-000	Repairs - Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	940.00
4420-11-000	Supplies- HVAC	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	142.50	0.00
4429-00-000	Total Materials	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	242.95	2,915.40	2,104.35	10,990.00
4430-00-000	Contract Costs															
4430-03-000	Contract-Building Repairs - Exterior	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	0.00	0.00
4430-07-000	Contract-Exterminating/Pest Control	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	0.00	360.00
4430-09-000	Contract-Other	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	0.00	3,525.00
4430-09-450	MISC. Operating 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	0.00	0.00
4430-13-000	Contract-HVAC - Repairs & Maint	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	0.00	275.00
4430-18-000	Contract-Alarm Monitoring	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00	0.00	2,500.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00	0	0.00
4430-24-000	Contract -Grounds -Landscaping	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	0.00	3,800.00
4439-00-000	Total Contract Costs	378.33	378.33	378.33	753.33	378.33	378.33	378.33	378.33	378.33	378.33	378.33	378.37	4,915.00	0.00	10,460.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,190.22	1,190.22	1,190.22	1,565.22	1,190.22	1,190.22	1,190.22	1,190.22	1,190.22	1,190.22	1,190.22	1,190.26	14,657.68	8,503.23	21,600.00
4500-00-000	GENERAL EXPENSES															
4510-00-000	Insurance -Property/Liability	826.84	819.26	876.90	803.77	796.19	788.60	781.02	781.02	781.02	781.02	781.02	781.02	9,597.68	0.00	16,000.00
4510-01-000	General Liability Insurance - Auto	327.00	324.00	317.93	317.11	314.93	311.93	308.93	308.93	308.93	308.93	308.93	308.93	3,766.48	0.00	2,750.00
4590-00-000	Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.33	83.33	83.33	83.33	83.37	416.69	0.00	1,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,153.84	1,143.26	1,194.83	1,120.88	1,111.12	1,100.53	1,089.95	1,173.28	1,173.28	1,173.28	1,173.28	1,173.32	13,780.85	0.00	19,750.00
5000-00-000	NON-OPERATING ITEMS															
5100-01-000	Depreciation 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	0.00	1,600.00
5100-03-000	Depreciation -Furn,Equip,Machinery-Admin.	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	6,276.00	6,276.00	0.00
5199-00-000	OTAL DEPRECIATION /AMORTIZATION	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	6,276.00	6,276.00	1,600.00
8000-00-000	TOTAL EXPENSES	55,326.74	55,113.80	55,513.33	55,500.12	55,315.36	73,054.47	55,325.29	55,147.67	55,147.67	55,147.67	73,347.67	55,147.83	699,087.58	625,679.57	865,484.00
9000-00-000	NET INCOME	2,692.31	2,905.25	2,505.72	2,518.93	2,703.69	-15,035.42	2,693.76	2,871.38	2,871.38	2,871.38	-15,328.62	2,871.22	-2,858.97	149,576.40	0.00
														Income after Depreciation		
														3,417.03		
Youthbuild cont.																

Public Housing AMP 1 (WestLake Apartments, John Wright Homes, Cecil Gober Villas 177 PH Units)																
12 Month Actual to Budget																
2016																
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total 2016 Budget	Annualized 2015 Actuals	2014 Original 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	25,246.00	24,698.00	30,702.00	23,319.40	21,491.00	20,772.00	21,557.00	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	290,285.40	290,865.00	294,000.00
3115-00-000	Less: Prepaid Rents	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3119-00-000	Total Rental Income	25,246.00	24,698.00	30,702.00	23,319.40	21,491.00	20,772.00	21,557.00	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	290,285.40	290,865.00	294,000.00
3120-00-000	Other Tenant Income															
3120-01-600	FSS Forfeitures	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	6,003.00	0.00
3120-03-000	Damages & Cleaning	430.20	430.20	430.20	430.20	430.20	430.20	430.20	430.20	430.20	430.20	430.20	430.20	5,162.40	5,162.40	6,000.00
3120-04-000	Late and Admin Charges	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	750.00	900.00
3120-05-000	Legal Fees - Tenant	78.08	78.08	78.08	78.08	78.08	78.08	78.08	78.08	78.08	78.08	78.08	78.08	936.98	0.00	400.00
3120-06-000	NSF Charges	0.00	0.00	0.00	0.00	0.00	10.00	0.00	1.67	1.67	1.67	1.67	1.63	18.31	0.00	20.00
3120-11-000	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	766.50	400.00
3129-00-000	Total Other Tenant Income	1,083.28	1,083.28	1,083.28	1,083.28	1,083.28	1,093.28	1,083.28	1,084.95	1,084.95	1,084.95	1,084.95	1,084.91	13,017.69	12,681.90	7,720.00
3199-00-000	TOTAL TENANT INCOME	26,329.28	25,781.28	31,785.28	24,402.68	22,574.28	21,865.28	22,640.28	25,584.95	25,584.95	25,584.95	25,584.95	25,584.91	303,303.09	303,546.90	301,720.00
3400-00-000	GRANT INCOME															
3401-00-000	Government Subsidy Income	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	693,556.50	693,556.50	745,439.00
3499-00-000	TOTAL GRANT INCOME	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	57,796.38	693,556.50	693,556.50	745,439.00
3600-00-000	OTHER INCOME															
3610-00-000	Interest Income - Restricted	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,823.67	2,823.67	2,823.67	2,823.67	2,823.63	33,844.31	33,816.00	33,884.00
3610-01-000	Interest Income - Unrestricted	24.39	24.39	24.39	24.39	24.39	24.39	24.39	24.39	24.39	24.39	24.39	24.39	292.68	292.68	0.00
3640-00-000	Fraud Recovery - UNA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	838.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.32	0.00	0.00	0.00	0.00	67.32	67.32	3,600.00
3699-00-000	TOTAL OTHER INCOME	2,842.39	2,842.39	2,842.39	2,842.39	2,842.39	2,842.39	2,842.39	2,915.38	2,848.06	2,848.06	2,848.06	2,848.02	34,204.31	34,176.00	38,322.00
3999-00-000	TOTAL INCOME	86,968.05	86,420.05	92,424.05	85,041.45	83,213.05	82,504.05	83,279.05	86,296.71	86,229.39	86,229.39	86,229.39	86,229.31	1,031,063.90	1,031,279.40	1,085,481.00
4000-00-000	EXPENSES															
4100-00-000	ADMINISTRATIVE															
4100-99-000	Administrative Salaries															
4110-00-000	Administrative Salaries	13,250.33	11,450.33	11,250.33	11,250.33	11,250.33	16,250.33	11,250.33	11,250.33	11,250.33	11,250.33	16,250.33	11,250.33	147,204.00	127,609.89	145,244.00
4110-00-001	401K-401A Admin	423.65	423.65	423.65	423.65	423.65	423.65	423.65	423.65	423.65	423.65	423.65	423.65	5,083.77	5,083.77	8,000.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	821.25	821.25	821.25	821.25	821.25	821.25	821.25	821.25	821.25	821.25	821.25	821.25	9,855.02	9,855.02	12,203.00
4110-00-004	Workers Comp Admin	298.93	298.93	298.93	298.93	298.93	298.93	298.93	298.93	298.93	298.93	298.93	298.93	3,587.15	3,587.15	4,876.00
4110-00-007	Payroll Prep Fees	76.39	76.39	76.39	76.39	76.39	76.39	76.39	76.39	76.39	76.39	76.39	76.39	916.70	916.70	4,618.00
4110-07-000	Health Insurance	1,784.33	1,784.33	1,784.33	1,784.33	1,784.33	1,784.33	1,784.33	1,784.33	1,784.33	1,784.33	1,784.33	1,784.33	21,412.01	21,412.01	20,176.00
4110-99-000	Total Administrative Salaries	16,654.89	14,854.89	14,654.89	14,654.89	14,654.89	19,654.89	14,654.89	14,654.89	14,654.89	14,654.89	19,654.89	14,654.89	188,058.63	168,464.52	195,117.00
4120-99-000	Total Admin. Salaries & Benefits	16,654.89	14,854.89	14,654.89	14,654.89	14,654.89	19,654.89	14,654.89	14,654.89	14,654.89	14,654.89	19,654.89	14,654.89	188,058.63	168,464.52	195,117.00
4130-00-000	Legal Expense															
4130-00-001	Eviction Legal Fees	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	0.00	1,500.00
4130-02-000	Criminal Background / Credit Checks	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	0.00	1,500.00
4130-04-000	General Legal Expense	600.00	600.00	600.00	600.00	600.00	600.00	600.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	9,200.00	18,142.80	12,000.00
4131-00-000	Total Legal Expense	850.00	850.00	850.00	850.00	850.00	850.00	850.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	12,200.00	18,142.80	210,117.00
4139-00-000	Other Admin Expenses															
4140-00-000	Travel/Training Expense	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	8,205.60	8,000.00
4140-00-100	Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	124.56	300.00
4150-00-000	Commissioner Travel	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	17,500.00	0.00	0.00
4171-00-000	Auditing Fees	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	62,400.00	82,785.00	61,500.00
4173-00-000	Management and Front Line Fees and charges	9,761.55	9,761.55	9,761.55	9,761.55	9,761.55	9,761.55	9,761.55	9,761.55	9,761.55	9,761.55	9,761.55	9,761.55	117,138.60	117,138.60	106,000.00
4173-01-000	Asset Management and Bookkeeping Fee	3,097.50	3,097.50	3,097.50	3,097.50	3,097.50	3,097.50	3,097.50	3,097.50	3,097.50	3,097.50	3,097.50	3,097.50	37,170.00	18,585.00	16,000.00
4189-00-000	Total Other Admin Expenses	20,042.38	20,042.38	20,042.38	20,042.38	20,042.38	20,042.38	20,042.38	20,042.38	20,042.38	20,042.38	20,042.38	20,042.38	240,508.60	226,838.76	191,800.00
4190-00-000	Miscellaneous Admin Expenses															
4190-01-000	Membership/Subscriptions/Fees	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00	0.00	150.00
4190-02-000	Printing/Publications & Subscriptions	74.85	74.75	74.75	74.75	74.75	74.75	74.75	74.75	74.75	74.75	74.75	74.75	897.10	1,461.53	250.00
4190-03-000	Advertising Publications	115.23	115.23	115.23	115.23	115.23	115.23	115.23	115.23	115.23	115.23	115.23	115.23	1,382.76	993.99	1,000.00
4190-04-000	Stationery & Office Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	992.31	5,800.00
4190-07-000	Telephone	904.52	788.13	724.77	529.49	999.19	531.62	1,011.32	916.67	916.67	916.67	916.63	916.67	10,072.35	6,844.89	11,000.00
4190-08-000	Postage	25.00	26.00	27.00	29.00	30.00	31.00	32.00	33.00	34.00	38.00	39.00	40.00	384.00	213.00	700.00

Public Housing AMP 1 (WestLake Apartments, John Wright Homes, Cecil Gober Villas 177 PH Units)																
12 Month Actual to Budget																
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														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4190-09-000	Computer Software License Fees/Exp	745.96	395.96	1,095.96	395.96	1,175.26	395.96	1,123.91	791.67	791.67	791.67	791.63	791.67	9,287.28	9,964.17	9,500.00
4190-10-000	Copiers - Lease & Service	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	208.33	2,500.00	675.77	2,500.00
4190-13-000	Internet	787.83	787.83	787.83	787.83	787.83	787.83	787.83	787.83	787.83	787.83	787.83	787.83	9,454.01	10,543.79	7,000.00
4190-17-000	Temporary Administrative Labor	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	13,034.70	0.00
4190-18-000	Small Office Equipment	50.00	50.00	50.00	50.00	50.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	425.00	2,360.58	0.00
4190-20-000	Bank Fees - Restricted	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	0.00	3,300.00
4190-20-100	Bank Fees - Unrestricted	271.81	271.81	271.81	271.81	271.81	271.81	271.81	271.81	271.81	271.81	271.81	271.81	3,261.74	4,267.11	0.00
4190-22-000	IT Computer 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	3,832.85	4,750.00
4190-24-000	Govt Licenses-Fees-Permits	100.00	0.00	100.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	400.00	0.00	0.00
4190-30-000	Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
4190-40-000	Administrative Contracts	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	375.00	375.00	375.00	375.00	375.00	3,875.00	1,388.43	4,500.00
4191-00-000	Total Miscellaneous Admin Expenses	5,821.04	4,255.55	4,993.19	3,999.91	6,249.91	3,979.04	5,287.69	5,136.80	5,137.80	5,241.80	5,142.76	5,143.80	60,389.24	56,573.10	51,450.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	43,368.30	40,002.81	40,540.45	39,547.17	41,797.17	44,526.30	40,834.95	41,084.06	41,085.06	41,189.06	46,090.02	41,091.06	501,156.47	451,876.38	453,367.00
4200-00-000	TENANT SERVICES															
4220-00-000	Resident Functions	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	2,876.51	5,000.00
4220-00-100	Citywide Residents Org Expenses	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	4,428.00	658.25	0.00
4230-00-000	Resident Services Exp	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	1,700.00	1,650.00	2,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	760.67	760.67	760.67	760.67	760.67	760.67	760.67	760.67	760.67	760.67	760.67	760.67	9,128.00	5,184.75	7,000.00
4300-00-000	UTILITIES															
4310-00-000	Water	690.82	690.82	690.82	690.82	690.82	690.82	690.82	690.82	690.82	690.82	690.82	690.82	8,289.87	8,289.87	13,000.00
4320-00-000	Electricity	2,291.72	1,146.23	1,251.40	1,558.00	1,558.16	1,830.38	2,208.86	1,666.67	1,666.67	1,666.67	1,666.67	1,666.63	20,178.06	19,667.69	12,000.00
4340-00-000	Garbage/Trash Removal	3,853.34	3,853.34	3,853.34	3,853.34	3,853.34	3,853.34	3,853.34	3,853.34	3,853.34	3,853.34	3,853.34	3,853.34	46,240.06	43,186.61	42,000.00
4390-00-000	Sewer	1,772.75	1,772.75	1,772.75	1,772.75	1,772.75	1,772.75	1,772.75	1,772.75	1,772.75	1,772.75	1,772.75	1,772.75	21,273.02	26,638.34	23,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,608.63	7,463.14	7,568.31	7,874.91	7,875.07	8,147.29	8,525.77	7,983.58	7,983.58	7,983.58	7,983.58	7,983.54	95,981.01	97,782.50	90,000.00
4400-00-000	MAINTENANCE AND OPERATIONS	1226.14	1146.23	1251.4	0	3116.16	1830.38	2208.86	1666.67	1666.67	1666.67	1666.67	1666.63			
4400-99-000	General Maint Expense															
4410-00-000	Maintenance Salaries	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	17,000.00	12,500.00	12,500.00	12,500.00	12,500.00	17,000.00	12,500.00	159,000.00	114,649.64	124,611.00
4410-06-000	401K-401A Maintenance	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	2,178.93	4,800.00
4410-07-000	Payroll Taxes Maintenance	763.63	763.63	763.63	763.63	763.63	763.63	763.63	763.63	763.63	763.63	763.63	763.63	9,163.53	9,163.53	11,996.00
4410-08-000	Insurance Benefits Maintenance	536.64	536.64	536.64	536.64	536.64	536.64	536.64	536.64	536.64	536.64	536.64	536.64	6,439.62	6,439.62	19,165.00
4410-09-000	Workers Comp Maintenance	252.04	252.04	252.04	252.04	252.04	252.04	252.04	252.04	252.04	252.04	252.04	252.04	3,024.42	3,024.42	9,675.00
4410-10-000	Payroll Prep Fees Maint.	69.95	69.95	69.95	69.95	69.95	69.95	69.95	69.95	69.95	69.95	69.95	69.95	839.40	839.40	4,648.00
4411-00-000	Maintenance Uniforms	123.71	123.71	123.71	123.71	123.71	123.71	123.71	123.71	123.71	123.71	123.71	123.71	1,484.55	1,484.55	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	1,119.06	1,119.06	1,119.06	1,119.06	1,119.06	1,119.06	1,119.06	1,119.06	1,119.06	1,119.06	1,119.06	1,119.06	13,428.74	13,428.74	5,500.00
4419-00-000	Total General Maint Expense	15,865.02	15,865.02	15,865.02	15,865.02	15,865.02	20,365.02	15,865.02	15,865.02	15,865.02	15,865.02	20,365.02	15,865.02	199,380.26	151,208.82	177,895.00
4420-00-000	Materials															
4420-01-000	Supplies-Grounds	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	443.88	1,200.00
4420-02-000	Supplies-Appliance Parts	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	3,276.66	1,200.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	125.85	0.00	0.00	0.00	125.85	0.00	0.00	0.00	0.00	251.70	320.34	0.00
4420-03-100	Hardware Doors/Windows/Locks	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	3,237.24	5,400.00
4420-04-000	Electrical - Supplies/Fixtures	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	3,211.29	2,500.00
4420-05-000	Supplies-Exterminating	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00							

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12 Month Actual to Budget																
2016																
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
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	0.00	0.00
4430-18-000	Contract-Alarm Monitoring	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.63	3,800.00	4,991.30	3,800.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4430-24-000	Contract -Grounds -Landscaping	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	49,800.00	43,575.00	37,500.00
4430-99-000	Other Contracted Services	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	1,725.00	1,725.00	3,500.00
4439-00-000	Total Contract Costs	6,141.39	6,987.39	5,609.39	6,231.39	6,440.39	5,662.39	5,834.39	5,652.09	5,652.09	5,452.09	5,452.09	5,452.01	70,567.10	60,847.55	71,500.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	26,021.41	26,667.41	25,489.41	26,037.26	26,324.83	29,842.41	25,514.41	25,657.96	25,332.11	25,332.11	29,832.11	25,132.03	317183.475	256,551.71	289,495.00
4500-00-000	GENERAL EXPENSES															
4510-00-000	Insurance -Property/Liability	4,057.98	4,057.98	4,057.98	4,057.98	4,057.98	4,057.98	4,057.98	4,057.98	4,057.98	4,057.98	4,057.98	4,057.98	48,695.76	60,594.96	62,360.00
4510-01-000	General Liability Insurance - Auto	1,047.69	1,047.69	1,047.69	1,047.69	1,047.69	1,047.69	1,047.69	1,047.69	1,047.69	1,047.69	1,047.69	1,047.69	12,572.30	18,858.45	12,452.00
4520-00-000	Payments in Lieu of Taxes	1,028.33	1,028.33	1,028.33	1,028.33	1,028.33	1,028.33	1,028.33	1,028.33	1,028.33	1,028.33	1,028.33	1,028.33	12,340.00	18,510.96	18,833.00
4570-00-000	Reduction in rental income	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	9,009.48	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	6,384.01	6,384.01	6,384.01	6,384.01	6,384.01	6,384.01	6,384.01	6,384.01	6,384.01	6,384.01	6,384.01	6,384.01	76,608.06	106,973.85	103,645.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS															
4715-01-001	Tenant Utility Payments-PH	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	34,879.50	9,500.00
4799-00-000	DTAL HOUSING ASSISTANCE PAYMENTS	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	34,879.50	17,500.00
5000-00-000	NON-OPERATING ITEMS															
5100-01-000	Depreciation Expense	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	535,335.67	0.00	803,000.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	44,611.31	535,335.67	0.00	803,000.00
8000-00-000	TOTAL EXPENSES	132,254.32	128,389.35	127,854.16	127,715.33	130,253.06	136,771.99	129,131.12	128,981.59	128,656.74	128,760.74	138,161.70	128,462.62	1,565,392.68	953,248.68	1,764,007.00
9000-00-000	NET INCOME	-45,286.28	-41,969.30	-35,430.11	-42,673.88	-47,040.01	-54,267.94	-45,852.07	-42,684.88	-42,427.35	-42,531.35	-51,932.31	-42,233.31	-534,328.78	78,030.72	-678,526.00
													Cash flow	1,006.89		

Housing Choice Voucher Program (Section 8)(1535 Vouchers including 117 Project Based, 10 Tenant Protection and 60 VASH Vouchers)

