



Sarasota Housing Authority (SHA)
Board of Commissioners
269 S. Osprey Avenue, #100, Sarasota, FL 34236

AGENDA

Regular Meeting of the Board
March 29, 2023, 4:30 P.M.

NOTES

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. APPROVAL OF MINUTES**
 - A. SHA Regular Board Meeting – February 15, 2023
- VI. SPECIAL PRESENTATIONS**
 - A. None
- VII. PUBLIC PRESENTATIONS**
- VIII. RESOLUTIONS**
 - A. Res 23-03: Approval of Investment Policy
 - B. Res 23-04: Collection Write Off
 - C. Res 23-05: FY 2024 Operating Budget
- IX. OLD BUSINESS**
 - A. Business Terms for Sarasota Housing Authority Agency-Wide Resident Council (SHAARC) MOU
 - B. Lofts on Lemon II Site Plan
- X. NEW BUSINESS**
 - A. Comments for City on Downtown Density Bonus Proposal

XI. **PROGRAM UPDATES – Accepted By Consent**

A. Monthly Financial Statements

- SHA
- Janie’s Garden

B. Board Committee Meeting Minutes

C. Housing Choice Voucher Report

D. Housing Management Reports

1. Resident Characteristics Report
2. Monthly Occupancy Report (Janie’s Garden)
3. Unit Turnaround Time & Waitlist Status Reports

E. Capital Improvement Report

F. Resident Services Monthly Report

XII. **COMMISSIONER ANNOUNCEMENTS/COMMENTS**

XIII. **ADJOURNMENT**

Next Meeting: May 10, 2023



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
February 15, 2023
4:30 P.M.

- I. **CALL TO ORDER:** Chair Jack Meredith called the meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:30 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair Jack Meredith, Vice Chair Ernestine Taylor, Commissioner John Colón (via Zoom), Commissioner Deborah Sargent, Commissioner Mark Vengroff (via Zoom), Commissioner Carolyn Mason and Commissioner Duane Finger

Commissioners Not Present: N/A

Attendees: Attorney Rhonda Stringer, City Commissioner Jen Ahearn-Koch, Valerie Buchand and Joe Chambers

SHA Personnel: William Russell, Rick Toney, Andrea Keddell and HCV/Section 8 Staff (for Special Presentation)
- V. **APPROVAL OF MINUTES**
 - A. SHA Regular Board Meeting – January 18, 2023: Chair Meredith put up the minutes from the January 18, 2023, Regular Board Meeting for approval. Commissioner Sargent pulled the minutes for discussion.
 - Commissioner Sargent wanted it noted that City Commissioner Jen Ahearn-Koch requested it be recorded on future minutes when she's not able to attend meetings so there's a record of her attendance. Commissioner Sargent was informed that City Commissioner's attendance is being recorded on the roll call sheet.
 - Commissioner Sargent also wanted to note that there was an update to the Public Presentation regarding the Resident Council MOU and that the meeting is taking place with SHA and Resident Council Board Members in March and the MOU will be brought to the next board meeting.
 - Commissioner Sargent took a moment to inquire about getting the minutes from the Board Retreat. Chair Meredith responded that he had planned on addressing this during Commissioner Comments.
 - City Commissioner Jen Ahearn-Koch had a grammar correction to X. B. of minutes. The word "imaging" should be changed to "image." This change will be made.
 - Commissioner Mason made a motion to approve the minutes. Commissioner Finger seconded the motion.
 - Motion was voted on and passed unanimously. (Commissioner Meredith voted Present)