HAP Budget 2016

Account		2015 Annualized	2016	January	February	March	April	May	June	July	August	September	October	November	December	2015
Number	Account Name	Financial Information	Proposed Budget Total													Approved Budget Total
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME															
3400-00-000	GRANT INCOME															
3410-01-100	Section 8 HAP Earned M5	271,260.00	271,260.00	22,605.00	22,605.00	22,605.00	22,605.00	22,605.00	22,605.00	22,605.00	22,605.00	22,605.00	22,605.00	22,605.00	22,605.00	0.00
3410-01-200	Section 8 HUD Held Reserve	100,000.00	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	0.00
3410-01-000	Section 8 HAP Earned	8,439,363.00	8,339,363.00	694,946.92	694,946.92	694,946.92	694,946.92	694,946.92	694,946.92	694,946.92	694,946.92	694,946.92	694,946.92	694,946.92	694,946.92	8,030,115.96
3499-00-000	TOTAL GRANT INCOME	8,810,623.00	8,710,623.00	704,176.33	704,176.33	704,176.33	704,176.33	704,176.33	704,176.33	704,176.33	704,176.33	704,176.33	704,176.33	704,176.33	704,176.33	8,450,115.96
3600-00-000	OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS															
4715-00-000	Housing Assistance Payments	8,268,984.15	8,268,984.15	689,082.01	689,082.01	689,082.01	689,082.01	689,082.01	689,082.01	689,082.01	689,082.01	689,082.01	689,082.01	689,082.01	689,082.01	7,920,000.00
4715-01-000	Tenant Utility Payments-S8	284,073.00	284,073.00	23,672.75	23,672.75	23,672.75	23,672.75	23,672.75	23,672.75	23,672.75	23,672.75	23,672.75	23,672.75	23,672.75	23,672.75	269,088.00
4715-02-000	Portable Out HAP Payments	76,824.00	76,824.00	6,402.00	6,402.00	6,402.00	6,402.00	6,402.00	6,402.00	6,402.00	6,402.00	6,402.00	6,402.00	6,402.00	6,402.00	184,680.00
4715-03-000	FSS Escrow Payments	70,597.52	70,597.52	5,883.13	5,883.13	5,883.13	5,883.13	5,883.13	5,883.13	5,883.13	5,883.13	5,883.13	5,883.13	5,883.13	5,883.13	75,912.00
4799-00-000	HOUSING ASSISTANCE PAYMENTS	8,700,478.67	8,700,478.67	725,039.89	725,039.89	725,039.89	725,039.89	725,039.89	725,039.89	725,039.89	725,039.89	725,039.89	725,039.89	725,039.89	725,039.89	8,449,680.00
5000-00-000	NON-OPERATING ITEMS															
5100-01-000	Depreciation Expense	4,123.83	4,123.83	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	4,123.83
5999-00-000	AL DEPRECIATION/AMORTIZATION	4,123.83	4,123.83	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	343.65	4,123.83
8000-00-000	TOTAL EXPENSES	8,704,602.50	8,704,602.50	725,383.54	725,383.54	725,383.54	725,383.54	725,383.54	725,383.54	725,383.54	725,383.54	725,383.54	725,383.54	725,383.54	725,383.54	8,449,680.00
9000-00-000	NET INCOME	106,020.51	8,710,623.00	725,885.25	725,885.25	725,885.25	725,885.25	725,885.25	725,885.25	725,885.25	725,885.25	725,885.25	725,885.25	725,885.25	725,885.25	8,450,115.96
	CASH FLOW		6,020.51	501.71	501.71	501.71	501.71	501.71	501.71	501.71	501.71	501.71	501.71	501.71	501.71	435.96

Administrative Budget 2016

Account	Account	2015 Annualized	2016	January	February	March	April	May	June	July	August	September	October	November	December	2015 Approved Budget
Number	Name	Financial Information	Proposed Budget Total													Total
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME					4,166.67	33,333.33	885,293.22								
3400-00-000	GRANT INCOME															
3410-02-000	Section 8 Admin. Fee Income	678,738.00	678,738.00	56,561.50	56,561.50	56,561.50	56,561.50	56,561.50	56,561.50	56,561.50	56,561.50	56,561.50	56,561.50	56,561.50	56,561.50	557,190.96
3410-03-000	Section 8 FSS Grant Income	52,080.00	52,080.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	52,080.00
3410-06-000	Port In HAP Earned	148,252.08	148,252.08	12,354.34	12,354.34	12,354.34	12,354.34	12,354.34	12,354.34	12,354.34	12,354.34	12,354.34	12,354.34	12,354.34	12,354.34	420,000.00
3410-04-000	Port-In Admin Fees	6,223.14	6,223.14	518.60	518.60	518.60	518.60	518.60	518.60	518.60	518.60	518.60	518.60	518.60	518.60	60,000.00
3499-00-000	TOTAL GRANT INCOME	885,293.22	885,293.22	73,774.44	73,774.44	73,774.44	73,774.44	73,774.44	73,774.44	73,774.44	73,774.44	73,774.44	73,774.44	73,774.44	73,774.44	669,270.96
3600-00-000	OTHER INCOME	6,082.68	6,082.68	506.89	506.89	506.89	506.89	506.89	506.89	506.89	506.89	506.89	506.89	506.89	506.89	0.00
3610-00-000	Interest Income - Restricted	68.01	70.00	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.83	110.00
3699-00-000	TOTAL OTHER INCOME	6,150.69	6,152.68	512.72	512.72	512.72	512.72	512.72	512.72	512.72	512.72	512.72	512.72	512.72	512.72	110.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3999-00-000	TOTAL INCOME	891,443.91	891,445.90	74,287.16	74,287.16	74,287.16	74,287.16	74,287.16	74,287.16	74,287.16	74,287.16	74,287.16	74,287.16	74,287.16	74,287.16	669,380.96
4100-99-000	Administrative Salaries															
4110-00-000	Administrative Salaries	205,508.24	238,346.00	19,862.17	19,862.17	19,862.17	19,862.17	19,862.17	29,862.17	19,862.17	19,862.17	19,862.17	19,862.17	29,862.17	19,862.17	218,482.60
4110-00-001	401K-401A Admin	8,032.23	9,533.84	1,191.73	1,191.73	1,191.73	1,191.73	1,191.73	1,191.73	1,191.73	1,191.73	1,191.73	1,191.73	1,191.73	1,191.73	10,108.96

HAP Budget 2016																
Account	Account	2015 Annualized	2016	January	February	March	April	May	June	July	August	September	October	November	December	2015
Number	Name	Financial Information	Proposed Budget Total													Approved Budget Total
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME															
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	11,471.50	16,009.43	1,334.12	1,334.12	1,334.12	1,334.12	1,334.12	1,334.12	1,334.12	1,334.12	1,334.12	1,334.12	1,334.12	1,334.12	16,848.26
4110-00-004	Workers Comp Admin	4,155.81	5,800.00	483.33	483.33	483.33	483.33	483.33	483.33	483.33	483.33	483.33	483.33	483.33	483.33	5,054.48
4110-00-007	Payroll Prep Fees (ADP)	1,062.09	1,062.09	88.51	88.51	88.51	88.51	88.51	88.51	88.51	88.51	88.51	88.51	88.51	88.51	259.20
4110-07-000	Health Insurance	22,480.73	22,480.73	1,873.39	1,873.39	1,873.39	1,873.39	1,873.39	1,873.39	1,873.39	1,873.39	1,873.39	1,873.39	1,873.39	1,873.39	21,000.00
4110-99-000	Total Administrative Salaries	252,710.58	293,232.09	24,833.25	24,833.25	24,833.25	24,833.25	24,833.25	34,833.25	24,833.25	24,833.25	24,833.25	24,833.25	34,833.25	24,833.25	221,753.49
4120-99-000	Total Admin. Salaries & Benefits	252,710.58	293,232.09	24,833.25	24,833.25	24,833.25	24,833.25	24,833.25	34,833.25	24,833.25	24,833.25	24,833.25	24,833.25	34,833.25	24,833.25	221,753.49
4130-00-000	Legal Expense															
4130-04-000	General Legal Expense	544.50	600.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	3,600.00
4131-00-000	Total Legal Expense	544.50	600.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	3,600.00
4139-00-000	Other Admin Expenses															
4140-00-000	Travel/Training Expense	3,127.76	3,500.00	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	9,500.00
4140-00-100	Travel/Mileage	353.75	400.00	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	450.00
4172-00-000	Port Out Admin Fee Paid	4,348.50	4,500.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,444.00
4172-10-000	Port In HAP Paid	148,252.08	150,000.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	
4171-00-000	Auditing Fees	25,000.00	25,000.00	2,083.33	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	
4173-00-000	Management and Bookkeeping Fees	210,000.00	210,000.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	210,000.00
4180-00-000	Receptionist	5,000.00	5,000.00	416.67	416.67	416.67	416.67	416.67	416.67	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4181-00-000	Rental Office 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	0.00	0.00
4182-00-000	Case work contract	111,626.10	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	95,000.00
4189-00-000	Total Other Admin Expenses	507,708.18	498,400.00	41,533.33	41,533.33	41,533.33	41,533.33	41,533.33	41,533.33	41,533.33	41,533.33	41,533.33	41,533.33	41,533.33	42,745.83	330,194.00
4190-00-000	Miscellaneous Admin Expenses															
4190-03-000	Advertising Publications	49.44	100.00	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	600.00
4190-04-000	Stationery & Office Supplies	2,823.84	3,000.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	7,200.00
4190-07-000	Telephone (Share)	2,627.30	2,700.00	225.00	225.00	225.00	225.00	225.00	225.00	646.00	646.00	646.00	646.00	646.00	646.00	5,856.00
4190-08-000	Postage	7,885.56	8,000.00	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	14,000.00
4190-10-000	Copier Lease and Service	3,291.93	3,300.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	0.00
4190-09-000	Computer Software License Fees/Exp	25,129.77	25,000.00	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	22,000.00
4190-13-000	Internet	5,099.15	5,000.00	416.67	416.67	416.67	416.67	416.67	416.67	116.67	116.67	116.67	116.67	116.67	116.67	1,911.99
4190-17-000	Temporary Administrative Labor	3,000.00	3,000.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4190-20-000	Bank Fees - Restricted	4,440.12	4,500.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	6,000.00
4190-20-100	Bank Fees - Unrestricted	782.40	790.00	65.83	65.83	65.83	65.83	65.83	65.83	65.83	65.83	65.83	65.83	65.83	65.83	300.00
4190-22-000	Other Misc Admin Expenses	10,195.89	500.00	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
4190-30-000	Equipment Service Contracts	0.00	800.00	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	800.00
4190-40-000	Administrative Contracts (Inspections)	7,711.00	7,000.00	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	7,000.00
4191-00-000	Total Miscellaneous Admin Expenses	73,036.39	63,690.00	5,307.50	5,307.50	5,307.50	5,307.50	5,307.50	5,307.50	5,307.50	5,307.50	5,307.50	5,307.50	5,307.50	5,428.50	69,167.99
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	833,999.65	855,922.09	71,326.84	71,326.84	71,326.84	71,326.84	71,326.84	71,326.84	71,326.84	71,326.84	71,326.84	71,326.84	71,326.84	71,326.84	69,167.99
4300-00-000	UTILITIES															
4310-00-000	Water	510.57	511.00	42.58	42.58	42.58	42.58	42.58	42.58	42.58	42.58	42.58	42.58	42.58	42.58	372.00
4320-00-000	Electricity	5,595.86	5,600.00	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	8,190.00
4340-00-000	Garbage/Trash Removal	97.62	150.00	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
4390-00-000	Sewer	165.00	165.00	13.75	13.75	13.75	13.75	13.75	13.75	13.75	13.75	13.75	13.75	13.75	13.75	330.00
4399-00-000	TOTAL UTILITY EXPENSES	6,369.05	5,915.00	535.50	535.50	535.50	535.50	535.50	535.50	535.50	535.50	535.50	535.50	535.50	535.50	8,670.00
4400-00-000	OPERATIONS															
4400-99-000	General Maint Expense															
4411-00-000	Inspector's Uniforms	168.14	300.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	900.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	1,045.40	4,200.00	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
4419-00-000	Total General Operations Expense	1,213.53	4,500.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	5,100.00
4420-00-000	Materials															
4420-06-000	Supplies-Janitorial/Cleaning	1,109.81	300.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-07-000	Repairs - Materials & Supplies	19.50	50.00	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	50.00
4429-00-000	Total Materials	1,129.31	350.00	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	350.00
4430-00-000	Contract Costs															
4430-23-000	Consultant-IHF															
4430-18-000	Contract-Alarm Monitoring	800.00	800.00	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	800.00
4439-00-000	IT (Computer) Services	12,000.00	12,000.00	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	1,000.00	12,000.00

HAP Budget 2016																
Account	Account	2015 Annualized	2016	January	February	March	April	May	June	July	August	September	October	November	December	2015
Number	Name	Financial Information	Proposed Budget Total													Approved Budget Total
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME															
4499-00-000	TOTAL OPERATIONS EXPENSES	12,800.00	16,850.00	1,066.67	1,066.67	1,066.67	1,066.67	1,066.67	1,066.67	1,066.67	1,066.67	1,066.67	1,066.67	1,066.67	1,066.67	17,450.00
4500-00-000	GENERAL EXPENSES															
4510-00-000	Insurance -Property/Liability	64.00	64.00	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	64.00
4510-01-000	General Liability Insurance - Auto	1,500.00	1,500.00	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
4599-00-000	TOTAL GENERAL EXPENSES	1,564.00	1,564.00	130.33	130.33	130.33	130.33	130.33	130.33	130.33	130.33	130.33	130.33	130.33	130.33	1,564.00
8000-00-000	TOTAL EXPENSES	857,075.53	885,101.09	73,758.42	77,135.76	77,135.76	77,135.76	77,135.76	77,135.76	77,135.76	77,135.76	77,135.76	77,135.76	77,135.76	77,135.76	
9000-00-000	NET INCOME	34,368.38	6,344.82	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	
	CASH FLOW		6,344.82	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	528.73	

Hampton Hills Homes (12) Public Housing Homeownership Program (11 Houses Left for Sale)																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME															
3100-00-000	TENANT INCOME															
3101-00-000	Rental Income															
3111-00-000	Tenant Rent	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	63,631.50	63,631.50	78,507.42
3119-00-000	Total Rental Income	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	5,302.63	63,631.50	63,631.50	78,507.42
3120-00-000	Other Tenant Income															
3120-04-000	Late and Admin Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	187.50	150.00
3129-00-000	Total Other Tenant Income	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	187.50	150.00
3199-00-000	TOTAL TENANT INCOME	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	63,931.50	63,819.00	78,657.42
3400-00-000	GRANT INCOME															
3401-00-000	Government Subsidy Income	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	32,727.00	32,727.00	0.00
3499-00-000	TOTAL GRANT INCOME	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	2,727.25	32,727.00	32,727.00	0.00
3600-00-000	OTHER INCOME															
3610-00-000	Interest Income - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.08	0.08	0.08	0.12	0.44	0.00	1.00	
3610-01-000	Interest Income - Unrestricted	0.20	0.19	0.23	0.24	0.25	0.19	0.17	0.17	0.17	0.17	0.13	2.11	10.53	2.00	
3699-00-000	TOTAL OTHER INCOME	0.20	0.19	0.23	0.24	0.25	0.19	0.00	0.25	0.25	0.25	0.25	2.55	10.53	3.00	
3999-00-000	TOTAL INCOME	8,080.08	8,080.07	8,080.11	8,080.12	8,080.13	8,080.07	8,079.88	8,080.13	8,080.13	8,080.13	8,080.13	8,080.13	96,661.05	96,556.53	78,660.42
4000-00-000	EXPENSES															
4100-00-000	ADMINISTRATIVE															
4100-99-000	Administrative Salaries															
4110-00-000	Administrative Salaries	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	7,384.56	7,384.56	8,000.00
4110-99-000	Total Administrative Salaries	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	7,384.56	7,384.56	8,000.00
4120-99-000	Total Admin. Salaries & Benefits	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	615.38	7,384.56	7,384.56	8,000.00
4130-00-000	Legal Expense															
4130-02-000	Criminal Background / Credit Checks	120.00	50.00	25.00	25.00	25.00	25.00	20.00	20.00	20.00	20.00	20.00	395.00	57.00	250.00	
4130-04-000	General Legal Expense	250.00	0.00	250.00	0.00	100.00	0.00	50.00	0.00	500.00	200.00	200.00	1,650.00	251.76	700.00	
4131-00-000	Total Legal Expense	370.00	50.00	275.00	25.00	125.00	25.00	75.00	20.00	520.00	220.00	220.00	2,045.00	308.76	8,950.00	
4139-00-000	Other Admin Expenses															
4182-00-000	Consultants	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	0.00	1,500.00	
4189-00-000	Total Other Admin Expenses	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	0.00	1,500.00	
4190-00-000	Miscellaneous Admin Expenses															
4190-01-000	Membership/Subscriptions/Fees	1,052.00	1,000.00	1,052.00	1,500.00	500.00	552.00	500.00	1,552.00	1,052.00	1,000.00	1,052.00	1,000.00	11,812.00	6,300.00	4,600.00
4190-07-000	Asset Management fees	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	1,155.00	0.00
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	300.00	52.50	0.00	
4190-20-000	Management fees	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	1,950.00	60.00	
4190-20-100	Bank Fees - Unrestricted	12.76	19.10	19.82	19.77	18.47	18.40	20.00	20.83	20.83	20.83	20.83	232.51	337.50	250.00	
4190-20-000	Bank Fees-Restricted													412.50		
4190-22-000	Misc Admin Expenses and software	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00	1,484.30	200.00	
4191-00-000	Total Miscellaneous Admin Expenses	1,909.76	1,864.10	1,916.82	2,364.77	1,363.47	1,415.40	1,365.00	2,417.83	1,917.83	1,865.83	1,917.83	1,865.87	22,184.51	11,691.80	5,110.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,995.14	2,629.48	2,907.20	3,105.15	2,203.85	2,155.78	2,155.38	3,153.21	3,153.21	2,801.21	2,853.21	2,701.25	32,814.07	19,385.12	15,560.00
4300-00-000	UTILITIES															
4310-00-000	Water													0.00	3,500.00	
4320-00-000	Electricity													0.00	3,300.00	
4340-00-000	Garbage/Trash Removal													0.00	1,200.00	
4390-00-000	Sewer													0.00	3,300.00	
4399-00-000	TOTAL UTILITY 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	0.00	11,300.00
4400-00-000	MAINTENANCE AND OPERATIONS															
4400-99-000	General Maint Expense															
4410-00-000	Maintenance Salaries	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	11,076.84	11,076.84	8,000.00

Hampton Hills Homes (12) Public Housing Homeownership Program (11 Houses Left for Sale)																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4419-00-000	Total General Maint Expense	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	923.07	11,076.84	11,076.84	8,000.00
4420-00-000	Materials															
4420-01-000	Supplies-Grounds	26.56	26.56	26.56	26.56	26.56	26.56	26.56	26.56	26.56	26.56	26.56	26.52	318.68	610.61	318.68
4420-02-000	Supplies-Appliance Parts	156.16	156.16	156.16	156.16	156.16	156.16	156.16	156.16	156.16	156.16	156.16	156.16	1,873.92	490.85	1,873.92
4420-03-100	Hardware Doors/Windows/Locks	35.06	35.06	35.06	35.06	35.06	35.06	35.06	35.06	35.06	35.06	35.06	35.02	420.68	369.24	420.68
4420-04-000	Electrical - Supplies/Fixtures	160.33	160.33	160.33	160.33	160.33	160.33	160.33	160.33	160.33	160.33	160.33	160.33	1,923.96	272.73	1,923.96
4420-05-000	Supplies-Exterminating	5.05	5.05	5.05	5.05	5.05	5.05	5.05	5.05	5.05	5.05	5.05	5.01	60.56	0.00	60.56
4420-07-000	Repairs - Materials & Supplies	67.63	67.63	67.63	67.63	67.63	67.63	67.63	67.63	67.63	67.63	67.63	67.63	811.56	873.92	811.56
4420-09-000	Supplies- Tools Equipmt	5.99	5.99	5.99	5.99	5.99	5.99	5.99	5.99	5.99	5.99	5.99	5.95	71.84	0.00	71.84
4420-11-000	Supplies HVAC													0.00	3,755.48	0.00
4420-09-100	Security Equipment,Locks,Alarms	93.22	93.22	93.22	93.22	93.22	93.22	93.22	93.22	93.22	93.22	93.22	93.18	1,118.60	0.00	1,118.60
4429-00-000	Total Materials	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	549.80	6,599.80	6,372.81	6,599.80
4430-00-000	Contract Costs															
4430-03-000	Contract-Building Repairs - Exterior	65.40	65.40	65.40	65.40	65.40	65.40	65.40	65.40	65.40	65.40	65.40	65.40	784.80	0.00	784.80
4430-04-000	Contract-Carpet Cleaning	124.00	124.00	124.00	124.00	124.00	124.00	124.00	124.00	124.00	124.00	124.00	124.00	1,488.00	0.00	1,488.00
4430-07-000	Contract-Exterminating/Pest Control	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.37	400.00	187.50	400.00
4430-11-000	Contract-Plumbing	37.82	37.82	37.82	37.82	37.82	37.82	37.82	37.82	37.82	37.82	37.82	37.78	453.80	0.00	453.80
4430-13-000	Contract-HVAC - Repairs & Maint	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	0.00	1,500.00
4430-13-400	Repairs/Maint - A/C Units	7.74	7.74	7.74	7.74	7.74	7.74	7.74	7.74	7.74	7.74	7.74	7.74	92.88	0.00	92.88
4430-18-000	Contract-Alarm Monitoring	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00	0.00	2,500.00
4430-24-000	Contract -Grounds -Landscaping	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	12,000.00	7,500.00
4439-00-000	Total Contract Costs	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.66	19,219.48	12,187.50	14,719.48
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.62	1,601.66	36,896.12	29,637.15	29,319.28
4500-00-000	GENERAL EXPENSES															
4510-01-000	General Liability-Auto													0.00	123.68	0
4510-00-000	Insurance -Property/Liability	915.30	908.46	901.63	894.80	887.97	881.14	874.31	874.31	874.31	874.31	874.31	874.31	10,635.16	13,205.57	7,500.00
4599-00-000	TOTAL GENERAL EXPENSES	915.30	908.46	901.63	894.80	887.97	881.14	874.31	874.31	874.31	874.31	874.31	874.31	10,635.16	13,329.24	7,500.00
5600-00-100	CAPITAL REPLACEMENT ITEMS															
5600-07-000	Grounds Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5699-00-000	APITAL REPLACEMENT 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	0.00	0.00
8000-00-000	TOTAL EXPENSES	5,512.06	5,139.56	5,410.45	5,601.57	4,693.44	4,638.54	4,631.31	5,629.14	5,629.14	5,277.14	5,329.14	5,177.22	62,668.71	62,351.51	63,679.28
9000-00-000	NET INCOME	2,568.02	2,940.51	2,669.66	2,478.55	3,386.69	3,441.53	3,448.57	2,450.99	2,450.99	2,802.99	2,750.99	2,902.91	34,292.34	34,205.03	14,981.14