VI. SPECIAL PRESENTATION

A. HCV/Section 8 Staff Introductions/Project Updates

- Mr. Russell provided some background on the HCV Program stating it is SHA's largest program and that in 2005 SHA had 726 vouchers. This has now tripled. The HCV Department administers several programs within the department (VASH Vouchers, Mainstream Vouchers, Emergency Housing Vouchers, Family Unification Program, Rental Assistance Demonstration (RAD) Project Based Vouchers (PBV), Regular PBV and Home Ownership). Mr. Russell then introduced Jeremy White, the new HCV Department Director to introduce his staff. Mr. White previously ran Hawaii's HCV Program and Mobile Housing Authority's HCV Program. Mr. White started at SHA in October 2022.
- Jeremy White expressed pleasure in accepting the position and that the number one objective of the department is to get as many people housed off the wait list as possible. Another goal of the department is to outreach and get more landlords on the program to provide housing to our residents. A new position, Landlord Liaison, has just been added. SHA is also looking to go paperless and more efficient in its' communication. *Commissioner Sargent stated she'd like to speak to Mr. White further on the online portal and future communication from the caseworkers. She'd rather have face-to-face meetings with her case worker and has concerns that her current caseworker lacks in communication.* Mr. White continued and began introducing the rest of the HCV staff, who intern introduced themselves and provided info on their role at the agency:
 - ✓ Gennetza Hernandez Alamo, HCV Housing Specialist, handles the port process of residents moving in and out of the area. She came to SHA from the Tampa Housing Authority.
 - ✓ Ana Mejia, HCV Program Manager, was newly hired and came to SHA with 15 years of experience from the New Jersey Housing Authority. She looks forward to working with Mr. White to ensure that the program runs smoothly.
 - ✓ Susan Brunke, HCV Housing Specialist, has worked in housing since 2000 and came to SHA from Fort Meyers. She's currently covering for another HCV Specialist who's on leave and works in Home Ownership and with RAD PBVs.
 - ✓ Gail Vestrand, Sr. HCV Housing Specialist, has 22 years of experience in housing and has been at SHA for 12 years. She handles regular vouchers, port outs and the VASH program.
 - ✓ Fred Smith, HCV Inspector, started at SHA in 2015 and handles all the inspections for the agency. Mr. Russell added that he started in the maintenance department and then transferred to the HCV department when the Inspector position became available.
 - ✓ Derrick Kirce, Landlord Liaison, was hired for this new position last week and had previously worked for Janie's Garden in the Better Tomorrow's program. He's beginning his outreach to landlords and working to communicate proactively with them by responding to every call. Commissioner Mason added she thinks it will make a positive difference having a single point of contact for the landlords.

- ✓ Lamarr James, Intake Specialist, was hired for this new position this week. He served in the army for 9 years where he trained and developed soldiers. His position will work to process the vouchers for participants on the waitlist and run the briefings to help the participants understand the program.
- ✓ Natasha Gibson, HCV Housing Specialist, came from the Bradenton Housing Authority and has 3 years of experience. Natasha is assisting in training Mr. James to take over the Intake Specialist role so she can begin serving as an HCV Specialist.

VII. PUBLIC PRESENTATION

- A. Ms. Vicky Palmer addressed the board regarding a City water issue stating that the Towers residents had received water shutoff notices from the City but that there are miscommunications going on because she happened to get in touch with a Chemist who knew nothing about this water issue but that they'd come out to confirm the water was ok. Ms. Palmer believes if she hadn't called they would not have known if the water was ok and that the construction managers are lying about the water quality and the City of Sarasota takes bribes and this could potentially cause a hazard to the elderly and disabled residents at the Towers/Annex. Commissioner Meredith thanked Ms. Palmer for bringing this to their attention and it will be taken under advisement.
- B. Ms. Valerie Buchand addressed the board:
- A Round Table is being set up for Landlords and Tenants to learn about their rights and she'd like the City and Housing Authority Board to participate once it's scheduled. She states HUD will be at the table as well.
 - Ms. Buchand again is requesting that written responses be sent out when public comments come before the board.
 - Per #6 on the Registration Form to Provide Statements at Public Presentations: *Appropriate matters brought before the Board at Public Presentations shall be addressed in writing in the next regular Board meeting package by the CEO unless otherwise requested or directed by the Chairperson, or by a majority vote of the present quorum of the Board.*
 - Ms. Buchand is requesting each Board Member to visit the new space allotted to the Resident Council for their office and is inquiring why they are being denied their request to move back to their former location. They were displaced and she feels they should be allowed to have a space of equal capacity/quality. Commissioner Sargent added she does not understand why they can't have their own internet and phone separate from the Housing Authority. Commissioner Meredith reminded all that the Public Presentations are to be 3 minutes and that this is currently over the time limit. He suggested that since this topic has come up multiple times that it be discussed at an upcoming meeting so the legal responsibility of the Housing Authority and the Resident Council is understood. Ms. Buchand added she feels HUD should be invited into the conversation so they can get HUDs take on the situation and settle the matter, since they were displaced.