West Lake Management, LLC (28)
12 Month Actual to Budget
2016

														Proposed 2016 Budget	Annualized 2015 Actual	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME															
3100-00-000	INCOME															
3600-00-000	BUSINESS INCOME															
3620-00-100	Mgmt Fee Income - Dakota	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	12,000.00	12,000.00
3620-00-200	Mgmt Fee Income - Renaissance	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00	90,000.00	70,560.00
3620-00-300	Mgmt Fee Income - Colton	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	34,800.00	36,696.57	30,000.00
3620-00-400	Mgmt Fee Income - Bonnet	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	41,055.30	30,000.00
3620-00-800	Mgmt Fee Income - West Bartow	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	50,782.32	48,792.77	42,000.00
3620-01-000	Bookkeeping Fee Income	2,872.50	2,872.50	2,872.50	2,872.50	2,872.50	2,872.50	2,872.50	2,872.50	2,872.50	2,872.50	2,872.50	2,872.50	34,470.00	30,876.00	74,304.00
3620-02-000	Asset Management Fee Income	2,360.00	2,360.00	2,360.00	2,360.00	2,360.00	2,360.00	2,360.00	2,360.00	2,360.00	2,360.00	2,360.00	2,360.00	28,320.00	27,930.00	0.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	698.85	0.00
3650-00-200	Lawn & Landscape Income	17,400.00	17,400.00	17,400.00	17,400.00	17,400.00	17,400.00	17,400.00	17,400.00	17,400.00	17,400.00	17,400.00	17,400.00	208,800.00	181,737.45	79,600.00
3699-00-000	TOTAL OTHER INCOME	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	495,172.32	469,786.94	338,464.00
3999-00-000	TOTAL INCOME	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	41,264.36	495,172.32	469,786.94	338,464.00
4000-00-000	EXPENSES															
4100-00-000	ADMINISTRATIVE															
4100-99-000	Administrative Salaries															
4110-00-000	Administrative Salaries	6,968.75	6,968.75	6,968.75	6,968.75	6,968.75	9,968.75	6,968.75	6,968.75	6,968.75	6,968.75	9,968.75	6,968.75	89,625.00	50,625.00	141,629.00
4110-00-001	401K-401A Admin	126.56	126.56	126.56	126.56	126.56	126.56	126.56	126.56	126.56	126.56	126.56	126.56	1,518.75	1,518.75	2,401.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	378.43	378.43	378.43	378.43	378.43	378.43	378.43	378.43	378.43	378.43	378.43	378.43	4,541.10	4,541.10	21,224.00
4110-00-004	Workers Comp Admin	145.39	145.39	145.39	145.39	145.39	145.39	145.39	145.39	145.39	145.39	145.39	145.39	1,744.62	1,744.62	8,420.00
4110-00-007	Payroll Prep Fees	49.41	49.41	49.41	49.41	49.41	49.41	49.41	49.41	49.41	49.41	49.41	49.41	592.92	592.92	5,354.00
4110-07-000	Health Insurance	519.23	519.23	519.23	519.23	519.23	519.23	519.23	519.23	519.23	519.23	519.23	519.23	6,230.76	6,230.76	16,566.00
4110-99-000	Total Administrative Salaries	8,187.76	8,187.76	8,187.76	8,187.76	8,187.76	11,187.76	8,187.76	8,187.76	8,187.76	8,187.76	11,187.76	8,187.76	104,253.15	65,253.15	195,594.00
4120-99-000	Total Admin. Salaries & Benefits	8,187.76	8,187.76	8,187.76	8,187.76	8,187.76	11,187.76	8,187.76	8,187.76	8,187.76	8,187.76	11,187.76	8,187.76	104,253.15	65,253.15	195,594.00
4130-00-000	Legal Expense															
4130-04-000	General Legal Expense	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	351.00	0.00
4131-00-000	Total Legal Expense	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	351.00	0.00
4139-00-000	Other Admin Expenses															
4140-00-000	Travel/Training Expense	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	7,000.00	2,913.62	0.00
4174-00-001	Marketing Exp - Brochures & Other Adv	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	0.00	300.00
4189-00-000	Total Other Admin Expenses	25.00	25.00	3,525.00	25.00	25.00	25.00	25.00	25.00	3,525.00	25.00	25.00	25.00	7,300.00	2,913.62	300.00
4190-00-000	Miscellaneous Admin Expenses															
4190-20-100	Bank Fees	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	96.00	90.00	0.00
4190-22-100	Other misc 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	1,157.22	0.00
4190-04-000	Stationery & Office Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	216.56	300.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4190-07-000	Telephone	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	1,121.99	0.00
4190-13-000	Internet	424.93	424.93	424.93	424.93	424.93	424.93	424.93	424.93	424.93	424.93	424.93	424.93	5,099.15	5,099.15	0.00
4190-22-000	Finance Manager Share Salary	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	16,000.00	11,400.00	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	300.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	600.00	1,297.50	0.00
4191-00-000	Total Miscellaneous Admin Expenses	2,041.26	2,041.26	2,341.26	2,041.26	2,041.26	2,041.26	2,041.26	2,341.26	2,041.26	2,041.26	2,041.26	2,041.26	25,095.15	20,382.41	300.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	10,254.02	10,254.02	14,054.02	10,254.02	10,254.02	13,254.02	10,254.02	10,554.02	13,754.02	10,254.02	13,254.02	10,254.02	136,648.30	88,900.17	196,194.00
4200-00-000	TENANT SERVICES															
4220-00-000	Resident Functions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4299-00-000	TOTAL SERVICES 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	0.00	0.00
4400-00-000	MAINTENANCE AND OPERATIONS															
4400-99-000	General Maint Expense															
4410-00-000	Maintenance Salaries	\$9,940.67	9,940.67	9,940.67	9,940.67	9,940.67	15,940.67	9,940.67	9,940.67	9,940.67	9,940.67	15,940.67	9,940.67	131,288.00	127,814.79	53,784.00
4410-06-000	401K-401A Maintenance	397.63	328.29	328.29	328.29	328.29	328.29	328.29	328.29	328.29	328.29	328.29	328.29	4,008.85	4,382.32	787.61
4410-07-000	Payroll Taxes Maintenance	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	9,886.82	1,579.04
4410-08-000	Insurance Benefits Maintenance	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	13,022.21	6,000.00
4410-09-000	Workers Comp Maintenance	97.23	97.23	97.23	97.23	97.23	97.23	97.23	97.23	97.23	97.23	97.23	97.23	1,166.76	3,640.27	842.82
4410-10-000	Payroll Prep Fees Maint.	21.92	21.92	21.92	21.92	21.92	21.92	21.92	21.92	21.92	21.92	21.92	21.92	263.04	826.42	71.34
4411-00-000	Maintenance Uniforms	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	1,200.00	960.00

West Lake Management, LLC (28)
12 Month Actual to Budget
2016

														Proposed 2016 Budget	Annualized 2015 Actual	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	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	3,173.57	4,200.00
4419-00-000	Total General Maint Expense	12,707.44	12,638.11	12,638.11	12,638.11	12,638.11	18,638.11	12,638.11	12,638.11	12,638.11	12,638.11	18,638.11	12,638.11	163,726.65	163,946.39	64,024.81
4420-00-000	Materials															
4420-01-000	Supplies-Grounds	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	3,310.94	0.00
4420-01-200	Yn & Landscape Expenses Non Salary	3,000.00	2,000.00	1,093.74	435.97	646.97	1,431.69	690.85	700.00	700.00	100.00	100.00	100.00	10,999.22	6,813.12	0.00
4420-03-000	Seasonal labor-Help	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	0.00	0.00	10,000.00	16,439.10	0.00
4420-07-000	Repairs - Materials & Supplies	0.00	0.00	200.00	0.00	0.00	200.00	0.00	100.00	200.00	0.00	100.00	0.00	800.00	444.39	6,000.00
4420-10-000	Maint - Miscellaneous Supplies	112.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112.91	2,077.71	0.00
4429-00-000	Total Materials	3,212.91	2,100.00	1,393.74	535.97	2,746.97	3,731.69	2,790.85	2,900.00	3,000.00	200.00	300.00	200.00	23,112.13	29,085.26	10,200.00
4430-00-000	Contract Costs															
4430-09-450	MISC. Operating 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	0.00	0.00
4430-24-000	Contract -Grounds -Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
4439-00-000	Total Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	15,920.35	14,738.11	14,031.85	13,174.08	15,385.08	22,369.80	15,428.96	15,538.11	15,638.11	12,838.11	18,938.11	12,838.11	186,838.78	193,031.64	75,424.81
4500-00-000	GENERAL EXPENSES															
4510-01-000	General Liability Insurance - Auto	58.13	426.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	484.80	0.00	0.00
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	147,000.00	66,000.00
4599-00-000	TOTAL GENERAL EXPENSES	14,058.13	14,426.67	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	168,484.80	147,000.00	66,000.00
8000-00-000	TOTAL EXPENSES	40,232.51	39,418.80	42,085.87	37,428.10	39,639.10	49,623.82	39,682.98	40,092.13	43,392.13	37,092.13	46,192.13	37,092.13	491,971.88	428,931.81	337,618.81
9000-00-000	NET INCOME	1,031.85	1,845.56	-821.51	3,836.26	1,625.26	-8,359.46	1,581.38	1,172.23	-2,127.77	4,172.23	-4,927.77	4,172.23	3,200.44	40,855.13	845.19

COCC and West Lake Management LLC Performance Standards

PERFORMANCE MEASURES						
Weighted			OUTSTANDING	VERY GOOD	GOOD	POOR
			1	0.7	0.4	0
FINANCIAL						
1	Cash Collections as % of Gross Potential		>100%	97% - 99%	95% - 97%	<94%
2	Physical Occupancy all AMPs(Vac+Conc/GP)		100%	97% - 99%	95% - 97%	<95%
3	Uncollected income and Bad Debt (as % ytd GPR)		0%	-0.50%	-0.75%	-1%
4	Payments processed on time		>100%	97% - 99%	95% - 97%	<94%
5	Length of payments		<5 days	< 10days	<20days	> 21 days
6	Collection of other income (admin, etc)		Filed & Collected	Filed	N/A	Not Filed
7	YTD Actual Revenue vs. budget (Variance %)		-3%	-1.5%	0%	+1.5% or more
8	YTD Actual Expense vs. budget (Variance %)		+2%	+1%	0%	-1.5% or more
9	YTD Actual (NOI) vs. budget (Variance %)		-5%	-3%	0%	+1.5% or more
AUDITS & INSPECTIONS						
1	Capital Funds and RHF Obligation and expenditure		100	95	90	>89
2	Average response time - complaints		Same day	24hrs	48 hrs	>48hrs
3	Board Report		7 days	6 days	5 days	4 days
4	SEMAP		100	90	80	<70
5	PHAS		High	Standard	Satisfactory	Unsatisfactory
6	Monthly reports to Investors and Partners		Completed	N/A	N/A	N/A
7	Quality control inspections done		100%	N/A	N/A	N/A
8	ELOCCS		100%	N/A	N/A	N/A
9	State of Florida		100%	N/A	N/A	N/A
COMPLIANCE						
1	Random file reviews of Purchased Orders (complete, accurate calc, organized)		>99%	96% - 98%	90% - 95%	<89%
2	RFP's and RFQ's review (Timely, complete, signed)		100%	98%	N/A	< 98%
3	Human Resources and Payroll (recruitment and compliance)		10 above required	5 above required	1 above required	Under required slot
4	HUD and Independent audits scores and/or reviews		Superior	Above Satisfactory	Satisfactory	Unsatisfactory
5	Timely submission of reports		0	2	4	>4
6	REAC inspections all AMPs		90	80	70	60
CUSTOMER SERVICE						
1	Newsletter		Distributed by 20th	Distributed by 25th	Distributed by 30th	Not or > 30th
2	Customer satisfaction - based on the number of complaints not solved		0%	2%	3%	Needs Improv
3	Response to Public Request reports / actions		Action Taken	N/A	Received	No Action
4	Special events (Homeownership)		Monthly	3 Months	6 Months	9 Months
5	Staff satisfaction		High	Normal	Low	Very Low

HCV Performance Standards

<u>PERFORMANCE MEASURES</u>			<u>OUTSTANDING</u>	<u>VERY GOOD</u>	<u>GOOD</u>	<u>POOR</u>
Weighted			1	0.7	0.4	0
FINANCIAL						
1	Cash Collections as % of Gross Potential		>100%	97% - 99%	95% - 97%	<94%
2	Voucher utilization %		100%	97% - 99%	95% - 97%	<95%
3	Uncollected HAP Port Ins and Bad Debt (as % ytd GPR)		0%	-0.50%	-0.75%	-1%
4	Payments processed on time		>100%	97% - 99%	95% - 97%	<94%
5	Port Ins processing timeframe		<5 days	< 10days	<20days	> 21 days
6	Collection of other income (M5, admin, etc)		Filed & Collected	Filed	N/A	Not Filed
7	YTD Actual Revenue vs. budget (Variance %)		-3%	-1.5%	0%	+1.5% or more
8	YTD Actual Expense vs. budget (Variance %)		+2%	+1%	0%	-1.5% or more
9	YTD Actual (NOI) vs. budget (Variance %)		-5%	-3%	0%	+1.5% or more
Inspeccions and other						
1	# of outstanding inspections		0	4	7	>7
2	Average response time - complaints and special inspections		Same day	24hrs	48 hrs	>48hrs
3	Unit inspections		100%	97% - 99%	95% - 97%	<94%
4	SEMAP		100	90	80	<70
5	Program inspections - HUD, State, Other reviews		Superior	Above Satisfactory	Satisfactory	Unsatisfactory
6	Participants and Landlord ledgers are accurated and balanced		Completed	N/A	N/A	N/A
7	Quality control inspections done		100%	N/A	N/A	N/A
8	VMS on time		100%	N/A	N/A	N/A
9	Two Year tool updated and the information is accurate		100%	N/A	N/A	N/A
COMPLIANCE						
1	Random file reviews (complete, accurate calc, organized)		>99%	96% - 98%	90% - 95%	<89%
2	Re-certification review (Timely, complete, signed)		100%	98%	N/A	< 98%
3	FSS Program recruitment and compliance		10 above required	5 above required	1 above required	Under required slot
4	HUD and Independent audits scores and/or reviews		Superior	Above Satisfactory	Satisfactory	Unsatisfactory
5	Timely submission of reports		0	2	4	>4
6	Quality review of files done/errors as of %		0	2	3	>4
CUSTOMER SERVICE						
1	Newsletter		Distributed by 20th	Distributed by 25th	Distributed by 30th	Not or > 30th
2	Customer satisfaction - based on the number of complaints not solved		0%	2%	3%	Needs Improv
3	Response to interim changes and reports / actions		Action Taken	N/A	Received	No Action
4	Special events (ie: Waiting list or landlord briefings)		<5 days	< 10days	<20days	> 21 days
5	Initial and New Vouchers payments processed on time		<5 days	< 10days	<20days	> 21 days

Property Performance Standards

PERFORMANCE MEASURES						
			OUTSTANDING	VERY GOOD	GOOD	POOR
Weighted			1	0.7	0.4	0
FINANCIAL						
1	Cash Collections as % of Gross Potential		>100%	97% - 99%	95% - 97%	<94%
2	Physical Occupancy (Vac+Conc/GP)		100%	97% - 99%	95% - 97%	<95%
3	Uncollected Rent and Bad Debt (as % ytd GPR)		0%	-0.50%	-0.75%	-1%
4	Turnover Rate		<20%	21% - 28%	29 - 35%	>35%
5	Length of vacancy		<5 days	< 10days	<20days	> 21 days
6	Collection of other income (Special Claims / rent Inc)		Filed & Collected	Filed	N/A	Not Filed
7	YTD Actual Revenue vs. budget		-3%	-1.5%	0%	+1.5% or more
8	YTD Actual Expense vs. budget		+2%	+1%	0%	-1.5% or more
9	YTD Actual (NOI) vs. budget		-5%	-3%	0%	+1.5% or more
MAINTENANCE						
1	# of Service requests outstanding (Non Emergency)		0	4	7	>7
2	Average response time - work ticket		Same day	24hrs	48 hrs	>48hrs
3	Unit inspections (Completed)		100%	95%	90%	>90%
4	REAC		90	85	75	<70
5	Physical inspections - HUD, State, Other reviews		Superior	Above Satisfactory	Satisfactory	Unsatisfactory
6	Cycle Painting		Completed	N/A	Scheduled	No program
7	Preventative maintenance (CP)		100%	N/A	100% + Scheduled	Not 100%
8	Cleanliness of grounds, common areas (CP)		Outstanding	Very Good	Good	Unacceptable
9	Internal inspections (CP)		Outstanding	Very Good	Good	Unacceptable
COMPLIANCE						
1	Random file reviews (complete, accurate calc, organized)		>99%	96% - 98%	90% - 95%	<89%
2	Recertification review (Timely, complete, signed)		100%	98%	N/A	< 98%
3	Certification audit findings		Superior	Above Satisfactory	Satisfactory	Unsatisfactory
4	Agency mgt reviews (State, Lenders, Syndicator)		Superior	Above Satisfactory	Satisfactory	Unsatisfactory
5	Timely submission of weekly reports (# Times late)		0	2	4	>4
6	Timely & accurate submission of payroll		0	1	2	>2
CUSTOMER SERVICE						
1	Newsletter		Distributed by 20th	Distributed by 25th	Distributed by 30th	Not or > 30th
2	Customer satisfaction - mail in		Exceeds	Meets	N/A	Needs Improv
3	Response to crime reports / actions		Action Taken	N/A	Received	No Action
4	Special events (ie: holidays)		Exceeds	Meets	N/A	Needs Improv
5	Resident program participation		Exceeds	Meets	N/A	Needs Improv

% of Bonus Potential Percent Earned	From 0% to 4% every 6 months up to 4%
55%	0.00%
60%	0.00%
65%	0.00%
70%	1.00%
75%	1.00%
80%	2.00%
85%	2.00%
90%	2.50%
95%	3.00%
100%	3.5% to 4%

Annual salary increases will be based on:

Annual Averaged Consumer Index Price (All products) Polk County
2015=0

PARTNERSHIPS

- A. The Following Communities are presented to the Board of Commissioners for informational purposes only, these budgets are approve by the Owners:

1. Dakota Park Limited Partnership, LLLP
2. Renaissance at Washington Ridge, Ltd., LLLP
3. Colton Meadow, LLLP
4. Bonnet Shores, LLLP
5. West Bartow Partnership, Ltd., LLLP

Renaissance at Washigton Ridge (The Manor at Washigton Ridge) 109 PH units and 78 LIHTC Units)																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME															
3100-00-000	TENANT INCOME															
3101-00-000	Rental Income															
3110-04-000	Other Tenant Rent Adj	995.19	995.19	995.19	995.19	995.19	995.19	995.19	995.19	995.19	995.19	995.19	995.19	995.19	11,942.24	0.00
3111-00-000	Tenant Rent	47,867.15	47,867.15	47,867.15	47,867.15	47,867.15	47,867.15	47,867.15	47,867.15	47,867.15	47,867.15	47,867.15	47,867.15	574,405.76	574,405.76	470,000.00
3112-01-000	Reimbursed Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3112-02-000	Section 8 Rent	10,480.47	10,480.47	10,480.47	10,480.47	10,480.47	10,480.47	10,480.47	10,480.47	10,480.47	10,480.47	10,480.47	10,480.47	125,765.61	125,765.61	204,000.00
3114-00-000	Less: Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,094.01	0.00
3115-00-000	Less: Prepaid Rents	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3118-00-000	Subsidy Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3119-00-000	Total Rental Income	59,342.80	59,342.80	59,342.80	59,342.80	59,342.80	59,342.80	59,342.80	59,342.80	59,342.80	59,342.80	59,342.80	59,342.80	712,113.60	711,019.59	674,000.00
3120-00-000	Other Tenant Income															
3120-01-000	Vending Income	75.51	75.51	75.51	75.51	75.51	75.51	75.51	75.51	75.51	75.51	75.51	75.51	906.10	376.94	1,150.00
3120-01-100	Laundry Room Income	442.12	442.12	442.12	442.12	442.12	442.12	442.12	442.12	442.12	442.12	442.12	442.12	5,305.40	5,305.40	4,200.00
3120-03-000	Damages & Cleaning	425.69	425.69	425.69	425.69	425.69	425.69	425.69	425.69	425.69	425.69	425.69	425.69	5,108.31	5,108.31	3,600.00
3120-04-000	Late and Admin Charges	406.25	406.25	406.25	406.25	406.25	406.25	406.25	406.25	406.25	406.25	406.25	406.25	4,875.00	4,875.00	6,150.00
3120-05-000	Legal Fees - Tenant	457.00	457.00	457.00	457.00	457.00	457.00	457.00	457.00	457.00	457.00	457.00	457.00	5,484.00	5,484.00	1,500.00
3120-06-000	NSF Charges	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	37.50	37.50	125.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120-09-000	Misc.Tenant Income	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	45.00	45.00	130.00
3120-10-000	Application Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	600.00	1,100.00
3120-11-000	Forfeited Security Deposits	318.38	318.38	318.38	318.38	318.38	318.38	318.38	318.38	318.38	318.38	318.38	318.38	3,820.50	3,820.50	1,000.00
3129-00-000	Total Other Tenant Income	2,181.82	2,181.82	2,181.82	2,181.82	2,181.82	2,181.82	2,181.82	2,181.82	2,181.82	2,181.82	2,181.82	2,181.82	26,181.81	25,652.64	18,955.00
3199-00-000	TOTAL TENANT INCOME	61,524.62	61,524.62	61,524.62	61,524.62	61,524.62	61,524.62	61,524.62	61,524.62	61,524.62	61,524.62	61,524.62	61,524.62	738,295.41	736,672.23	692,955.00
3400-00-000	GRANT INCOME															
3401-00-000	Government Subsidy Income	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	295,207.50	295,207.50	423,661.00
3499-00-000	TOTAL GRANT INCOME	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	24,600.63	295,207.50	295,207.50	423,661.00
3600-00-000	OTHER INCOME															
3610-00-000	Interest Income - Restricted	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	2,109.86	2,109.86	4,600.00
3690-00-000	Dakota/Carrington Share (Salaries)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3699-00-000	TOTAL OTHER INCOME	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	175.82	2,109.86	2,109.86	4,600.00
3999-00-000	TOTAL INCOME	86,301.06	86,301.06	86,301.06	86,301.06	86,301.06	86,301.06	86,301.06	86,301.06	86,301.06	86,301.06	86,301.06	86,301.06	1,035,612.76	1,033,989.59	1,121,216.00
4000-00-000	EXPENSES															
4100-00-000	ADMINISTRATIVE															
4100-99-000	Administrative Salaries															
4110-00-000	Administrative Salaries	8,252.69	8,252.69	8,252.69	8,252.69	8,252.69	12,252.69	8,252.69	8,252.69	8,252.69	8,252.69	12,252.69	8,252.69	107,032.22	84,309.51	103,148.00
4110-00-001	401K-401A Admin	280.61	280.61	280.61	280.61	280.61	280.61	280.61	280.61	280.61	280.61	280.61	280.61	3,367.26	3,367.26	2,751.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	540.23	540.23	540.23	540.23	540.23	540.23	540.23	540.23	540.23	540.23	540.23	540.23	6,482.70	6,482.70	8,633.00
4110-00-004	Workers Comp Admin	207.55	207.55	207.55	207.55	207.55	207.55	207.55	207.55	207.55	207.55	207.55	207.55	2,490.59	2,490.59	3,074.00
4110-00-007	Payroll Prep Fees	50.33	50.33	50.33	50.33	50.33	50.33	50.33	50.33	50.33	50.33	50.33	50.33	603.98	646.11	2,595.00
4110-07-000	Health Insurance	986.15	986.15	986.15	986.15	986.15	986.15	986.15	986.15	986.15	986.15	986.15	986.15	11,833.76	11,833.76	9,304.00
4110-99-000	Total Administrative Salaries	10,317.54	10,317.54	10,317.54	10,317.54	10,317.54	14,317.54	10,317.54	10,317.54	10,317.54	10,317.54	10,317.54	10,317.54	131,810.50	109,129.92	129,505.00
4120-99-000	Total Admin. Salaries & Benefits	10,317.54	10,317.54	10,317.54	10,317.54	10,317.54	14,317.54	10,317.54	10,317.54	10,317.54	10,317.54	10,317.54	10,317.54	131,810.50	109,129.92	129,505.00
4130-00-000	Legal Expense															
4130-00-001	Eviction Legal Fees	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	12,000.00	1,100.00
4130-02-000	Criminal Background / Credit Checks	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	888.53	700.00
4130-04-000	General Legal Expense	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	1,613.55	3,000.00
4131-00-000	Total Legal Expense	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	9,900.00	14,502.08	4,800.00
4139-00-000	Other Admin Expenses															
4140-00-000	Travel/Training Expense	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	975.66	3,500.00

Renaissance at Washigton Ridge (The Manor at Washigton Ridge) 109 PH units and 78 LIHTC Units)																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4140-00-100	Travel/Mileage	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	0.00	100.00
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	17,640.00	17,640.00
4171-00-000	Auditing Fees	1,037.50	1,037.50	1,037.50	1,037.50	1,037.50	1,037.50	1,037.50	1,041.67	1,041.67	1,041.67	1,041.67	1,041.63	12,470.81	21,670.00	12,500.00
4173-00-000	Management Fee	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00	90,000.00	70,560.00
4173-02-000	Asset Management Fee	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	23,520.00	33,486.54	0.00
4174-00-000	Marketing Events	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	0.00	300.00
4174-00-001	Marketing Exp - Brochures & Other Adv	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.63	200.00	0.00	200.00
4182-00-000	Extra time work stipend	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	854.43	5,000.00
4189-00-000	Total Other Admin Expenses	12,319.17	12,319.17	12,319.17	12,319.17	12,319.17	12,319.17	12,319.17	12,323.34	12,323.34	12,323.34	12,323.34	12,323.26	147,850.81	164,626.63	109,800.00
4190-00-000	Miscellaneous Admin Expenses															
4190-02-000	Printing/Publications & Subscriptions	35.78	35.78	35.78	35.78	35.78	35.78	35.78	35.78	35.78	35.78	35.78	35.78	429.31	134.33	300.00
4190-03-000	Advertising Publications	57.32	57.32	57.32	57.32	57.32	57.32	57.32	57.32	57.32	57.32	57.32	57.32	687.87	796.11	600.00
4190-03-100	Marketing Exp -Brochures	10.71	10.71	10.71	10.71	10.71	10.71	10.71	10.71	10.71	10.71	10.71	10.71	128.52	0.00	0.00
4190-04-000	Stationery & Office Supplies	199.27	199.27	199.27	199.27	199.27	199.27	199.27	199.27	199.27	199.27	199.27	199.27	2,391.21	2,328.86	5,500.00
4190-04-001	Leasing 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	0.00	0.00
4190-06-000	Computer Equipment	122.01	122.01	122.01	122.01	122.01	122.01	122.01	122.01	122.01	122.01	122.01	122.01	1,464.17	112.34	0.00
4190-07-000	Telephone	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	5,331.60	10,500.00
4190-08-000	Postage	8.70	8.70	8.70	8.70	8.70	8.70	8.70	8.70	8.70	8.70	8.70	8.70	104.42	29.99	250.00
4190-09-000	Computer Software License Fees/Exp	612.82	612.82	612.82	612.82	612.82	612.82	612.82	612.82	612.82	612.82	612.82	612.82	7,353.81	7,353.84	5,500.00
4190-10-000	Copiers - Lease & Service	354.77	354.77	354.77	354.77	354.77	354.77	354.77	354.77	354.77	354.77	354.77	354.77	4,257.29	4,257.29	6,000.00
4190-13-000	Internet	347.34	347.34	347.34	347.34	347.34	347.34	347.34	347.34	347.34	347.34	347.34	347.34	4,168.05	3,748.58	5,400.00
4190-17-000	IT Contract fees	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	6,000.00	2,000.00
4190-20-000	Bank Fees - Restricted	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00	22.50	0.00
4190-20-100	Bank Fees - Unrestricted	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750.00	715.11	550.00
4190-22-000	Other Misc Admin Expenses	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	450.00	430.67	6,000.00
4190-22-200	Resident Referral/Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
4190-22-300	Legal Expense & Compliance Contracts	858.02	858.02	858.02	858.02	858.02	858.02	858.02	858.02	858.02	858.02	858.02	858.02	10,296.29	6,030.00	9,408.00
4190-30-000	Equipment Service Contracts	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	3,402.77	0.00
4190-24-000	Govt Licenses-Fees-Permits	71.43	71.43	71.43	71.43	71.43	71.43	71.43	71.43	71.43	71.43	71.43	71.43	857.14	225.00	1,000.00
4191-00-000	Miscellaneous Admin Expenses	3,883.17	3,883.17	3,883.17	3,883.17	3,883.17	3,883.17	3,883.17	3,883.17	3,883.17	3,883.17	3,883.17	3,883.17	46,598.07	40,918.95	53,108.00
4199-00-000	ALL ADMINISTRATIVE EXPENSES	27,344.88	27,344.88	27,344.88	27,344.88	27,344.88	31,344.88	27,344.88	27,349.05	27,349.05	27,349.05	31,349.05	27,348.97	336,159.38	329,177.58	297,213.00
4200-00-000	TENANT SERVICES															
4220-00-000	Resident Functions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
4230-00-000	Resident Services Exp	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	1,148.57	3,000.00
4299-00-000	ALL TENANT SERVICES EXPENSES	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	1,148.57	3,000.00
4300-00-000	UTILITIES															
4310-00-000	Water	512.59	497.06	524.46	552.95	598.87	533.88	1,568.02	466.67	466.67	466.67	466.67	466.63	7,121.14	7,924.64	5,600.00
4320-00-000	Electricity	2,328.41	2,391.96	2,228.61	2,546.88	3,223.92	3,514.90	4,003.08	2,700.00	2,800.00	2,800.00	2,800.00	2,800.00	34,137.76	36,223.40	33,600.00
4340-00-000	Garbage/Trash Removal	918.44	1,053.26	813.44	1,526.83	1,094.52	1,111.62	996.50	1,116.67	1,116.67	1,116.67	1,116.67	1,116.63	13,097.92	15,318.56	13,400.00
4390-00-000	Sewer	1,419.35	1,419.35	1,419.35	1,419.35	1,419.35	1,419.35	1,419.35	1,419.35	1,419.35	1,419.35	1,419.35	1,419.35	17,032.19	17,032.19	23,750.00
4399-00-000	TOTAL UTILITY EXPENSES	5,178.79	5,361.63	4,985.86	6,046.01	6,336.66	6,579.75	7,986.95	5,702.69	5,802.69	5,802.69	5,802.69	5,802.61	71,389.01	76,498.78	76,350.00
4400-00-000	MAINTENANCE AND OPERATIONS															
4400-99-000	General Maint Expense															
4410-00-000	Maintenance Salaries	9,456.96	9,456.96	9,456.96	9,456.96	9,456.96	14,020.00	9,456.96	9,456.96	9,456.96	9,456.96	14,020.00	9,456.96	122,609.61	113,483.54	111,740.00
4410-06-000	401K-401A Maintenance	243.50	243.50	243.50	243.50	243.50	243.50	243.5								

Renaissance at Washigton Ridge (The Manor at Washigton Ridge) 109 PH units and 78 LIHTC Units)																
12 Month Actual to Budget																
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		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4420-03-000	Supplies-Painting/Decorating	121.44	121.44	121.44	121.44	121.44	121.44	121.44	121.44	121.44	121.44	121.44	121.44	1,457.33	2,732.55	0.00
4420-03-100	Hardware Doors/Windows/Locks	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	266.66	400.00
4420-03-200	Window Treatments	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	0.00	3,500.00
4420-04-000	Electrical - Supplies/Fixtures	305.85	305.85	305.85	305.85	305.85	305.85	305.85	305.85	305.85	305.85	305.85	305.85	3,670.17	4,903.77	3,500.00
4420-05-000	Supplies-Exterminating	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	19.23	95.93	150.00
4420-06-000	Supplies-Janitorial/Cleaning	329.88	329.88	329.88	329.88	329.88	329.88	329.88	329.88	329.88	329.88	329.88	329.88	3,958.59	3,958.59	4,000.00
4420-07-000	Repairs - Materials & Supplies	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	15,893.75	5,000.00
4420-08-000	Supplies-Plumbing	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.00	5,162.22	2,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	300.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	600.00	0.00	1,200.00
4420-09-100	Security Equipment,Locks,Alarms	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	288.11	1,400.00
4420-10-000	Maint - Miscellaneous Supplies	56.72	56.72	56.72	56.72	56.72	56.72	56.72	56.72	56.72	56.72	56.72	56.72	680.66	680.66	3,000.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
4420-10-200	Carpet and Flooring Supplies	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	1,893.26	250.00
4420-12-000	Supplies- Painting	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	3,180.20	4,600.00
4429-00-000	Total Materials	3,222.16	3,222.16	3,522.16	3,222.16	3,222.16	3,222.16	3,222.16	3,522.16	3,222.16	3,222.16	3,222.16	3,222.16	39,265.98	48,783.80	40,020.00
4430-00-000	Contract Costs															
4430-01-000	Contract-Fire Alarm/Extinguisher	374.39	374.39	374.39	374.39	374.39	374.39	374.39	374.39	374.39	374.39	374.39	374.39	4,492.68	4,492.68	7,746.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
4430-03-000	Contract-Building Repairs - Exterior	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	13,770.00	3,500.00
4430-03-100	Contract-Building Repairs - Interior	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.00	16,346.49	1,200.00
4430-03-300	Repairs - Windows/Glass	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
4430-04-000	Contract-Carpet Cleaning	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	585.00	2,500.00
4430-04-002	Contract-Carpet Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4430-05-000	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	0.00	6,000.00
4430-05-200	Painting Contract - Cycle Paint	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	2,368.80	15,000.00
4430-06-000	Contract-Electrical	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.00	3,500.00
4430-07-000	Contract-Exterminating/Pest Control	964.00	964.00	964.00	964.00	964.00	964.00	964.00	964.00	964.00	964.00	964.00	964.00	11,568.00	8,919.00	3,600.00
4430-09-000	Contract-Other	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	4,492.29	5,000.00
4430-11-000	Contract-Plumbing	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.00	0.00
4430-13-000	Contract-HVAC - Repairs & Maint	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00	314.78	9,000.00
4430-17-000	Contract-Elevator Monitoring	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	7,056.27	6,900.00
4430-18-000	Contract-Alarm Monitoring	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00	12,975.44	12,000.00
4430-24-000	Contract -Grounds -Landscaping	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00	48,000.00	40,000.00
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	0.00	1,500.00
4430-25-100	Garbage Removal - Other/Emerg	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	500.00	500.00
4439-00-000	Total Contract Costs	9,870.06	9,870.06	9,870.06	9,870.06	9,870.06	9,870.06	9,870.06	9,870.06	9,870.06	9,870.06	9,870.06	9,870.06	118,440.68	119,820.74	119,946.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	25,655.01	25,655.01	25,955.01	25,655.01	25,655.01	30,218.05	25,655.01	25,955.01	25,655.01	25,655.01	30,218.05	25,655.01	317,586.18	318,084.95	299,788.00
4500-00-000	GENERAL EXPENSES															
4510-00-000	Insurance -Property/Liability	6,156.74	6,156.74	6,156.74	6,156.74	6,156.74	6,156.74	6,156.74	6,156.74	6,156.74	6,156.74	6,156.74	6,156.74	73,880.88	73,880.88	76,246.00
4510-01-000	General Liability Insurance - Auto	167.88	167.88	167.88	167.88	167.88	167.88	167.88	167.88	167.88	167.88	167.88	167.88	2,014.53	2,014.53	2,500.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	450.00	0.00	1,500.00
4570-00-000	Redection 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	7,503.15	4,500.00
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	0.00	3,200.00
4599-00-000	TOTAL GENERAL EXPENSES	6,774.62	6,774.62	6,774.62	6,774.62	6,924.62	6,774.62	6,774.62	6,924.62	6,774.62	6,774.62					

Renaissance at Washigton Ridge (The Manor at Washigton Ridge) 109 PH units and 78 LIHTC Units)																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
5100-01-000	Depreciation Expense	59,635.00	59,635.00	59,635.00	59,635.00	59,635.00	59,635.00	59,635.00	59,635.00	59,635.00	59,635.00	59,635.00	59,635.00	715,620.00	715,620.00	722,763.00
5100-50-000	Amortization Expense	1,344.00	1,344.00	1,344.00	1,344.00	1,344.00	1,344.00	1,344.00	1,344.00	1,344.00	1,344.00	1,344.00	1,344.00	16,128.00	16,128.00	16,128.00
5199-00-000	DEPRECIATION/AMORTIZATION	60,979.00	60,979.00	60,979.00	60,979.00	60,979.00	60,979.00	60,979.00	60,979.00	60,979.00	60,979.00	60,979.00	60,979.00	731,748.00	731,748.00	738,891.00
5600-00-100	CAPITAL REPLACEMENT ITEMS															
5600-01-000	Refrigerators	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00	851.55	1,470.00
5600-02-000	Stoves/Ranges	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00	663.56	1,080.00
5600-04-000	Hot Water Heaters	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	4,224.00	0.00	570.00
5600-05-000	Roofs	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	10,699.61	500.00
5600-06-000	Cabinet/Counter Tops	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	0.00	0.00
5600-07-000	Grounds Improvements	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	1,650.00	2,000.00
5600-08-000	HVAC(Buildings, units, etc...)	1,000.00	0.00	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	500.00	0.00	0.00	1,000.00	6,500.00	6,517.50	6,000.00
5600-09-000	Awnings	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	0.00	7,200.00
5600-12-000	Carpet & Flooring Replacement	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	9,394.76	12,000.00
5600-13-000	Community Room	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5600-15-000	Play Ground Equipment	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	3,000.00	0.00	5,000.00
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	0.00	3,050.00
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	12,986.93	60,000.00
5699-00-000	PITAL REPLACEMENT EXPENSES	7,077.00	5,077.00	5,077.00	6,077.00	7,077.00	5,077.00	6,077.00	6,077.00	6,577.00	5,077.00	5,077.00	6,077.00	70,424.00	42,763.89	100,870.00
5699-01-000	Rmbrs. Replacement Reserve	(7,077.00)	(5,077.00)	(5,077.00)	(6,077.00)	(7,077.00)	(5,077.00)	(6,077.00)	(6,077.00)	(6,577.00)	(5,077.00)	(5,077.00)	(6,077.00)	(70,424.00)	(42,763.89)	100,870.00
8000-00-000	TOTAL EXPENSES	145,223.84	145,400.59	144,935.86	146,070.24	146,377.54	155,153.72	147,864.87	145,483.99	145,133.99	145,133.99	153,847.03	145,133.83	1,765,759.54	1,762,666.78	1,693,240.00
9000-00-000	NET INCOME	-58,922.78	-59,099.53	-58,634.80	-59,769.18	-60,076.48	-68,852.66	-61,563.81	-59,182.93	-58,832.93	-58,832.93	-67,545.97	-58,832.77	-730,146.78	-728,677.19	-572,024.00
														Cash flow before Depreciation and Amortization	116,661.18	