VIII. RESOLUTIONS

- A. None

IX. OLD BUSINESS

- A. McCown Tower – Joe Chambers reported that they are approximately 3 weeks from completing the 1st phase (1st 25 Units) of the rehab. They hope to finish the project by March 2024. It was originally scheduled to be completed by December 2023 but there have been unforeseen issues that caused delays in the 1st phase that put them behind schedule. Commissioner Meredith inquired if the delays were causing issues with the budget. Mr. Chambers responded they were overbudget on some items and that at this point there are no funds for the extras they wanted to do (i.e. a Gazebo, Solar).
 - Mr. Russell inquired if the concrete was being treated to have a non-slip surface. Mr. Chambers states the concrete should exceed the code requirement for the coating needed to prevent slips and falls.
- B. Cypress Square (Courts Phase I) – Joe Chambers reported they continue having issues getting orders in for materials. Vendors are stating they're supplies are allocated to other projects and they're not taking orders.
 - Commissioner Meredith again inquired about receiving monthly construction progress reports. Mr. Chambers again stated he will get those out to the board and that they're still about a year out from completion.
- C. Commissioner Finger asked for an updated on the 22nd Street project. Mr. Russell recently met with a contractor. Discussion took place on the elevator that the Board had inquired about. Mr. Russell states the contractor suggested that to justify the added expense of an elevator the project should be at least 4 stories. However, the overlay district caps the project at 35 feet. So a meeting was held today with the City to discuss the overlay district to see if the project can be allowed to go higher (45 Feet). This may be a 6-month process if it must go through a Comp Plan Amendment. Commissioner Meredith reminded that the funds allocated for the project need to be spent within a certain timeframe. Mr. Russell stated that if it's only a 6-month delay the funds can still be spend in the allotted timeframe.
- D. Lofts on Lemon Phase II – A meeting was held with developers and architect to see how many units can be set up and the required parking. The plan is to get a mix of unit size. Mr. Russell hopes to have more concrete information on budget and design (floor plan options) by the March board meeting.

X. NEW BUSINESS

- A. None

XI. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
 - B. Board Committee Reports
 - C. Housing Management Reports
 - D. Housing Voucher Report
 - E. Capital Fund Program Report
 - F. Resident Services Monthly Report
-
- Commissioner Finger made a motion to accept the Program Updates Consent Agenda. Commissioner Mason seconded the motion.
 - The motion was voted on and passed unanimously.

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Sargent reported that Janie's finally got the parking lot lights fixed and have new social services staff member in the office. Mr. Russell responded to inquiry regarding the Resident Council elections stating that the only location holding an election is the McCown location due to lack of candidates at the other properties.
- B. Commissioner Vengroff thanked Chair Meredith for holding a good Board Retreat.
- C. Chair Meredith reports that they had a productive retreat and will try to send them out by the end of the week. Some of the goals and objectives were discussed with Mr. Russell and they can be discussed in more detail at an upcoming meeting to get Mr. Russell's input on the objectives the board set up at the retreat. Some main objectives the board discussed were:
- Guideline for developments at 60% or below AMI.
 - Increase HCV program.
 - Address security/safety with a plan and have regular reports.
 - Adding a Social Services Resident Report.
 - Measuring participation rates and setting goals.
 - Understanding HR Department and assessment.
 - Review Bylaws (these were sent out to all commissioners) and have them discussed in a couple months following their review.
 - Begin holding Admin and Finance Committee meetings on a bi-monthly basis.
 - Hold a Customer Service Training for staff. Mr. Russell reported that a Customer Service training has been scheduled for March 6 (*this was rescheduled following the board meeting to May 24 due to staff attendance conflicts*). Commissioner Mason inquired if this was a one-time training or if it could be done annually. Mr. Russell stated that they will see how this one goes and then see if some virtual follow-ups can be done. Chair Meredith asked to have the agenda forwarded to the board. Commissioner Finger added that focus needs to be placed on the residents being able to reach staff if they are having issues or a question that needs to be addressed in a timely and professional manner. Mr. Russell responded that the new HCV Manager should help with response to retail issues and responding to the needs of the residents and free up the HCV Director to take care of the compliance side of the department.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:58 pm.