Carrington Place (40 units {20 PH/LIHTC and 20 LIHTC})																	
12 Month Actual to Budget																	
2016																	
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget	
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
2999-99-999	Revenue & Expenses																
3000-00-000	INCOME																
3100-00-000	TENANT INCOME																
3101-00-000	Rental Income																
3111-00-000	Tenant Rent	9,549.98	9,549.98	9,549.98	9,549.98	9,549.98	9,549.98	9,549.98	9,549.98	9,549.98	9,549.98	9,549.98	9,549.98	114,599.76	114,599.76	89,646.00	
3112-02-000	Section 8 Rent	1,776.00	1,776.00	1,776.00	1,776.00	1,776.00	1,776.00	1,776.00	1,776.00	1,776.00	1,776.00	1,776.00	1,776.00	21,312.00	20,730.00	21,360.00	
3114-00-000	Less: Concessions	-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	-1,492.50	0.00	
3115-00-000	Less: Prepaid Rents	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3119-00-000	Total Rental Income	11,225.98	11,225.98	11,225.98	11,225.98	11,225.98	11,225.98	11,225.98	11,225.98	11,225.98	11,225.98	11,225.98	11,225.98	134,711.76	133,837.26	111,006.00	
3120-00-000	Other Tenant Income																
3120-03-000	Damages & Cleaning	331.25	331.25	331.25	331.25	331.25	331.25	331.25	331.25	331.25	331.25	331.25	331.25	3,975.00	3,975.00	1,850.00	
3120-04-000	Late and Admin Charges	224.38	224.38	224.38	224.38	224.38	224.38	224.38	224.38	224.38	224.38	224.38	224.38	2,692.50	2,692.50	1,980.00	
3120-05-000	Legal Fees - Tenant	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	4,680.00	1,515.75	1,200.00	
3120-09-000	Misc.Tenant Income	165.50	165.50	165.50	165.50	165.50	165.50	165.50	165.50	165.50	165.50	165.50	165.50	1,986.00	1,986.00	0.00	
3120-10-000	Application Fees	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00	480.00	160.00	
3129-00-000	Total Other Tenant Income	1,151.13	1,151.13	1,151.13	1,151.13	1,151.13	1,151.13	1,151.13	1,151.13	1,151.13	1,151.13	1,151.13	1,151.13	13,813.50	10,649.25	5,190.00	
3199-00-000	TOTAL TENANT INCOME	12,377.11	12,377.11	12,377.11	12,377.11	12,377.11	12,377.11	12,377.11	12,377.11	12,377.11	12,377.11	12,377.11	12,377.11	148,525.26	144,486.51	116,196.00	
3400-00-000	GRANT INCOME																
3401-00-000	Government Subsidy Income	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	77,385.00	77,385.00	92,102.00	
3499-00-000	TOTAL GRANT INCOME	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	6,448.75	77,385.00	77,385.00	92,102.00	
3600-00-000	OTHER INCOME																
3610-00-000	Interest Income - Restricted	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	12.00	12.00	43.00	
3699-00-000	TOTAL OTHER INCOME	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	12.00	12.00	43.00	
3999-00-000	TOTAL INCOME	18,826.86	18,826.86	18,826.86	18,826.86	18,826.86	18,826.86	18,826.86	18,826.86	18,826.86	18,826.86	18,826.86	18,826.86	225,922.26	221,883.51	208,341.00	
4000-00-000	EXPENSES																
4100-00-000	ADMINISTRATIVE																
4100-99-000	Administrative Salaries																
4110-00-000	Administrative Salaries	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	3,000.00	1,800.00	1,800.00	1,800.00	1,800.00	3,000.00	1,800.00	24,000.00	24,000.00	10,517.00	
4110-00-001	401K-401A Admin	90.00	90.00	90.00	90.00	90.00	150.00	90.00	90.00	90.00	90.00	150.00	90.00	1,200.00	1,200.00	475.00	
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	108.00	108.00	108.00	108.00	108.00	180.00	108.00	108.00	108.00	108.00	180.00	108.00	1,440.00	1,440.00	1,460.00	
4110-00-004	Workers Comp Admin	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	543.00	543.00	500.00	
4110-00-007	Payroll Prep Fees	30.87	30.87	30.87	30.87	30.87	30.87	30.87	30.87	30.87	30.87	30.87	30.87	370.44	370.44	465.00	
4110-07-000	Health Insurance	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00	2,700.00	2,200.00	
4110-99-000	Total Administrative Salaries	2,299.12	2,299.12	2,299.12	2,299.12	2,299.12	3,631.12	2,299.12	2,299.12	2,299.12	2,299.12	3,631.12	2,299.12	30,253.44	30,253.44	15,617.00	
4120-99-000	Total Admin. Salaries & Benefits	2,299.12	2,299.12	2,299.12	2,299.12	2,299.12	3,631.12	2,299.12	2,299.12	2,299.12	2,299.12	3,631.12	2,299.12	30,253.44	30,253.44	15,617.00	
4130-00-000	Legal Expense																
4130-00-001	Eviction Legal Fees	600.00	0.00	0.00	600.00	0.00	0.00	600.00	0.00	0.00	600.00	0.00	0.00	2,400.00	6,900.00	500.00	
4130-02-000	Criminal Background / Credit Checks	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00	646.20	150.00	
4130-04-000	General Legal Expense	30.00	0.00	39.00	30.00	0.00	30.00	30.00	0.00	0.00	30.00	0.00	0.00	189.00	0.00	1,100.00	
4131-00-000	Total Legal Expense	645.00	15.00	54.00	645.00	15.00	45.00	645.00	15.00	15.00	645.00	15.00	15.00	2,769.00	7,546.20	1,750.00	
4139-00-000	Other Admin Expenses																
4171-00-000	Auditing Fees	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.37	10,600.00	12,265.44	10,600.00	
4173-00-000	Management Fee	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	12,000.00	12,000.00	
4173-02-000	Asset Management and Bookeeping Fees	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	8,400.00	5,500.00	
4189-00-000	Total Other Admin Expenses	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.37	31,000.00	32,665.44	28,100.00	
4190-00-000	Miscellaneous Admin Expenses																
4190-02-000	Printing/Publications & Subscriptions	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	84.00	53.24	0.00	
4190-03-000	Advertising Publications	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	276.00	162.47	0.00	
4190-04-000	Stationery & Office Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	661.50	375.00	
4190-07-000	Telephone	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00	180.00	382.00	
4190-08-000	Postage	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00	57.96	50.00	
4190-09-000	Computer Software License Fees/Exp	125.07	125.07	125.07	125.07	125.07	125.07	125.07	125.07	125.07	125.07	125.07	125.07	1,500.78	1,500.81	1,134.00	
4190-10-000	Copiers - Lease & Service	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		250.00	
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	952.50	250.00	
4190-20-000	Bank Fees - Restricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	22.50	0.00	

Carrington Place (40 units {20 PH/LIHTC and 20 LIHTC})																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4190-20-100	Bank Fees - Unrestricted	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00	430.50	350.00
4190-22-000	IT contract and fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1,200.00	250.00
4190-22-300	Leasing Expense & Compliance Contracts	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00	1,280.00	1,920.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	500.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	600.00	600.00	640.00
4191-00-000	Total Miscellaneous Admin Expenses	625.07	625.07	1,125.07	625.07	625.07	625.07	625.07	725.07	625.07	625.07	625.07	625.07	8,100.78	7,101.47	5,601.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,152.52	5,522.52	6,061.52	6,152.52	5,522.52	6,884.52	6,152.52	5,622.52	5,522.52	6,152.52	6,854.52	5,522.56	72,123.22	77,566.55	51,068.00
4200-00-000	TENANT SERVICES															
4220-00-000	Resident Functions	0.00	0.00	250.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	750.00	660.00	0.00
4230-00-000	Resident Services Exp	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	499.98	300.00	500.00
4230-03-000	Relocation 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	0.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	41.67	41.67	291.67	41.67	41.67	41.67	291.67	41.67	41.67	291.67	41.67	41.63	1,249.98	960.00	500.00
4300-00-000	UTILITIES															
4310-00-000	Water	40.00	9.67	68.29	43.70	32.48	34.84	39.57	166.67	166.67	166.67	166.67	166.63	1,101.86	516.00	2,000.00
4320-00-000	Electricity	381.79	303.19	437.89	477.38	508.99	492.49	474.45	566.67	566.67	566.67	566.67	566.63	5,909.49	6,049.88	6,800.00
4340-00-000	Garbage/Trash Removal	1,062.16	1,062.16	1,062.16	1,062.16	1,062.16	1,062.16	1,062.16	1,062.16	1,062.16	1,062.16	1,062.16	1,062.16	12,745.92	8,758.40	11,700.00
4390-00-000	Sewer	15.33	19.83	234.12	33.50	15.33	18.77	25.65	51.79	51.79	51.79	51.79	51.79	621.48	2,319.00	1,300.00
4399-00-000	TOTAL UTILITY EXPENSES	1,499.28	1,394.85	1,802.46	1,616.74	1,618.96	1,608.26	1,601.83	1,847.29	1,847.29	1,847.29	1,847.29	1,847.21	20,378.75	17,643.27	21,800.00
4400-00-000	MAINTENANCE AND OPERATIONS													45,498.74		
4400-99-000	General Maint Expense															
4410-00-000	Maintenance Salaries	900.00	900.00	900.00	900.00	900.00	1,500.00	900.00	900.00	900.00	900.00	1,500.00	900.00	12,000.00	12,000.00	13,756.00
4410-06-000	401K-401A Maintenance	45.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	595.00	600.00	620.00
4410-07-000	Payroll Taxes Maintenance	54.00	54.00	54.00	54.00	54.00	90.00	54.00	54.00	54.00	54.00	90.00	54.00	720.00	720.00	1,580.00
4410-08-000	Insurance Benefits Maintenance	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	1,200.00	1,650.00
4410-09-000	Workers Comp Maintenance	41.40	41.40	41.40	41.40	41.40	41.40	41.40	41.40	41.40	41.40	41.40	41.40	496.77	496.77	782.00
4410-10-000	Payroll Prep Fees Maint.	5.29	5.29	5.29	5.29	5.29	5.29	5.29	5.29	5.29	5.29	5.29	5.29	63.53	63.53	524.00
4411-00-000	Maintenance Uniforms	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.13	50.00	50.00	50.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	787.50	120.00
4419-00-000	Total General Maint Expense	1,159.86	1,164.86	1,164.86	1,164.86	1,164.86	1,800.86	1,164.86	1,164.86	1,164.86	1,164.86	1,800.86	1,164.82	15,245.30	15,917.80	18,962.00
4420-00-000	Materials															
4420-01-000	Supplies-Grounds	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	375.00	375.17	250.00
4420-02-000	Supplies-Appliance Parts	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	19.38	232.50	232.50	700.00
4420-03-000	Supplies-Painting/Decorating	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	30.00	30.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	8.13	8.13	8.13	8.13	8.13	8.13	8.13	8.13	8.13	8.13	8.13	8.13	97.50	97.50	250.00
4420-03-200	Window Treatments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
4420-04-000	Electrical - Supplies/Fixtures	152.50	152.50	152.50	152.50	152.50	152.50	152.50	152.50	152.50	152.50	152.50	152.50	1,830.00	1,830.00	750.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
4420-06-000	Supplies-Janitorial/Cleaning	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	147.00	147.00	250.00
4420-07-000	Repairs - Materials & Supplies	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1,530.00	1,800.00
4420-08-000	Supplies-Plumbing	70.38	70.38	70.38	70.38	70.38	70.38	70.38	70.38	70.38	70.38	70.38	70.38	844.50	844.50	700.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
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	0.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
4420-11-000	Supplies- HVAC	23.65	23.65	23.65	23.65	23.65	23.65	23.65	23.65	23.65	23.65	23.65	23.65	283.80	283.80	0.00
4420-12-000	Supplies- Painting	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	1,146.00	1,146.00	1,750.00
4429-00-000	Total Materials	1,415.53	1,415.53	1,415.53	1,415.53	1,415.53	1,415.53	1,415.53	1,415.53	1,415.53	1,415.53	1,415.53	1,415.53	16,986.30	6,516.47	8,440.00
4430-00-000	Contract Costs															
4430-01-000	Contract-Fire Alarm/Extinguisher	21.28	21.28	21.28	21.28	21.28	21.28	21.28	21.28	21.28	21.28	21.28	21.28	255.38	255.38	350.00
4430-03-000	Contract-Building Repairs - Exterior	11.25	11.25	11.25	11.25	11.25	11.25	11.25	11.25	11.25	11.25	11.25	11.25	135.00	135.00	500.00
4430-05-000	Contract-Decorating/Painting	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1,200.00	1,000.00
4430-05-200	Painting Contract - Cycle Paint	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	1,500.00	3,800.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
4430-07-000	Contract-Exterminating/Pest Control	144.67	144.67	144.67	144.67	144.67	144.67	144.67	144.67	144.67	144.67	144.67	144.67	1,736.03	1,736.03	1,722.00
4430-09-000	Contract-Other	78.69	78.69	78.69	78.69	78.69	78.69	78.69	78.69	78.69	78.69	78.69	78.69	944.28	944.28	0.00
4430-09-450	MISC. Operating 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	0.00	0.00
4430-13-000	Contract-HVAC - Repairs & Maint	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	465.00	465.00	1,500.00
4430-16-000	Contract-Maintenance Consultants	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	675.00	675.00	0.00
4430-18-000	Contract-Alarm Monitoring	64.76	64.76	64.76	64.76	64.76	64.76	64.76	64.76	64.76	64.76	64.76	64.76	777.15	777.15	500.00

Carrington Place (40 units {20 PH/LIHTC and 20 LIHTC})																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4430-24-000	Contract -Grounds -Landscaping	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	12,000.00	6,000.00
4430-25-100	Garbage Removal - Other/Emerg	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
4439-00-000	Total Contract Costs	2,015.65	2,015.65	2,015.65	2,015.65	2,015.65	2,015.65	2,015.65	2,015.65	2,015.65	2,015.65	2,015.65	2,015.65	24,187.83	19,687.83	15,752.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	4,591.04	4,596.04	4,596.04	4,596.04	4,596.04	5,232.04	4,596.04	4,596.04	4,596.04	4,596.04	5,232.04	4,596.00	56,419.43	42,122.09	43,154.00
4500-00-000	GENERAL EXPENSES															
4510-00-000	Insurance -Property/Liability	1,391.17	1,391.17	1,391.17	1,391.17	1,391.17	1,391.17	1,391.17	1,391.17	1,391.17	1,391.17	1,391.17	1,391.17	16,694.06	16,694.06	14,350.00
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	0.00	620.00
4525-00-000	Real Estate Taxes	647.44	647.44	647.44	647.44	647.44	647.44	647.44	647.44	647.44	647.44	647.44	647.44	7,769.25	7,769.25	10,547.00
4570-00-000	Reduction in Rental Income	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	0.00	1,200.00
4599-00-000	TOTAL GENERAL EXPENSES	2,138.61	2,138.61	2,138.61	2,138.61	2,138.61	2,138.61	2,138.61	2,138.61	2,138.61	2,138.61	2,138.61	2,138.61	25,663.31	24,463.31	26,717.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS															
4715-01-001	Replacement Reserves Escrow	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.04	8,000.04	8,000.04
4715-01-002	Tenant Utility Payments - PH	244.50	244.50	244.50	244.50	244.50	244.50	244.50	244.50	244.50	244.50	244.50	244.50	2,934.00	2,934.00	0.00
4715-03-000	FSS Escrow Payments	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	4,956.00	412.50	7,000.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4799-00-000	TAL HOUSING ASSISTANCE PAYMENTS	1,324.17	1,324.17	1,324.17	1,324.17	1,324.17	1,324.17	1,324.17	1,324.17	1,324.17	1,324.17	1,324.17	1,324.17	15,890.04	11,346.54	17,600.00
4800-00-000	FINANCING EXPENSE															
4851-00-000	HOPE VI Mortgage Note Interest	2,970.02	2,970.02	2,970.02	2,970.02	2,970.02	2,970.02	2,970.02	2,970.02	2,970.02	2,970.02	2,970.02	2,970.02	35,640.26	35,640.26	35,640.26
4852-00-000	SunTrust Mortgage Note Interest	2,552.63	2,548.97	2,298.95	2,539.85	2,454.28	2,531.74	2,446.38	2,446.38	2,446.38	2,446.38	2,446.38	2,446.38	29,604.70	29,130.89	27,622.00
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	0.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	5,522.65	5,518.99	5,268.97	5,509.87	5,424.30	5,501.76	5,416.40	5,416.40	5,416.40	5,416.40	5,416.40	5,416.40	65,244.96	64,771.14	27,622.00
5000-00-000	NON-OPERATING ITEMS															
5100-01-000	Depreciation Expense	1,860.75	1,860.75	1,860.75	1,860.75	1,860.75	1,860.75	1,860.75	1,860.75	1,860.75	1,860.75	1,860.75	1,860.75	22,329.00	22,325.51	87,712.00
5100-50-000	Amortization Expense	338.00	338.00	338.00	338.00	338.00	338.00	338.00	338.17	338.17	338.17	338.17	338.13	4,056.81	4,056.00	4,058.00
5199-00-000	OTAL DEPRECIATION / AMORTIZATION	2,198.75	2,198.75	2,198.75	2,198.75	2,198.75	2,198.75	2,198.75	2,198.92	2,198.92	2,198.92	2,198.92	2,198.88	26,385.81	26,381.51	91,770.00
5600-00-100	CAPITAL REPLACEMENT ITEMS															
5600-01-000	Refrigerators	550.00	0.00	550.00	0.00	550.00	0.00	0.00	550.00	0.00	0.00	550.00	0.00	2,750.00	851.55	1,960.00
5600-02-000	Stoves/Ranges	0.00	425.00	0.00	0.00	0.00	425.00	0.00	0.00	425.00	0.00	0.00	425.00	1,700.00	619.35	975.00
5600-04-000	Hot Water Heaters	0.00	0.00	0.00	352.00	0.00	0.00	352.00	0.00	0.00	352.00	0.00	200.00	1,256.00	0.00	400.00
5600-07-000	Grounds Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
5600-08-000	HVAC(Buildings, units, etc...)	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	3,000.00	4,492.50	3,600.00
5600-09-000	Awnings	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	0.00	480.00
5600-16-000	Interior Replacements/Carpets/Flooring	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	401.25	1,000.00
5600-18-000	Other Capital Replacement	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	6,848.30	1,000.00
5699-00-000	TAL CAPITAL REPLACEMENT EXPENSES	1,600.00	475.00	600.00	3,402.00	600.00	475.00	402.00	1,600.00	475.00	402.00	600.00	675.00	11,306.00	13,212.95	14,415.00
5699-01-000	Rmbrs. Replacement Reserve	(1,600.00)	(475.00)	(600.00)	(3,402.00)	(600.00)	(475.00)	(402.00)	(1,600.00)	(475.00)	(402.00)	(600.00)	(675.00)	(11,306.00)	(13,212.95)	14,415.00
8000-00-000	TOTAL EXPENSES	23,468.68	22,735.59	23,682.18	23,578.36	22,865.01	24,929.77	23,719.98	23,185.61	23,085.61	23,965.61	25,053.61	23,085.45	283,355.48	265,254.40	280,231.00
9000-00-000	NET INCOME	-4,641.83	-3,908.74	-4,855.33	-4,751.51	-4,038.16	-6,102.92	-4,893.13	-4,358.76	-4,258.76	-5,138.76	-6,226.76	-4,258.60	-57,433.22	-43,370.89	-71,890.00
													Cash flow before Depreciation and Amortization	4,592.84		

Villas at Lake Bonnet, LLLP (57)																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME															
3100-00-000	TENANT INCOME															
3101-00-000	Rental Income															
3111-00-000	Tenant Rent	33,594.54	33,594.54	33,594.54	33,594.54	33,594.54	33,594.54	33,594.54	33,594.54	33,594.54	33,594.54	33,594.54	33,594.54	403,134.45	403,134.45	368,835.00
3112-02-000	Section 8 Rent	15,911.97	15,911.97	15,911.97	15,911.97	15,911.97	15,911.97	15,911.97	15,911.97	15,911.97	15,911.97	15,911.97	15,911.97	190,943.67	190,943.67	212,778.00
3114-00-000	Less: Concessions	-50.67	-50.67	-50.67	-50.67	-50.67	-50.67	-50.67	-50.67	-50.67	-50.67	-50.67	-50.67	-608.00	-608.00	-500.00
3119-00-000	Total Rental Income	49,455.84	49,455.84	49,455.84	49,455.84	49,455.84	49,455.84	49,455.84	49,455.84	49,455.84	49,455.84	49,455.84	49,455.84	593,470.13	593,470.13	581,113.00
3120-00-000	Other Tenant Income															
3120-03-000	Damages & Cleaning	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	7,236.00	7,236.00	4,403.00
3120-04-000	Late and Admin Charges	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	3,420.00	3,420.00	8,636.00
3120-05-000	Legal Fees - Tenant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,887.00
3120-06-000	NSF Charges	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	75.00	75.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
3120-09-000	Misc.Tenant Income	32.32	32.32	32.32	32.32	32.32	32.32	32.32	32.32	32.32	32.32	32.32	32.32	387.87	387.87	383.00
3120-10-000	Application Fees	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00	1,440.00	2,338.00
3120-11-000	Forfeited Security Deposits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1,200.00	1,500.00
3129-00-000	Total Other Tenant Income	1,146.57	1,146.57	1,146.57	1,146.57	1,146.57	1,146.57	1,146.57	1,146.57	1,146.57	1,146.57	1,146.57	1,146.57	13,758.87	13,758.87	21,347.00
3199-00-000	TOTAL TENANT INCOME	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	607,229.00	607,229.00	602,460.00
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	0.00	12.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00
3999-00-000	TOTAL INCOME	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	50,602.42	607,229.00	607,229.00	602,472.00
4000-00-000	EXPENSES															
4100-00-000	ADMINISTRATIVE															
4100-99-000	Administrative Salaries															
4110-00-000	Administrative Salaries	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	7,200.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	68,568.00	61,499.78	47,875.00
4110-00-001	401K-401A Admin	270.83	270.83	270.83	270.83	270.83	360.03	270.83	270.83	270.83	270.83	270.83	270.83	3,428.40	2,280.75	850.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	325.00	325.00	325.00	325.00	325.00	432.04	325.00	325.00	325.00	325.00	325.00	325.00	4,114.08	4,914.03	3,834.00
4110-00-004	Workers Comp Admin	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	1,922.72	1,097.00
4110-00-007	Payroll Prep Fees	12.64	12.64	12.64	12.64	12.64	12.64	12.64	12.64	12.64	12.64	12.64	12.64	151.70	513.59	980.00
4110-07-000	Health Insurance	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	3,995.45	4,200.00
4110-99-000	Total Administrative Salaries	6,755.14	6,755.14	6,755.14	6,755.14	6,755.14	8,735.38	6,755.14	6,755.14	6,755.14	6,755.14	6,755.14	6,755.14	85,022.18	75,126.30	58,836.00
4120-99-000	Total Admin. Salaries & Benefits	6,755.14	6,755.14	6,755.14	6,755.14	6,755.14	8,735.38	6,755.14	6,755.14	6,755.14	6,755.14	6,755.14	6,755.14	85,022.18	75,126.30	58,836.00
4130-00-000	Legal Expense															
4130-00-001	Eviction Legal Fees	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	45.00	45.00	1,800.00
4130-02-000	Criminal Background / Credit Checks	66.10	66.10	66.10	66.10	66.10	66.10	66.10	66.10	66.10	66.10	66.10	66.10	793.20	793.20	375.00
4130-04-000	General Legal Expense	372.15	372.15	372.15	372.15	372.15	372.15	372.15	372.15	372.15	372.15	372.15	372.15	4,465.85	4,465.85	6,000.00
4131-00-000	Total Legal Expense	442.00	442.00	442.00	442.00	442.00	442.00	442.00	442.00	442.00	442.00	442.00	442.00	5,304.05	5,304.05	8,175.00
4139-00-000	Other Admin Expenses															
4140-00-000	Travel/Training Expense	500.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00	0.00	0.00	2,000.00	37.89	1,000.00
4170-00-000	Accounting/Bookkeeping Fees	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	6,756.00	6,756.00	6,756.00
4171-00-000	Auditing Fees	777.50	777.50	777.50	777.50	777.50	777.50	777.50	777.50	777.50	777.50	777.50	777.50	9,330.00	16,000.00	9,500.00
4173-00-000	Management Fee	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	41,055.00	31,000.00
4173-02-000	Asset Management Fee	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
4174-00-000	Marketing Events	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	0.00	500.00
4174-00-001	Marketing Exp - Brochures & Other Adv	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00	140.88	170.00
4189-00-000	Total Other Admin Expenses	4,905.50	7,405.50	4,905.50	4,405.50	4,405.50	4,905.50	4,405.50	4,405.50	4,405.50	4,905.50	4,405.50	4,405.50	57,866.00	66,989.77	51,926.00
4190-00-000	Miscellaneous Admin Expenses															
4190-01-000	IT Contract and fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00	110.00
4190-02-000	Printing/Publications & Subscriptions	43.86	43.86	43.86	43.86	43.86	43.86	43.86	43.86	43.86	43.86	43.86	43.86	526.34	526.34	240.00
4190-03-000	Advertising Publications	329.94	329.94	329.94	329.94	329.94	329.94	329.94	329.94	329.94	329.94	329.94	329.94	3,959.27	3,959.27	3,646.00

Villas at Lake Bonnet, LLLP (57)																
12 Month Actual to Budget																
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														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4190-04-000	Stationery & Office Supplies	107.09	107.09	107.09	107.09	107.09	107.09	107.09	107.09	107.09	107.09	107.09	107.09	1,285.10	1,285.10	1,832.00
4190-04-001	Leasing 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	0.00	0.00
4190-07-000	Telephone	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	433.77	433.77	1,147.00
4190-08-000	Postage	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	14.23	170.72	170.72	171.64
4190-09-000	Computer Software License Fees/Exp	213.58	213.58	213.58	213.58	213.58	213.58	213.58	213.58	213.58	213.58	213.58	213.58	2,562.96	2,562.96	2,500.00
4190-10-000	Copiers - Lease & Service	160.34	160.34	160.34	160.34	160.34	160.34	160.34	160.34	160.34	160.34	160.34	160.34	1,924.13	1,924.13	571.00
4190-13-000	Internet	139.92	139.92	139.92	139.92	139.92	139.92	139.92	139.92	139.92	139.92	139.92	139.92	1,679.06	1,679.06	1,800.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
4190-20-100	Bank Fees - Unrestricted	84.10	84.10	84.10	84.10	84.10	84.10	84.10	84.10	84.10	84.10	84.10	84.10	1,009.22	1,009.22	1,400.00
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	0.00	800.00
4190-22-300	ng Expense & Compliance Contracts	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	3,600.00	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	792.00
4190-30-000	Equipment Service Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
4191-00-000	Miscellaneous Admin Expenses	1,679.21	1,679.21	1,679.21	1,679.21	1,679.21	1,679.21	1,679.21	1,679.21	1,679.21	1,679.21	1,679.21	1,679.21	20,150.54	20,150.54	18,809.64
4199-00-000	AL ADMINISTRATIVE EXPENSES	13,781.86	16,281.86	13,781.86	13,281.86	13,281.86	15,762.10	13,281.86	13,281.86	13,281.86	13,781.86	15,262.10	13,281.86	168,342.76	167,570.65	137,746.64
4200-00-000	TENANT SERVICES															
4230-00-000	Resident Services Exp	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00	2,500.00	2,500.00
4299-00-000	AL TENANT SERVICES EXPENSES	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00	2,500.00	2,500.00
4300-00-000	UTILITIES															
4320-00-000	Electricity	402.97	402.97	402.97	402.97	402.97	402.97	402.97	402.97	402.97	402.97	402.97	402.97	4,835.60	4,835.60	8,000.00
4320-01-000	Electricity-Vacant Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4340-00-000	Garbage/Trash Removal	1,885.27	1,885.27	1,885.27	1,885.27	1,885.27	1,885.27	1,885.27	1,885.27	1,885.27	1,885.27	1,885.27	1,885.27	22,623.24	22,623.24	15,200.00
4390-01-100	Water/Sewer Combined	2,054.02	2,054.02	2,054.02	2,054.02	2,054.02	2,054.02	2,054.02	2,054.02	2,054.02	2,054.02	2,054.02	2,054.02	24,648.24	24,648.24	30,000.00
4399-00-000	TOTAL UTILITY EXPENSES	4,342.26	4,342.26	4,342.26	4,342.26	4,342.26	4,342.26	4,342.26	4,342.26	4,342.26	4,342.26	4,342.26	4,342.26	52,107.08	52,107.08	53,200.00
4400-00-000	MAINTENANCE AND OPERATIONS															
4400-99-000	General Maint Expense															
4410-00-000	Maintenance Salaries	4,593.33	4,593.33	4,593.33	4,593.33	4,593.33	7,000.00	4,593.33	4,593.33	4,593.33	4,593.33	7,000.00	4,593.33	59,933.33	57,692.88	27,591.00
4410-06-000	401K-401A Maintenance	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	190.40	2,284.83	2,284.83	685.00
4410-07-000	Payroll Taxes Maintenance	309.15	309.15	309.15	309.15	309.15	309.15	309.15	309.15	309.15	309.15	309.15	309.15	3,709.79	3,709.79	3,800.00
4410-08-000	Insurance Benefits Maintenance	683.59	683.59	683.59	683.59	683.59	683.59	683.59	683.59	683.59	683.59	683.59	683.59	8,203.11	8,203.11	5,500.00
4410-09-000	Workers Comp Maintenance	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	2,410.08	2,410.08	3,200.00
4410-10-000	Payroll Prep Fees Maint.	53.91	53.91	53.91	53.91	53.91	53.91	53.91	53.91	53.91	53.91	53.91	53.91	646.92	646.92	1,174.00
4411-00-000	Maintenance Uniforms	33.25	33.25	33.25	33.25	33.25	33.25	33.25	33.25	33.25	33.25	33.25	33.25	398.99	398.99	1,000.00
4413-00-000	icle Repairs/Maint - Gas, Oil, Grease	165.29	165.29	165.29	165.29	165.29	165.29	165.29	165.29	165.29	165.29	165.29	165.29	1,983.42	1,983.42	500.00
4419-00-000	Total General Maint Expense	6,229.76	6,229.76	6,229.76	6,229.76	6,229.76	8,636.43	6,229.76	6,229.76	6,229.76	6,229.76	8,636.43	6,229.76	79,570.46	77,330.01	42,950.00
4420-00-000	Materials															
4420-01-000	Supplies-Grounds	204.85	204.85	204.85	204.85	204.85	204.85	204.85	204.85	204.85	204.85	204.85	204.85	2,458.23	2,458.23	250.00
4420-01-100	Pool/Recreation Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
4420-02-000	Supplies-Appliance Parts	91.98	91.98	91.98	91.98	91.98	91.98	91.98	91.98	91.98	91.98	91.98	91.98	1,103.75	1,103.75	1,200.00
4420-03-000	Supplies-Painting/Decorating	185.61	185.61	185.61	185.61	185.61	185.61	185.61	185.61	185.61	185.61	185.61	185.61	2,227.28	2,227.28	2,000.00
4420-03-100	Hardware Doors/Windows/Locks	27.03	27.03	27.03	27.03	27.03	27.03	27.03	27.03	27.03	27.03	27.03	27.03	324.30	324.30	200.00
4420-03-200	Window Treatments	24.63	24.63	24.63	24.63	24.63	24.63	24.63	24.63	24.63	24.63	24.63	24.63	295.50	295.50	200.00
4420-04-000	Electrical - Supplies/Fixtures	207.06	207.06	207.06	207.06	207.06	207.06	207.06	207.06	207.06	207.06	207.06	207.06	2,484.68	2,484.68	200.00
4420-05-000	Supplies-Exterminating	10.85	10.85	10.85	10.85	10.85	10.85	10.85	10.85	10.85	10.85	10.85	10.85	130.16	130.16	200.00
4420-06-000	Supplies-Janitorial/Cleaning	78.98	78.98	78.98	78.98	78.98	78.98	78.98	78.98	78.98	78.98	78.98	78.98	947.70	947.70	1,200.00
4420-07-000	Repairs - Materials & Supplies	18.41	18.41	18.41	18.41	18.41	18.41	18.41	18.41	18.41	18.41	18.41	18.41	220.92	220.92	2,300.00
4420-08-000	Supplies-Plumbing	16.41	16.41	16.41	16.41	16.41	16.41	16.41	16.41	16.41	16.41	16.41	16.41	196.92	196.92	650.00
4420-09-000	Supplies- Tools Equipmt	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	1,082.66	1,082.66	200.00
4420-09-100	Security Equipment,Locks,Alarms	20.98	20.98	20.98	20.98	20.98	20.98	20.98	20.98	20.98	20.98	20.98	20.98	251.78	251.78	0.00
4420-10-000	Maint - Miscellaneous Supplies	19.29	19.29	19.29	19.29	19.29	19.29	19.29	19.29	19.29	19.29	19.29	19.29	231.44	231.44	680.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
4420-11-000	Supplies- HVAC	76.41	76.41	76.41	76.41	76.41	76.41	76.41	76.41	76.41	76.41	76.41	76.41	916.88	916.88	0.00
4420-12-000	Supplies- Painting	220.23	220.23	220.23	220.23	220.23	220.23	220.23	220.23	220.23	220.23	220.23	220.23	2,642.79	2,642.79	0.00
4429-00-000	Total Materials	1,292.91	1,292.91	1,292.91	1,292.91	1,292.91	1,292.91	1,292.91	1,292.91	1,292.91	1,292.91	1,292.91	1,292.91	15,514.95	15,514.95	10,880.00
4430-00-000	Contract Costs															

Villas at Lake Bonnet, LLLP (57)																
12 Month Actual to Budget																
2016																
														Total 2016 Budget	Annualized 2015 Actuals	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	0.00	370.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	370.00	363.75	200.00
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	0.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
4430-03-300	Repairs - Windows/Glass	12.97	12.97	12.97	12.97	12.97	12.97	12.97	12.97	12.97	12.97	12.97	12.97	155.66	155.66	500.00
4430-05-000	Contract-Decorating/Painting	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	2,400.00	0.00
4430-07-000	Contract-Exterminating/Pest Control	439.93	439.93	439.93	439.93	439.93	439.93	439.93	439.93	439.93	439.93	439.93	439.93	5,279.19	5,279.19	8,500.00
4430-11-000	Contract-Plumbing	353.64	353.64	353.64	353.64	353.64	353.64	353.64	353.64	353.64	353.64	353.64	353.64	4,243.67	4,243.67	600.00
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	0.00	600.00
4430-18-000	Contract-Alarm Monitoring	63.40	63.40	63.40	63.40	63.40	63.40	63.40	63.40	63.40	63.40	63.40	63.40	760.77	760.77	6,500.00
4430-24-000	Contract -Grounds -Landscaping	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00	21,000.00	18,000.00
4430-24-100	Grounds - Sprinkler 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	0.00	500.00
4430-26-000	Contract-Security Camera System	567.87	567.87	567.87	567.87	567.87	567.87	567.87	567.87	567.87	567.87	567.87	567.87	6,814.44	6,814.44	0.00
4430-99-000	Other Contracted Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
4439-00-000	Total Contract Costs	3,387.81	3,387.81	3,757.81	3,387.81	3,387.81	3,387.81	3,387.81	3,387.81	3,387.81	3,387.81	3,387.81	3,387.81	41,023.72	41,017.47	40,600.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	10,910.48	10,910.48	11,280.48	10,910.48	10,910.48	13,317.15	10,910.48	10,910.48	10,910.48	10,910.48	13,317.15	10,910.48	136,109.13	133,862.43	94,430.00
4500-00-000	GENERAL EXPENSES															
4510-00-000	Insurance -Property/Liability	4,074.62	4,074.62	4,074.62	4,074.62	4,074.62	4,074.62	4,074.62	4,074.62	4,074.62	4,074.62	4,074.62	4,074.62	48,895.43	48,895.43	47,000.00
4510-01-000	General Liability Insurance - Auto	315.53	315.53	315.53	315.53	315.53	315.53	315.53	315.53	315.53	315.53	315.53	315.53	3,786.36	3,786.36	2,500.00
4521-00-000	Replacement reserve escrow	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	22,500.00	22,500.00	150.00
4525-00-000	Real Estate Taxes	2,572.40	2,572.40	2,572.40	2,572.40	2,572.40	2,572.40	2,572.40	2,572.40	2,572.40	2,572.40	2,572.40	2,572.40	30,868.83	30,868.83	41,500.00
4570-00-000	Reduction in Rental Income	299.19	299.19	299.19	299.19	299.19	299.19	299.19	299.19	299.19	299.19	299.19	299.19	3,590.33	3,590.33	6,500.00
4599-00-000	TOTAL GENERAL EXPENSES	9,136.75	9,136.75	9,136.75	9,136.75	9,136.75	9,136.75	9,136.75	9,136.75	9,136.75	9,136.75	9,136.75	9,136.75	109,640.94	109,640.94	97,650.00
4800-00-000	FINANCING EXPENSE															
4853-02-000	Loan Servicing Fee	0.00	0.00	0.00	1,937.93	0.00	1,937.93	0.00	0.00	1,937.93	0.00	0.00	1,937.93	7,751.72	5,813.79	7,752.00
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	38,192.52	80,462.00
4855-03-000	Interest Expense - Home Loan	163.67	163.67	163.67	163.67	163.67	163.67	163.67	218.58	218.58	218.58	218.58	218.62	2,238.63	1,965.36	2,623.00
4855-04-000	Deferred Dev. Fees - LHA	6,312.00	6,312.00	6,312.00	6,312.00	6,312.00	6,312.00	6,312.00	6,312.00	6,312.00	6,312.00	6,312.00	6,312.00	75,744.00	75,744.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	9,658.38	9,658.38	9,658.38	11,596.31	9,658.38	11,596.31	9,658.38	9,713.29	11,651.22	9,713.29	9,713.29	11,651.26	123,926.87	121,715.67	90,837.00
5000-00-000	NON-OPERATING ITEMS															
5100-01-000	Depreciation Expense	45,922.00	45,922.00	45,922.00	45,922.00	45,922.00	45,922.00	45,922.00	45,922.33	45,922.33	45,922.33	45,922.33	45,922.37	551,065.69	551,064.00	551,068.00
5100-50-000	Amortization Expense	1,543.00	1,543.00	1,543.00	1,543.00	1,543.00	1,543.00	1,543.00	1,542.50	1,542.50	1,542.50	1,542.50	1,542.50	18,513.50	18,516.00	18,510.00
5199-00-000	DEPRECIATION/AMORTIZATION	47,465.00	47,465.00	47,465.00	47,465.00	47,465.00	47,465.00	47,465.00	47,464.83	47,464.83	47,464.83	47,464.83	47,464.87	569,579.19	569,580.00	569,578.00
5600-00-100	CAPITAL REPLACEMENT ITEMS															
5600-01-000	Refrigerators	550.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	980.00
5600-02-000	Stoves/Ranges	0.00	0.00	425.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00	0.00	0.00	850.00	2,721.68	1,080.00
5600-04-000	Hot Water Heaters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00	0.00	190.00	0.00	380.00
5600-07-000	Grounds Improvements	1,000.00	0.00	9,000.00	0.00	1,000.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	12,000.00	4,650.00	1,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5600-09-000	Awnings	50.00	50.00	0.00	0.00	50.00	50.00	0.00	0.00	50.00	50.00	0.00	0.00	300.00	0.00	1,440.00
5600-10-000	Stair Pans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
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	0.00	600.00
5600-18-000	Other Capital Replacement	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	0.00	1,440.00
5699-00-000	PITAL REPLACEMENT EXPENSES	1,770.00	220.00	9,595.00	170.00	1,220.00	770.00	1,170.00	170.00	220.00	645.00	360.00	170.00	16,480.00	7,371.68	22,920.00
5699-01-000	Rmbrs. Replacement Reserve	(1,770.00)	(220.00)	(9,595.00)	(170.00)	(1,220.00)	(770.00)	(1,170.00)	(170.00)	(220.00)	(645.00)	(360.00)	(170.00)	(16,480.00)	(7,348.00)	22,920.00
8000-00-000	TOTAL EXPENSES	95,503.05	98,003.05	95,873.05	96,940.98	95,003.05	101,827.89	95,003.05	95,057.79	96,995.72	95,557.79	99,444.70	96,995.84	1,162,205.97		1,045,941.64
9000-00-000	NET INCOME	-44,900.63	-47,400.63	-45,270.63	-46,338.56	-44,400.63	-51,225.47	-44,400.63	-44,455.37	-46,393.30	-44,955.37	-48,842.28	-46,393.42	-554,976.97		-443,469.64
													Cash flow before			
													Depreciation and	14,602.22		
													Amortization			