RESOLUTION 23-03

**RESOLUTION APPROVING SARASOTA HOUSING AUTHORITY
INVESTMENT POLICY**

WHEREAS the Sarasota Housing Authority (SHA), after allowing for anticipated cash flow requirements and giving due consideration to the safety and risk of investment, wishes to wisely and cautiously invest some available balances in certain account in accordance with the investment guidelines issued by the U.S. Department of Housing and Urban Development (HUD) [Attachment: PIH Notice 96-33.] and will adhere to the provisions of HM 7475.1 REV. the HUD Low-Income Housing Financial Management Handbook;

WHEREAS effective cash management is recognized as essential to good fiscal management. Interest from investment can be a source of revenue to the SHA. The SHA's investment portfolio shall be managed in a manner designed to maximize this revenue source, to be responsive to public trust, and to be in compliance with legal requirements and limitations; and

WHEREAS the Sarasota Housing Authority (SHA) wishes to adopt the attached policy outlining the previously stated guidelines.

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners approves the attached Investment Policy.

ACCEPTED BY: _____

Jack Meredith,
Chairman

DATE _____

ATTESTED BY: _____

William Russell,
President & CEO

DATE _____

Sarasota Housing Authority

INVESTMENT POLICY

March 2023

INVESTMENT POLICY FOR THE SARASOTA HOUSING AUTHORITY (SHA)

Section I. Policy Statement

It is the policy of the Sarasota Housing Authority (SHA), that after allowing for anticipated cash flow requirements and giving due consideration to the safety and risk of investment, all investment funds shall be invested in accordance with the investment guidelines issued by the U.S. Department of Housing and Urban Development (HUD) [Attachment: PIH Notice 96-33.] and will adhere to the provisions of HM 7475.1 REV. the HUD Low-Income Housing Financial Management Handbook.

Effective cash management is recognized as essential to good fiscal management. Interest from investment can be a source of revenue to the SHA. The SHA's investment portfolio shall be managed in a manner designed to maximize this revenue source, to be responsive to public trust, and to be in compliance with legal requirements and limitations.

Section II. General

A. Investment Purpose

The purpose of this investment policy is to comply with HUD requirements. The SHA is required to adopt a written investment policy regarding the investment of its funds and funds under its control. This investment policy addresses the methods, procedures, and practices that must be exercised to ensure effective and judicious fiscal Management of the SHA's funds. This investment policy shall be implemented by SHA's Board of Commissioners acting through the Executive Director of The SHA. The Executive Director shall appoint the Director of Finance, in all instances, to act in accordance with this investment policy and the directives of the Board of Commissioners.

B. Investment Objectives

The SHA shall manage and invest its cash with consideration of six objectives Including: safety, yield, liquidity, maturity, amount, and administrative cost. The determination of the best or appropriate types and mixtures of investments is dependent on these objectives. The investment portfolio should be consistent with the goals of the SHA's cash management program and directive of the Board of Commissioners.

C. Review of Policy

The SHA Board of Commissioners shall review this investment policy and provide direction in regards to investment strategies at least annually. The Board shall adopt a resolution stating that it has reviewed the policy and investment strategies approving any changes or modifications.

D. Responsibility and Control

1. Investments shall be made with judgment and care, under prevailing circumstances, which a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the investment objectives listed in Section II. B. of this policy.

2. In accordance with HUD regulations and the Public Funds Investment Act, the Board designates the Executive Director as the SHA's Investment Officer. The Executive Director shall, at his or her discretion, assign investment responsibilities to the Director of Finance, to act as the Investment Officer, on behalf of the Executive Director. An Investment Officer is authorized to execute investment transactions on behalf of the SHA. No person may engage in an investment transaction or the management of SHA funds except as provided under the terms of this policy as approved by the Board.

The investment authority granted to the investing officer is effective until rescinded by the Board.

3. The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes, provided that these deviations are reported immediately and the appropriate action is taken to control adverse developments.