Colton Meadow, LLLP (56)																
12 Month Actual to Budget																
2016																
														Total	Annualized	2014
														2016	2015	Original
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Budget	Actuals	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	40,446.57	40,446.57	40,446.57	40,446.57	40,446.57	40,446.57	40,446.57	40,446.57	40,446.57	40,446.57	40,446.57	40,446.57	485,358.83	485,358.83	477,668.00
3112-02-000	Section 8 Rent	3,751.61	3,751.61	3,751.61	3,751.61	3,751.61	3,751.61	3,751.61	3,751.61	3,751.61	3,751.61	3,751.61	3,751.61	45,019.35	45,019.35	46,572.00
3114-00-000	Less: Concessions	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-60.00	-60.00	0.00
3119-00-000	Total Rental Income	44,193.18	44,193.18	44,193.18	44,193.18	44,193.18	44,193.18	44,193.18	44,193.18	44,193.18	44,193.18	44,193.18	44,193.18	530,318.18	530,318.18	524,240.00
3120-00-000	Other Tenant Income															
3120-03-000	Damages & Cleaning	84.84	84.84	84.84	84.84	84.84	84.84	84.84	84.84	84.84	84.84	84.84	84.84	1,018.13	1,018.13	6,481.00
3120-04-000	Late and Admin Charges	468.75	468.75	468.75	468.75	468.75	468.75	468.75	468.75	468.75	468.75	468.75	468.75	5,625.00	5,625.00	4,230.00
3120-05-000	Legal Fees - Tenant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,684.00
3120-06-000	NSF Charges	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	37.50	37.50	165.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120-09-000	Misc.Tenant Income	51.75	51.75	51.75	51.75	51.75	51.75	51.75	51.75	51.75	51.75	51.75	51.75	621.05	621.05	250.00
3120-10-000	Application Fees	97.29	97.29	97.29	97.29	97.29	97.29	97.29	97.29	97.29	97.29	97.29	97.29	1,167.42	1,167.42	1,672.00
3120-11-000	Forfeited Security Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
3129-00-000	Total Other Tenant Income	705.76	705.76	705.76	705.76	705.76	705.76	705.76	705.76	705.76	705.76	705.76	705.76	8,469.09	8,469.09	16,882.00
3199-00-000	TOTAL TENANT INCOME	44,898.94	44,898.94	44,898.94	44,898.94	44,898.94	44,898.94	44,898.94	44,898.94	44,898.94	44,898.94	44,898.94	44,898.94	538,787.27	538,787.27	541,122.00
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	0.00	40.00
3650-00-000	Miscellaneous Other Income	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	14.97	14.97	0.00
3699-00-000	TOTAL OTHER INCOME	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	14.97	14.97	40.00
3999-00-000	TOTAL INCOME	44,900.19	44,900.19	44,900.19	44,900.19	44,900.19	44,900.19	44,900.19	44,900.19	44,900.19	44,900.19	44,900.19	44,900.19	538,802.24	538,802.24	541,162.00
4000-00-000	EXPENSES															
4100-00-000	ADMINISTRATIVE															
4100-99-000	Administrative Salaries															
4110-00-000	Administrative Salaries	5,261.75	5,261.75	5,261.75	5,261.75	5,261.75	7,761.75	5,261.75	5,261.75	5,261.75	5,261.75	7,761.75	5,261.75	68,141.05	57,141.05	44,324.00
4110-00-001	401K-401A Admin	159.88	159.88	159.88	159.88	159.88	159.88	159.88	159.88	159.88	159.88	159.88	159.88	1,918.50	1,918.50	975.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	353.40	353.40	353.40	353.40	353.40	353.40	353.40	353.40	353.40	353.40	353.40	353.40	4,240.85	4,240.85	3,680.00
4110-00-004	Workers Comp Admin	130.76	130.76	130.76	130.76	130.76	130.76	130.76	130.76	130.76	130.76	130.76	130.76	1,569.09	1,569.09	1,100.00
4110-00-007	Payroll Prep Fees	26.02	26.02	26.02	26.02	26.02	26.02	26.02	26.02	26.02	26.02	26.02	26.02	312.27	312.27	1,090.00
4110-07-000	Health Insurance	745.98	745.98	745.98	745.98	745.98	745.98	745.98	745.98	745.98	745.98	745.98	745.98	8,951.81	8,951.81	4,200.00
4110-99-000	Total Administrative Salaries	6,677.80	6,677.80	6,677.80	6,677.80	6,677.80	9,177.80	6,677.80	6,677.80	6,677.80	6,677.80	9,177.80	6,677.80	85,133.56	74,133.56	55,369.00
4120-99-000	Total Admin. Salaries & Benefits	6,677.80	6,677.80	6,677.80	6,677.80	6,677.80	9,177.80	6,677.80	6,677.80	6,677.80	6,677.80	9,177.80	6,677.80	85,133.56	74,133.56	55,369.00
4130-00-000	Legal Expense															
4130-00-001	Eviction Legal Fees	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	90.00	90.00	1,882.00
4130-02-000	Criminal Background / Credit Checks	16.78	16.78	16.78	16.78	16.78	16.78	16.78	16.78	16.78	16.78	16.78	16.78	201.38	201.38	648.00
4130-04-000	General Legal Expense	283.89	283.89	283.89	283.89	283.89	283.89	283.89	283.89	283.89	283.89	283.89	283.89	3,406.67	3,406.67	1,819.00
4131-00-000	Total Legal Expense	308.17	308.17	308.17	308.17	308.17	308.17	308.17	308.17	308.17	308.17	308.17	308.17	3,698.04	3,698.04	4,349.00
4139-00-000	Other Admin Expenses															
4140-00-000	Travel/Training Expense	27.66	27.66	27.66	27.66	27.66	27.66	27.66	27.66	27.66	27.66	27.66	27.66	331.88	331.88	1,000.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	6,480.00	6,480.00	6,480.00
4171-00-000	Auditing Fees	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	9,500.00	9,500.00	10,263.00
4173-00-000	Management Fee	3,058.05	3,058.05	3,058.05	3,058.05	3,058.05	3,058.05	3,058.05	3,058.05	3,058.05	3,058.05	3,058.05	3,058.05	36,696.57	36,696.57	37,015.00
4173-02-000	Asset Management Fee	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	3,000.00	3,000.00
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	0.00	500.00
4174-00-001	rketing Exp - Brochures & Other Adv	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.00
4189-00-000	Total Other Admin Expenses	4,667.37	4,667.37	4,667.37	4,667.37	4,667.37	4,667.37	4,667.37	4,667.37	4,667.37	4,667.37	4,667.37	4,667.37	56,008.45	56,008.45	58,436.00
4190-00-000	Miscellaneous Admin Expenses															
4190-01-000	IT Contract and fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00	100.00
4190-02-000	Printing/Publications & Subscriptions	55.61	55.61	55.61	55.61	55.61	55.61	55.61	55.61	55.61	55.61	55.61	55.61	667.34	667.34	250.00
4190-03-000	Advertising Publications	297.66	297.66	297.66	297.66	297.66	297.66	297.66	297.66	297.66	297.66	297.66	297.66	3,571.88	3,571.88	3,000.00

Colton Meadow, LLLP (56)																
12 Month Actual to Budget																
2016																
														Total	Annualized	2014
														2016	2015	Original
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Budget	Actuals	Budget
4190-03-100	Marketing Exp -Brochures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
4190-04-000	Stationery & Office Supplies	27.25	27.25	27.25	27.25	27.25	27.25	27.25	27.25	27.25	27.25	27.25	27.25	326.99	326.99	1,500.00
4190-07-000	Telephone	70.12	70.12	70.12	70.12	70.12	70.12	70.12	70.12	70.12	70.12	70.12	70.12	841.44	841.44	1,500.00
4190-08-000	Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
4190-09-000	Computer Software License Fees/Exp	208.64	208.64	208.64	208.64	208.64	208.64	208.64	208.64	208.64	208.64	208.64	208.64	2,503.68	2,503.68	2,300.00
4190-10-000	Copiers - Lease & Service	151.30	151.30	151.30	151.30	151.30	151.30	151.30	151.30	151.30	151.30	151.30	151.30	1,815.59	1,815.59	1,250.00
4190-13-000	Internet	148.93	148.93	148.93	148.93	148.93	148.93	148.93	148.93	148.93	148.93	148.93	148.93	1,787.12	1,787.12	1,950.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
4190-20-100	Bank Fees - Unrestricted	77.95	77.95	77.95	77.95	77.95	77.95	77.95	77.95	77.95	77.95	77.95	77.95	935.45	935.45	700.00
4190-22-000	Other Misc Admin Expenses	4.75	4.75	4.75	4.75	4.75	4.75	4.75	4.75	4.75	4.75	4.75	4.75	57.00	57.00	750.00
4190-22-200	Resident Referral/Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
4190-22-300	ing Expense & Compliance Contracts	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00	4,000.00	4,000.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	500.00	103.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	703.00	703.00	1,300.00
4191-00-000	al Miscellaneous Admin Expenses	1,625.54	1,625.54	2,125.54	1,728.54	1,625.54	1,625.54	1,625.54	1,625.54	1,725.54	1,625.54	1,625.54	1,625.54	20,209.46	20,209.46	19,550.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	13,278.88	13,278.88	13,778.88	13,381.88	13,278.88	15,778.88	13,278.88	13,278.88	13,378.88	13,278.88	15,778.88	13,278.88	165,049.50	154,049.50	137,704.00
4200-00-000	TENANT SERVICES															
4230-00-000	Resident Services Exp	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	1,800.00	1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	1,800.00	1,800.00
4300-00-000	UTILITIES															
4320-00-000	Electricity	676.78	676.78	676.78	676.78	676.78	676.78	676.78	676.78	676.78	676.78	676.78	676.78	8,121.39	8,121.39	9,000.00
4330-00-000	Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4340-00-000	Garbage/Trash Removal	1,252.73	1,252.73	1,252.73	1,252.73	1,252.73	1,252.73	1,252.73	1,252.73	1,252.73	1,252.73	1,252.73	1,252.73	15,032.76	15,032.76	13,645.00
4390-01-100	Water/Sewer Combined	3,107.30	3,107.30	3,107.30	3,107.30	3,107.30	3,107.30	3,107.30	3,107.30	3,107.30	3,107.30	3,107.30	3,107.30	37,287.65	37,287.65	42,700.00
4399-00-000	TOTAL UTILITY EXPENSES	5,036.82	5,036.82	5,036.82	5,036.82	5,036.82	5,036.82	5,036.82	5,036.82	5,036.82	5,036.82	5,036.82	5,036.82	60,441.80	60,441.80	65,345.00
4400-00-000	MAINTENANCE AND OPERATIONS															
4400-99-000	General Maint Expense															
4410-00-000	Maintenance Salaries	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	6,093.33	3,593.33	3,593.33	3,593.33	3,593.33	6,093.33	3,593.33	48,120.00	39,090.81	28,347.00
4410-06-000	401K-401A Maintenance	139.76	139.76	139.76	139.76	139.76	139.76	139.76	139.76	139.76	139.76	139.76	139.76	1,677.14	1,677.14	685.00
4410-07-000	Payroll Taxes Maintenance	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	2,820.00	3,700.00
4410-08-000	Insurance Benefits Maintenance	470.15	470.15	470.15	470.15	470.15	470.15	470.15	470.15	470.15	470.15	470.15	470.15	5,641.79	5,641.79	5,800.00
4410-09-000	Workers Comp Maintenance	162.60	162.60	162.60	162.60	162.60	162.60	162.60	162.60	162.60	162.60	162.60	162.60	1,951.16	1,951.16	3,000.00
4410-10-000	Payroll Prep Fees Maint.	37.24	37.24	37.24	37.24	37.24	37.24	37.24	37.24	37.24	37.24	37.24	37.24	446.87	446.87	1,129.00
4411-00-000	Maintenance Uniforms	124.79	124.79	124.79	124.79	124.79	124.79	124.79	124.79	124.79	124.79	124.79	124.79	1,497.51	1,497.51	545.00
4413-00-000	icle Repairs/Maint - Gas, Oil, Grease	116.33	116.33	116.33	116.33	116.33	116.33	116.33	116.33	116.33	116.33	116.33	116.33	1,395.90	1,395.90	1,040.00
4419-00-000	Total General Maint Expense	4,879.20	4,879.20	4,879.20	4,879.20	4,879.20	7,379.20	4,879.20	4,879.20	4,879.20	4,879.20	7,379.20	4,879.20	63,550.35	54,521.16	43,206.00
4420-00-000	Materials															
4420-01-000	Supplies-Grounds	150.95	150.95	150.95	150.95	150.95	150.95	150.95	150.95	150.95	150.95	150.95	150.95	1,811.37	1,811.37	500.00
4420-01-100	Pool/Recreation Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
4420-02-000	Supplies-Appliance Parts	140.16	140.16	140.16	140.16	140.16	140.16	140.16	140.16	140.16	140.16	140.16	140.16	1,681.89	1,681.89	1,875.00
4420-03-000	Supplies-Painting/Decorating	331.31	331.31	331.31	331.31	331.31	331.31	331.31	331.31	331.31	331.31	331.31	331.31	3,975.68	3,975.68	750.00
4420-03-100	Hardware Doors/Windows/Locks	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	11.97	11.97	350.00
4420-03-200	Window Treatments	32.25	32.25	32.25	32.25	32.25	32.25	32.25	32.25	32.25	32.25	32.25	32.25	387.00	387.00	500.00
4420-04-000	Electrical - Supplies/Fixtures	90.86	90.86	90.86	90.86	90.86	90.86	90.86	90.86	90.86	90.86	90.86	90.86	1,090.28	1,090.28	500.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
4420-06-000	Supplies-Janitorial/Cleaning	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	101.49	101.49	1,200.00
4420-07-000	Repairs - Materials & Supplies	24.75	24.75	24.75	24.75	24.75	24.75	24.75	24.75	24.75	24.75	24.75	24.75	297.02	297.02	5,000.00
4420-08-000	Supplies-Plumbing	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	37.56	37.56	1,800.00
4420-09-000	Supplies- Tools Equipmt	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	1,082.66	1,082.66	150.00
4420-09-100	Security Equipment,Locks,Alarms	86.50	86.50	86.50	86.50	86.50	86.50	86.50	86.50	86.50	86.50	86.50	86.50	1,038.00	1,038.00	0.00
4420-10-000	Maint - Miscellaneous Supplies	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	84.47	84.47	350.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4420-11-000	Supplies- HVAC	33.77	33.77	33.77	33.77	33.77	33.77	33.77	33.77	33.77	33.77	33.77	33.77	405.24	405.24	250.00
4420-12-000	Supplies- Painting	73.13	73.13	73.13	73.13	73.13	73.13	73.13	73.13	73.13	73.13	73.13	73.13	877.61	877.61	2,400.00
4429-00-000	Total Materials	1,073.52	1,073.52	1,073.52	1,073.52	1,073.52	1,073.52	1,073.52	1,073.52	1,073.52	1,073.52	1,073.52	1,073.52	12,882.21	12,882.21	17,665.00
4430-00-000	Contract Costs															
4430-01-000	Contract-Fire Alarm/Extinguisher	37.08	37.08	37.08	37.08	37.08	37.08	37.08	37.08	37.08	37.08	37.08	37.08	445.00	445.00	300.00

Colton Meadow, LLLP (56)																
12 Month Actual to Budget																
2016																
														Total	Annualized	2014
														2016	2015	Original
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Budget	Actuals	Budget
4430-01-100	Fire Alarms/Extinguisher Repairs	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	120.00	150.00
4430-03-000	Contract-Building Repairs - Exterior	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	120.00	250.00
4430-03-100	Contract-Building Repairs - Interior	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	120.00	250.00
4430-03-300	Repairs - Windows/Glass	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	120.00	250.00
4430-05-000	Contract-Decorating/Painting	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	120.00	500.00
4430-07-000	Contract-Exterminating/Pest Control	615.77	615.77	615.77	615.77	615.77	615.77	615.77	615.77	615.77	615.77	615.77	615.77	7,389.27	7,389.27	9,500.00
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	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	1,200.00	1,500.00
4430-18-000	Contract-Alarm Monitoring	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	3,000.00	3,452.00
4430-24-000	Contract -Grounds -Landscaping	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00	24,000.00	22,800.00
4430-24-100	Grounds - Sprinkler 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	0.00	1,200.00
4430-26-000	Contract-Security Camera System	480.93	480.93	480.93	480.93	480.93	480.93	480.93	480.93	480.93	480.93	480.93	480.93	5,771.16	5,771.16	7,032.00
4430-99-000	Other Contracted Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,063.00
4439-00-000	Total Contract Costs	3,533.79	3,533.79	3,533.79	3,533.79	3,533.79	3,533.79	3,533.79	3,533.79	3,533.79	3,533.79	3,533.79	3,533.79	42,405.43	42,405.43	49,447.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	9,486.50	9,486.50	9,486.50	9,486.50	9,486.50	11,986.50	9,486.50	9,486.50	9,486.50	9,486.50	11,986.50	9,486.50	118,837.99	109,808.80	110,318.00
4500-00-000	GENERAL EXPENSES															
4510-00-000	Insurance -Property/Liability	4,120.31	4,120.31	4,120.31	4,120.31	4,120.31	4,120.31	4,120.31	4,120.31	4,120.31	4,120.31	4,120.31	4,120.31	49,443.74	49,443.74	49,974.00
4510-01-000	General Liability Insurance - Auto	107.19	107.19	107.19	107.19	107.19	107.19	107.19	107.19	107.19	107.19	107.19	107.19	1,286.30	1,286.30	2,270.00
4521-00-000	Replacement Reserve escrow	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00	21,600.00	350.00
4525-00-000	Real Estate Taxes	2,036.40	2,036.40	2,036.40	2,036.40	2,036.40	2,036.40	2,036.40	2,036.40	2,036.40	2,036.40	2,036.40	2,036.40	24,436.80	24,436.80	36,691.00
4570-00-000	Reduction in rental income	418.86	418.86	418.86	418.86	418.86	418.86	418.86	418.86	418.86	418.86	418.86	418.86	5,026.34	5,026.34	3,650.00
4599-00-000	TOTAL GENERAL EXPENSES	8,482.76	8,482.76	8,482.76	8,482.76	8,482.76	8,482.76	8,482.76	8,482.76	8,482.76	8,482.76	8,482.76	8,482.76	101,793.17	101,793.17	92,935.00
4800-00-000	FINANCING EXPENSE															
4853-02-000	Loan Servicing Fee	167.40	167.40	167.40	167.40	167.40	167.40	167.40	167.40	167.40	167.40	167.40	167.40	2,008.77	2,008.77	2,680.00
4855-00-000	Interest Expense-Mortgage	1,026.17	1,026.17	1,026.17	1,026.17	1,026.17	1,026.17	1,026.17	1,026.17	1,026.17	1,026.17	1,026.17	1,026.17	12,314.04	12,314.04	47,504.00
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	1,738.44	2,000.00
4855-04-000	Deferred Dev. Fees - LHA	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	73,000.00	33,816.00	36,000.00
4899-00-000	TOTAL FINANCING EXPENSES	7,421.77	7,421.77	7,421.77	7,421.77	7,421.77	7,421.77	7,421.77	7,421.77	7,421.77	7,421.77	7,421.77	7,421.77	89,061.25	49,877.25	88,184.00
5000-00-000	NON-OPERATING ITEMS															
5100-01-000	Depreciation Expense	37,854.00	37,854.00	37,854.00	37,854.00	37,854.00	37,854.00	37,854.00	37,854.00	37,854.00	37,854.00	37,854.00	37,854.00	454,248.00	454,248.00	453,334.00
5100-50-000	Amortization Expense	1,159.00	1,159.00	1,159.00	1,159.00	1,159.00	1,159.00	1,159.00	1,159.00	1,159.00	1,159.00	1,159.00	1,159.00	13,908.00	13,908.00	13,913.00
5199-00-000	DEPRECIATION / AMORTIZATION	39,013.00	39,013.00	39,013.00	39,013.00	39,013.00	39,013.00	39,013.00	39,013.00	39,013.00	39,013.00	39,013.00	39,013.00	468,156.00	468,156.00	467,247.00
5600-00-100	CAPITAL REPLACEMENT ITEMS															
5600-01-000	Refrigerators	550.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	980.00
5600-02-000	Stoves/Ranges	0.00	0.00	425.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00	0.00	0.00	850.00	3,012.90	1,080.00
5600-04-000	Hot Water Heaters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00	0.00	190.00	0.00	380.00
5600-06-000	Cabinet/Counter Tops	1,000.00	0.00	9,000.00	0.00	1,000.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	12,000.00	0.00	0.00
5600-07-000	Grounds Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5600-08-000	HVAC(Buildings, units, etc...)	50.00	50.00	0.00	0.00	50.00	50.00	0.00	0.00	50.00	50.00	0.00	0.00	300.00	0.00	1,000.00
5600-09-000	Awnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,440.00
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	0.00	600.00
5600-18-000	Other Capital Replacement	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	0.00	1,440.00
5699-00-000	L CAPITAL REPLACEMENT EXPENSES	1,770.00	220.00	9,595.00	170.00	1,220.00	770.00	1,170.00	170.00	220.00	645.00	360.00	170.00	16,480.00	3,012.90	7,920.00
5699-01-000	Rmbrs. Replacement Reserve	-1,770.00	(220.00)	(9,595.00)	(170.00)	(1,220.00)	(770.00)	(1,170.00)	(170.00)	(220.00)	(645.00)	(360.00)	(170.00)	-16,480.00	-3,012.90	7,920.00
8000-00-000	TOTAL EXPENSES	82,869.73	82,869.73	83,369.73	82,972.73	82,869.73	87,869.73	82,869.73	82,869.73	82,969.73	82,869.73	87,869.73	82,869.73	1,005,139.70	945,926.51	963,533.00
9000-00-000	NET INCOME	-37,969.54	-37,969.54	-38,469.54	-38,072.54	-37,969.54	-42,969.54	-37,969.54	-37,969.54	-38,069.54	-37,969.54	-42,969.54	-37,969.54	-466,337.47	-407,124.28	-422,371.00
															61,031.72	
														Cash flow before		
														Depreciation and	1,818.53	
														Amortization		

The Manor at West Bartow (62) (100 HCV PBV)																
12 Month Actual to Budget																
2016																
														Total 2016 Proposed Budg	2015 Annualized	2014 Original Budget
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
2999-99-999	Revenue & Expenses															
3000-00-000	INCOME															
3100-00-000	TENANT INCOME	One Bedroom rent	\$545.00	Two Bedrooms	\$647.00										9,069.95	
3101-00-000	Rental Income															
3111-00-000	Tenant Rent	16,066.43	16,066.43	16,066.43	16,066.43	16,066.43	16,066.43	16,066.43	16,066.43	16,066.43	16,066.43	16,066.43	16,066.43	192,797.13	192,797.13	178,000.00
3112-02-000	Section 8 Rent	44,038.70	44,038.70	44,038.70	44,038.70	44,038.70	44,038.70	44,038.70	44,038.70	44,038.70	44,038.70	44,038.70	44,038.70	528,464.39	637,303.83	620,500.00
3112-02-000	Gain to lease (S8)	9,069.95	9,069.95	9,069.95	9,069.95	9,069.95	9,069.95	9,069.95	9,069.95	9,069.95	9,069.95	9,069.95	9,069.95	108,839.40	0.00	
3119-00-000	Total Rental Income	69,175.08	69,175.08	69,175.08	69,175.08	69,175.08	69,175.08	69,175.08	69,175.08	69,175.08	69,175.08	69,175.08	69,175.08	830,100.92	830,100.96	798,500.00
3120-00-000	Other Tenant Income															
3120-01-000	Vending Income	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.62	139.00	227.19	139.00
3120-01-100	Laundry Room Income	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	1,428.75	1,320.00
3120-03-000	Damages & Cleaning	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	787.50	948.00
3120-04-000	Late and Admin Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	30.00	120.00
3120-06-000	Section 8 Processing fees	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-750.00	-9,000.00	-9,000.00	0.00
3120-09-000	Misc.Tenant Income	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.37	400.00	400.00	400.00
3120-11-000	Forfeited Security Deposits	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.87	250.00	100.00	250.00
3129-00-000	Total Other Tenant Income	-485.26	-485.26	-485.26	-485.26	-485.26	-485.26	-485.26	-485.26	-485.26	-485.26	-485.26	-485.14	-5,823.00	-6,026.56	3,177.00
3199-00-000	TOTAL TENANT INCOME	68,689.82	68,689.82	68,689.82	68,689.82	68,689.82	68,689.82	68,689.82	68,689.82	68,689.82	68,689.82	68,689.82	68,689.94	824,277.92	824,074.40	801,677.00
3600-00-000	OTHER INCOME															
3610-00-000	Interest Income - Restricted	86.72	86.75	78.39	86.82	84.05	86.88	84.11	85.58	85.58	85.58	85.58	85.62	1,021.66	1,033.74	1,027.00
3699-00-000	TOTAL OTHER INCOME	86.72	86.75	78.39	86.82	84.05	86.88	84.11	85.58	85.58	85.58	85.58	85.62	1,021.66	1,033.74	1,027.00
3999-00-000	TOTAL INCOME	68,776.54	68,776.57	68,768.21	68,776.64	68,773.87	68,776.70	68,773.93	68,775.40	68,775.40	68,775.40	68,775.40	68,775.56	825,299.58	825,108.14	802,704.00
4000-00-000	EXPENSES															
4100-00-000	ADMINISTRATIVE															
4100-99-000	Administrative Salaries															
4110-00-000	Administrative Salaries	5,988.33	5,988.33	5,988.33	5,988.33	5,988.33	5,988.33	5,988.33	5,988.33	5,988.33	5,988.33	5,988.33	5,988.33	71,860.00	\$71,860.00	73,252.00
4110-00-001	401K-401A Admin	291.22	291.22	291.22	291.22	291.22	291.22	291.22	291.22	291.22	291.22	291.22	291.22	3,494.68	3,494.68	2,988.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	413.48	413.48	413.48	413.48	413.48	413.48	413.48	413.48	413.48	413.48	413.48	413.48	4,961.81	4,961.81	6,439.00
4110-00-004	Workers Comp Admin	121.60	121.60	121.60	121.60	121.60	121.60	121.60	121.60	121.60	121.60	121.60	121.60	1,459.15	1,459.15	2,061.00
4110-00-007	Payroll Prep Fees	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	333.18	333.18	1,825.00
4110-07-000	Health Insurance	428.49	428.49	428.49	428.49	428.49	428.49	428.49	428.49	428.49	428.49	428.49	428.49	5,141.91	5,141.91	8,400.00
4110-99-000	Total Administrative Salaries	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	87,250.72	87,250.71	94,965.00
4120-99-000	Total Admin. Salaries & Benefits	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	7,270.89	87,250.72	87,250.71	94,965.00
4130-00-000	Legal Expense															
4130-00-001	Eviction Legal Fees	300.00	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	1,200.00	633.24	500.00
4130-02-000	Criminal Background / Credit Checks	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	120.00	50.00
4131-00-000	Total Legal Expense	310.00	10.00	10.00	310.00	10.00	10.00	310.00	10.00	10.00	310.00	10.00	10.00	1,320.00	753.24	95,515.00
4139-00-000	Other Admin Expenses															
4140-00-000	Travel/Training Expense	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	1,236.75	1,500.00
4140-00-100	Travel/Mileage	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	0.00	500.00
4171-00-000	Auditing Fees	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00	0.00	0.00	0.00	0.00	0.00	12,500.00	12,322.50	11,070.00
4173-00-000	Management Fee	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	4,231.86	50,782.32	48,792.77	42,000.00
4174-00-000	Marketing Events	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	0.00	600.00
4189-00-000	Total Other Admin Expenses	4,386.86	4,386.86	4,386.86	4,386.86	4,386.86	4,386.86	16,886.86	4,386.86	4,386.86	4,386.86	4,386.86	4,386.86	65,142.32	62,352.02	55,670.00
4190-00-000	Miscellaneous Admin Expenses															
4190-02-000	Printing/Publications & Subscriptions	78.01	78.01	78.01	78.01	78.01	78.01	78.01	78.01	78.01	78.01	78.01	78.01	936.15	936.15	693.00
4190-03-000	Advertising Publications	326.91	326.91	326.91	326.91	326.91	326.91	326.91	326.91	326.91	326.91	326.91	326.91	3,922.92	4,015.02	3,196.00
4190-04-000	Stationery & Office Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1,195.14	3,000.00
4190-07-000	Telephone	637.68	540.16	662.58	546.13	717.28	546.17	745.24	662.58	546.13	717.28	546.17	745.24	7,612.64	8,028.80	6,700.00
4190-08-000	Postage	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.38	65.00	349.28	65.00
4190-09-000	Computer Software License Fees/Exp	254.71	254.71	254.71	254.71	254.71	254.71	254.71	254.71	254.71	254.71	254.71	254.71	3,056.54	3,056.40	3,129.00
4190-10-000	Copiers - Lease & Service	159.70	159.70	159.70	159.70	159.70	159.70	159.70	159.70	159.70	159.70	159.70	159.70	1,916.45	1,916.45	0.00

4190-13-000	Internet	158.04	158.04	158.04	158.04	158.04	158.04	158.04	158.04	158.04	158.04	158.04	158.04	1,896.48	1,749.08	1,790.00
4190-18-000	Small Office Equipment	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00	1,256.97	250.00
4190-20-000	Bank Fees - Restricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	36.00	0.00
4190-20-100	Bank Fees - Unrestricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	24.00	0.00
4190-22-300	Asset management fees	0.00	5,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,100.00	5,100.00	4,990.55
4190-24-000	Govt Licenses-Fees-Permits	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	975.00	74.07	975.00
4190-26-000	IT Contract and fees	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00	1,806.92	0.00
4191-00-000	al Miscellaneous Admin Expenses	2,191.73	7,194.21	2,216.63	2,100.18	2,271.33	2,100.22	2,299.29	2,216.63	2,100.18	2,271.33	2,100.22	2,299.25	31,361.18	29,544.26	25,198.00
4199-00-000	TAL ADMINISTRATIVE EXPENSES	14,159.48	18,861.96	13,884.38	14,067.93	13,939.08	13,767.97	26,767.04	13,884.38	13,767.93	14,239.08	13,767.97	13,967.00	185,074.22	179,900.22	176,383.00
4200-00-000	TENANT SERVICES															
4230-00-000	Resident Services Exp	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	539.33	2,500.00
4299-00-000	AL TENANT SERVICES EXPENSES	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	539.33	2,500.00
4300-00-000	UTILITIES															
4310-00-000	Water	1,385.38	1,385.38	1,385.38	1,385.38	1,385.38	1,385.38	1,385.38	1,385.38	1,385.38	1,385.38	1,385.38	1,385.38	16,624.58	16,624.58	17,510.00
4320-00-000	Electricity	3,683.11	3,683.11	3,683.11	3,683.11	3,683.11	3,683.11	3,683.11	3,683.11	3,683.11	3,683.11	3,683.11	3,683.11	44,197.35	44,197.35	39,768.00
4320-01-000	Electricity-Vacant Units	64.28	64.28	64.28	64.28	64.28	64.28	64.28	64.28	64.28	64.28	64.28	64.28	771.36	771.36	1,693.00
4330-00-000	Gas	483.64	483.64	483.64	483.64	483.64	483.64	483.64	483.64	483.64	483.64	483.64	483.64	5,803.73	5,803.73	7,160.00
4340-00-000	Garbage/Trash Removal	1,307.58	1,307.58	1,307.58	1,307.58	1,307.58	1,307.58	1,307.58	1,307.58	1,307.58	1,307.58	1,307.58	1,307.58	15,690.93	15,690.93	10,800.00
4390-00-000	Sewer	1,448.34	1,448.34	1,448.34	1,448.34	1,448.34	1,448.34	1,448.34	1,448.34	1,448.34	1,448.34	1,448.34	1,448.34	17,380.08	17,380.08	31,523.00
4399-00-000	TOTAL UTILITY EXPENSES	8,372.34	8,372.34	8,372.34	8,372.34	8,372.34	8,372.34	8,372.34	8,372.34	8,372.34	8,372.34	8,372.34	8,372.34	100,468.02	100,468.02	108,454.00
4400-00-000	MAINTENANCE AND OPERATIONS															
4400-99-000	General Maint Expense															
4410-00-000	Maintenance Salaries	3,971.07	3,971.07	3,971.07	3,971.07	3,971.07	3,971.07	3,971.07	3,971.07	3,971.07	3,971.07	3,971.07	3,971.07	47,652.80	51,230.00	59,750.00
4410-01-000	Maintenance Labor-Grounds	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,680.00	0.00	0.00
4410-06-000	401K-401A Maintenance	198.55	198.55	198.55	198.55	198.55	198.55	198.55	198.55	198.55	198.55	198.55	198.55	2,382.64	2,382.64	3,585.00
4410-07-000	Payroll Taxes Maintenance	238.26	238.26	238.26	238.26	238.26	238.26	238.26	238.26	238.26	238.26	238.26	238.26	2,859.17	2,859.17	5,975.00
4410-08-000	Insurance Benefits Maintenance	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	6,000.00	11,600.00
4410-09-000	Workers Comp Maintenance	121.77	121.77	121.77	121.77	121.77	121.77	121.77	121.77	121.77	121.77	121.77	121.77	1,461.24	1,461.24	2,110.00
4410-10-000	Payroll Prep Fees Maint.	151.92	151.92	151.92	151.92	151.92	151.92	151.92	151.92	151.92	151.92	151.92	151.96	1,823.08	1,823.08	1,975.00
4411-00-000	Maintenance Uniforms	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	1,500.00	1,500.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00	480.00	480.00
4419-00-000	Total General Maint Expense	5,486.57	5,486.57	5,486.57	5,486.57	5,486.57	5,486.57	5,486.57	5,486.57	5,486.57	5,486.57	5,486.57	5,486.61	65,838.93	67,736.13	86,495.00
4420-00-000	Materials															
4420-01-000	Supplies-Grounds	72.83	72.83	72.83	72.83	72.83	72.83	72.83	72.83	72.83	72.83	72.83	72.87	874.00	979.22	874.00
4420-02-000	Supplies-Appliance Parts	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1,407.68	1,200.00
4420-03-000	Supplies-Painting/Decorating	435.49	435.49	435.49	435.49	435.49	435.49	435.49	435.49	435.49	435.49	435.49	435.49	5,225.90	5,225.90	1,000.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153.00	0.00
4420-03-200	Window Treatments	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.37	700.00	1,349.61	700.00
4420-04-000	Electrical - Supplies/Fixtures	356.88	356.88	356.88	356.88	356.88	356.88	356.88	356.88	356.88	356.88	356.88	356.88	4,282.59	4,282.59	1,000.00
4420-05-000	Supplies-Exterminating	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	8.52	120.00
4420-06-000	Supplies-Janitorial/Cleaning	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.87	850.00	2,843.19	850.00
4420-06-001	Repairs/Material and Supplies	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	60.81	0.00
4420-08-000	Supplies-Plumbing	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00	409.35	1,000.00
4420-09-000	Supplies- Tools Equipmt	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	2,165.31	2,500.00
4420-10-000	Maint - Miscellaneous Supplies	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00	106.05	500.00
4420-10-200	Carpet and Flooring Supplies	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	1,050.00	700.02	1,050.00
4420-11-000	Supplies- HVAC	140.18	140.18	140.18	140.18	140.18	140.18	140.18	140.18	140.18	140.18	140.18	140.18	1,682.21	1,682.21	3,000.00
4429-00-000	Total Materials	1,507.05	1,507.05	1,507.05	1,507.05	1,507.05	1,507.05	1,507.05	1,507.05	1,507.05	1,507.05	1,507.05	1,507.17	18,084.69	21,373.44	14,274.00
4430-00-000	Contract Costs															
4430-01-000	Contract-Fire Alarm/Extinguisher	500.00	0.00	0.00	0.00	0.00	1,000.00	0.00	500.00	0.00	1,000.00	0.00	0.00	3,000.00	3,316.14	1,500.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	250.00	0.00	0.00	500.00	0.00	3,000.00
4430-03-100	Contract-Building Repairs - Interior	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	600.00	0.00	1,200.00
4430-04-000	Contract-Carpet Cleaning	0.00	0.00	500.00	0.00	0.00	1,000.00	0.00	0.00	500.00	0.00	0.00	0.00	2,000.00	1,672.50	4,500.00
4430-05-000	Contract-Decorating/Painting	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	5,550.00	1,000.00
4430-07-000	Contract-Exterminating/Pest Control	481.50	481.50	481.50	481.50	481.50	481.50	481.50	481.50	481.50	481.50	481.50	481.50	5,778.00	4,344.44	3,000.00
4430-08-000	Contract-Floor Covering	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	7,200.00	0.00
4430-09-450	MISC. Operating Expense	58.90	58.90	58.90	58.90	58.90	58.90	58.90	58.90	58.90	58.90	58.90	58.90	706.80	0.00	150.00
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	1,367.43	800.00
4430-17-000	Contract-Elevator Monitoring	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	5,539.37	6,000.00
4430-18-000	Contract-Alarm Monitoring	47.92	47.92	47.92	47.92	47.92	47.92	47.92	47.92	47.92	47.92	47.92	47.88	575.00	1,706.19	575.00
4430-24-000	Contract -Grounds -Landscaping	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	11,381.14	9,600.00
4430-99-000	Other Contracted Services	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	9,705.00	6,960.00
4439-00-000	Total Contract Costs	3,943.32	3,343.32	3,843.32	3,343.32	3,343.32	5,343.32	3,343.32	4,193.32	3,943.32	4,693.32	3,443.32	3,443.28	46,219.80	51,782.20	38,285.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	10,936.94	10,336.94	10,836.94	10,336.94	10,336.94	12,336.94	10,336.94	11,186.94	10,936.94	11,686.94	10,436.94	10,437.06	130,143.42	140,891.77	139,054.00

4500-00-000	GENERAL EXPENSES															
4510-00-000	Insurance -Property/Liability	3,763.25	3,763.25	3,763.25	3,763.25	3,763.25	3,763.25	3,763.25	3,763.25	3,763.25	3,763.25	3,763.25	3,763.25	45,159.00	45,050.34	45,563.00
4510-01-000	General Liability Insurance - Auto	32.70	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	272.70	865.32	0.00
4525-00-000	Real Estate Taxes	185.20	185.20	185.20	185.20	185.20	185.20	185.20	185.20	185.20	185.20	185.20	185.20	2,222.40	1,616.13	5,600.00
4525-10-000	Personal Property Tax	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.37	700.00	0.00	700.00
4570-00-000	Reduction in rental income	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	2,136.00	5,793.98	2,267.00
4599-00-000	TOTAL GENERAL EXPENSES	4,217.48	4,424.78	4,184.78	4,184.78	4,184.78	4,184.78	4,184.78	4,184.78	4,184.78	4,184.78	4,184.78	4,184.82	50,490.10	53,325.77	54,130.00
4800-00-000	FINANCING EXPENSE															
4853-02-000	Loan Servicing Fee	0.00	0.00	0.00	0.00	1,199.75	0.00	487.50	450.00	0.00	3,000.00	0.00	0.00	5,137.25	2,909.61	1,260.00
4855-00-000	Interest Expense-Mortgage	18,757.92	18,677.40	18,697.24	18,676.78	18,656.20	18,635.50	18,614.68	18,600.50	18,585.15	18,570.62	18,545.14	18,514.10	223,531.23	221,058.10	226,281.00
4855-01-000	Interest - Third Mortgage	666.50	666.50	666.50	666.50	666.52	666.50	666.50	666.50	666.50	666.50	666.50	666.50	7,998.02	7,667.40	8,217.00
4855-03-000	Replacement Reserves Escrow	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	30,000.00	30,000.00
4855-02-000	Deferred Dev. Fees - LHA	4,556.00	4,556.00	4,556.00	4,556.00	4,556.00	4,556.00	4,556.00	4,556.00	4,556.00	4,556.00	4,556.00	4,556.00	54,672.00	56,629.20	55,712.28
4899-00-000	TOTAL FINANCING EXPENSES	26,480.42	26,399.90	26,419.74	26,399.28	27,578.47	26,358.00	26,824.68	26,773.00	26,307.65	29,293.12	26,267.64	26,236.60	321,338.50	318,264.31	291,470.28
5000-00-000	NON-OPERATING ITEMS															
5100-01-000	Depreciation Expense	39,275.00	39,275.00	39,275.00	39,275.00	39,275.00	39,275.00	39,275.00	39,275.00	39,275.00	39,275.00	39,275.00	39,275.00	471,300.00	471,300.00	471,300.00
5100-50-000	Amortization Expense	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	31,980.00	31,980.00	31,980.00
5199-00-000	DEPRECIATION / AMORTIZATION	41,940.00	41,940.00	41,940.00	41,940.00	41,940.00	41,940.00	41,940.00	41,940.00	41,940.00	41,940.00	41,940.00	41,940.00	503,280.00	503,280.00	503,280.00
5600-00-100	CAPITAL REPLACEMENT ITEMS															
5600-01-000	Refrigerators	525.00	0.00	525.00	0.00	0.00	0.00	525.00	0.00	0.00	525.00	0.00	0.00	2,100.00		1,960.00
5600-02-000	Stoves/Ranges	0.00	425.00	0.00	425.00	0.00	425.00	0.00	0.00	425.00	0.00	0.00	0.00	1,700.00		1,440.00
5600-04-000	Hot Water Heaters	0.00	0.00	0.00	0.00	352.00	0.00	0.00	352.00	0.00	0.00	352.00	0.00	1,056.00		380.00
5600-05-000	Building painting and improvements	0.00	0.00	0.00	65,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,000.00		4,500.00
5600-07-000	Grounds Improvements	500.00	500.00	500.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00		5,000.00
5600-08-000	HVAC(Buildings, units, etc...)	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00	3,800.00		2,000.00
5600-09-000	Awnings	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		1,440.00
5600-12-000	Carpet & Flooring Replacement															
5600-17-000	Ceiling Fans	0.00	0.00	0.00	0.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	1,500.00		9,600.00
5699-00-000	APITAL REPLACEMENT EXPENSES	3,045.00	1,045.00	1,145.00	65,545.00	972.00	2,545.00	1,145.00	472.00	545.00	645.00	472.00	2,020.00	79,596.00		46,720.00
5699-01-000	Rmbrs. Replacement Reserve	(3,045.00)	(1,045.00)	(1,145.00)	(65,545.00)	(972.00)	(2,545.00)	(1,145.00)	(472.00)	(545.00)	(645.00)	(472.00)	(2,020.00)	(79,596.00)		46,720.00
8000-00-000	TOTAL EXPENSES	106,406.66	110,635.92	105,938.18	105,601.27	106,651.61	107,260.03	118,725.78	106,641.44	105,809.64	110,016.26	105,269.67	105,437.82	1,294,394.26		1,275,271.28
9000-00-000	NET INCOME	-37,630.12	-41,859.35	-37,169.97	-36,824.63	-37,877.74	-38,483.33	-49,951.85	-37,866.04	-37,034.24	-41,240.86	-36,494.27	-36,662.26	-469,094.68		-472,567.28
														Cash flow before		
														Depreciation and	34,185.32	
														Amortization		

OTHER BUSINESS



TO: Lakeland Housing Authority Board of Commissioners

FROM: Carlos Pizarro An, VP of Housing

DATE: November 19, 2015

RE: Judith Haggins Complaint

Cycle painting is done at each property based on the following scenarios:

1. approved schedule,
2. the actual condition of the unit,
3. the housekeeping issues of the particular resident,
4. available funding; and
5. In the case of Carrington place the funding is limited or basically not available at this time.

Sincerely,

Carlos R. Pizarro An

Carlos R. Pizarro An, M.A., PHM, AHM
VP of Housing
Lakeland Housing Authority