Section IV. Cash Management

A. Cash Management by the SHA

1. Good cash management, which is an objective of the SHA's management, creates responsibilities for the use of funds. The primary goals of cash management are to assure the availability of cash for transaction needs, preserve the value of cash resources and earn the maximum return on funds until disbursed.

2. The SHA will monitor returns of the cash managed by agents. If the SHA finds that administrative costs of an in-house program are such that the net yield on investments is less than that obtainable through an alternative, the SHA will consider that alternative.

Section V. Banking Services

Banking services shall be arranged by selecting a bank through competitive solicitation to assure the SHA that it receives the banking services provided at the lowest costs. The SHA will designate a single bank account for the deposit of all payments that are received from HUD through direct deposit-electronic funds transfer. Banking services shall be solicited every five (5) years through competitive negotiation.

Section VI. Collateralization

The SHA shall require its depositories to continuously and fully (100%) secure all deposits regardless of type (i.e. regular savings, etc.) that are in excess of the \$250,000.00 insured amount. This may be accomplished by the pledging or setting aside collateral of identifiable U.S. Government securities as prescribed by HUD. The SHA must have possession of the securities or an independent custodian must hold the securities on behalf of the SHA as a bailee, as evidenced by safekeeping receipt and a written bailment for wire contract and will be maintained for the full term of the deposit. Such securities shall be owned by the depository and the manner of collateralization shall provide the SHA with a continuing perfected security interest for the full term of the deposit in the collateral in accordance with applicable federal and state laws and regulations. Such collateral shall, at all times, have a market value at least equal to the amount of the deposits so secured.

The investment policy will be forwarded to the investment agents acting on behalf of the SHA, when the policy is updated, changed, or if the primary agent changes. This is intended to inform them of the investment policies and guidelines of the SHA to ensure that they have implemented reasonable procedures and controls designed to fulfill those objections and conditions. This will include informing the investment agents of the Authority's investment horizons, limitations, and strategy and risk constraints.

Section VI. Internal controls

The Executive Director shall establish an annual process of independent review as part of the annual audit. This review will include internal control by assuring compliance with policies and procedures. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third-parties, unanticipated market changes, or imprudent actions by employees of the SHA.

HUD Approved Investment Instruments

1. Direct obligations of the Federal Government backed by the full faith and credit of the United States.
 - a. U.S. Treasury Bills
 - b. U.S. Treasury Notes and Bonds
2. Obligations of Federal Government Agencies
 - a. Federal Financing Bank (FFB)
 - b. Government National Mortgage Association (GNMA) Mortgage-Backed Securities Program Mortgage-Backed Bonds (MBS)
 - c. GNMA Participation Certificates
 - d. U.S. Government Guaranteed New Communities Act Debentures
 - e. U.S. Export-Import Bank Debentures
 - f. U.S. Export-Import Bank Participation Certificates and Certificates of Beneficial Interest
 - g. Farmers Home Administration Farmers Home Insured Note Trust Certificates of Beneficial Ownership
 - h. Maritime Administration Merchant Marine Bonds, Notes, and Obligations
 - i. Small Business Administration Small Business Investment Corporation Debentures
 - j. Tennessee Valley Authority (TVA) Power Bonds and Notes
3. Securities of Government-Sponsored Agencies
 - a. Farm Credit Consolidated System wide Discount Notes
 - b. Federal Farm Credit Banks Consolidated System-wide Bonds
 - c. Federal Home Loan Banks Consolidated Obligations
 - d. Federal Home Loan Mortgage Corporation Guaranteed Mortgage Certificates
 - e. Federal National Mortgage Association Debentures
 - f. FNMA Notes
 - g. FNMA Short-Term Discount Notes
 - h. FNMA Capital Debentures
 - i. Student Loan Marketing Association Obligations
4. Demand and Savings Deposits
 - a. Demand and savings deposit at commercial banks, mutual savings banks, savings and loan associations and credit unions will be permitted for HA funds, provided that the entire deposit is insured by the Federal Deposit Insurance Corporation (FDIC).
 - b. A deposit in excess of the insurance coverage may be made at a depository institution, provided it one-hundred percent (100%) collateralized by the securities listed above Care will be taken that withdrawals may be made on demand, without loss of interest, and without penalty.
5. Certificates of Deposit

Certificates of Deposit at depository institutions that may not be fully insured by the FDIC, NCUSIF, Or FSLIC will be permitted, provided the certificates are fully backed by one-hundred percent (100%) collateral consisting of the securities listed above.

6. Money Market Deposit Accounts
7. Municipal Depository Fund
8. Super NOW Accounts
9. Repurchase Agreements (Special Requirements)
10. Sweep Accounts
11. Separate Trading of Registered Interest and Principal Securities
12. Mutual Funds (Special Requirements)

RESOLUTION 23-04

**RESOLUTION APPROVING THE WRITE-OFF OF
UNCOLLECTIBLE ACCOUNTS**

WHEREAS the Sarasota Housing Authority (SHA) has accounted for past due rents, repayment agreements, and damages from persons who have terminated residency with SHA; and

WHEREAS SHA has been thus far unsuccessful in collecting these monies due to the Authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners authorizes the President & CEO to write off uncollectible accounts in the final, year-end amount of \$21,255.04 as of March 31, 2023 and to continue all reasonable efforts to collect such monies owed.

ACCEPTED BY: _____ DATE: _____
Jack Meredith,
Chairman

ATTESTED BY: _____ DATE: _____
William O. Russell III,
President & CEO

SHA Write Offs through March 31, 2023

Tenant	Amount Owed per TARs	Amount owed per Vacated Tenant	Discrepancy: VT vs TAR	Move out date	REASON
ANNEX					
██████████	\$ 240.00	\$ 329.18	\$ 89.18	2/15/2022	non-payment of rent. Owes \$329.18 after SD refund
██████████	\$ 1,142.00	\$ 1,879.75	\$ 737.75	7/11/2022	after SD refund: Unpaid 6/22 and 7/22 rent \$533; lock change and tampered smoke detectors replacement \$609; Legal and court fees \$195+40+90 = \$325; unit trash out and cleaning \$412.75
	<u>\$ 1,382.00</u>				
TOWERS					
██████████	\$ 524.80	\$ 524.80	\$ 826.93	9/8/2022	After SD Refund, Owes \$403.80 for unpaid 8/1/22 and prorated 9/1/22 rent and \$121 left from repayment agreement for legal fees. Tenant moved out before we filed default on his stipulation for eviction.
	<u>\$ 524.80</u>				
SVC-Courts					
██████████	\$ 262.36	\$ 262.36	\$ -	8/23/2022	\$262.36 moved out 8/23/22. after SD refund EOP owes \$262.36 for 8/22 rent.
██████████	\$ 166.32	\$ 166.32	\$ -	10/13/2022	after S/D unpaid Oct rent \$166.32
	<u>\$ 428.68</u>				
Bertha Mitchell					
██████████	\$ 40.52	\$ 40.52	\$ -	11/8/2022	after s/d refund owes rent Nov 22
██████████ ^{etta}	\$ 103.04	\$ 103.04	\$ -	2/21/2023	after sd refund owes \$103.04 02/23 rent
██████████	\$ 147.00	\$ 147.00	\$ -	1/1/2023	after sd refund owes \$147 12/21 rent
██████████	\$ 62.00	\$ 62.00	\$ -	7/14/2022	after sd refund owes \$27 for 07/22 rent & \$35 07/22 late fee
██████████	\$ 856.00	\$ 856.00	\$ -	1/18/2023	after sd refund \$156 dec 2022 rent and \$700 Jan 2023 rent
	<u>\$ 1,208.56</u>				
SECTION 8					
Housing Choice Voucher					
██████████	\$ 1,590.00	\$ 1,590.00	\$ -	1/31/2023	Voucher expired balance of repayment
██████████	\$ 2,592.00	\$ 2,592.00	\$ -	12/31/2022	Tenant terminated due to no response to appointments & repayment never paid
██████████	\$ 2,430.00	\$ 2,430.00	\$ -	10/31/2022	current repayment was defaulted and CM was calculating more \$ owed from Tenant
██████████	\$ 1,406.00	\$ 1,406.00	\$ -	2/25/2022	Voucher expired 2/16/2022. Tenant has outstanding repayment obligations to SHA. She owes \$1406.00 -
██████████	\$ 1,683.00	\$ 1,683.00	\$ -	3/31/2022	unreported income - voucher expired Family did not contact SHA for extension
██████████	\$ 4,284.00	\$ 4,284.00	\$ -	2/28/2022	Failure to enter into a repayment agreement for unreported income
██████████	\$ 1,231.00	\$ 1,231.00	\$ -	3/31/2022	moved without notice - defaulted on repayment
██████████	\$ 1,448.00	\$ 1,448.00	\$ -	3/31/2022	defaulted repayment agreement
██████████	\$ 1,047.00	\$ 1,047.00	\$ -	1/31/2022	defaulted repayment agreement
SECTION 8 TOTAL	<u>\$ 17,711.00</u>				
SHA TOTAL	<u>\$ 21,255.04</u>				

RESOLUTION 23-05

**A RESOLUTION APPROVING THE SARASOTA
HOUSING AUTHORITY (SHA) FISCAL
YEAR 2024 OPERATING BUDGET**

WHEREAS the FY 2024 Operating Budget for SHA proposes revenues and expenditures that are necessary for the efficient operation of its housing and resident services programs;

WHEREAS the budget is reasonable in that it does not provide for the use of funding in excess of that payable under the provisions of the law and the Annual Contributions Contract;

WHEREAS SHA staff have prepared and reviewed this budget for accuracy and efficiency and hereby submits it to the SHA Board for approval; and

WHEREAS the SHA Board of Commissioners has reviewed the attached Operating Budget and find it acceptable.

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners hereby approves the Operating Budgets for the Fiscal Year Ending March 31, 2024.

ACCEPTED BY: _____ DATE: _____
Jack Meredith,
Chairman

ATTESTED BY: _____ DATE: _____
William O. Russell III,
President & CEO

Line Item	Bertha Mitchell	SVC Courts	Resident Services	HCV	Annex	Towers	Business Activities	Total SHA
Income								
3703.00 Dwelling Rental	\$474,337	\$381,956	\$0	\$0	\$289,407	\$815,676	\$0	\$1,961,377
3704.10 Late Fees	\$4,562	\$534	\$0	\$0	\$724	\$0	\$0	\$5,820
3704.20 Maintenance Fees	\$0	\$0	\$0	\$0	\$1,780	\$0	\$0	\$1,780
3704.30 Other Tenant Revenue	\$18,943	\$0	\$0	\$2,335	\$0	\$0	\$0	\$21,278
3706.00 HUD Operating Subsidy Grant	\$1,692,482	\$0	\$0	\$0	\$0	\$0	\$0	\$1,692,482
3706.02 Resident Services Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3706.10 HUD CFP Grant Operations	\$488,232	\$0	\$0	\$0	\$0	\$0	\$0	\$488,232
3706.20 RSC grant	\$0	\$0	\$72,517	\$0	\$0	\$0	\$0	\$72,517
3706.30 FSS grant	\$0	\$0	\$72,369	\$0	\$0	\$0	\$0	\$72,369
3706.40 Youth Thrive Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3707.10 Management Fee Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3707.11 Youth Housing Fee Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3707.30 Bookkeeping Fee Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3707.40 Admin Fees Earned Portables	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3707.50 Admin Fee Revenue	\$295,885	\$0	\$0	\$0	\$0	\$0	\$0	\$295,885
3707.40 - Port Admin Fee	\$0	\$0	\$0	\$609	\$0	\$0	\$0	\$609
3707.60 HAP Admin Fee Revenue	\$0	\$0	\$0	\$2,223,766	\$0	\$0	\$0	\$2,223,766
3707.80 Transfer from other SHA Programs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3710.00 HAP Income	\$0	\$891,232	\$0	\$20,114,299	\$1,024,554	\$0	\$0	\$22,030,084
3710.50 HAP Revenue - Portables	\$0	\$0	\$0	\$14,916	\$0	\$0	\$0	\$14,916
3711.00 Interest Earned	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3714.00 Fraud Recovery	\$0	\$0	\$0	\$96,289	\$0	\$0	\$0	\$96,289
3714.20 HAP Fraud	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3714.00 Vacancy Loss	(\$21,668)	(\$3,820)	\$0	\$0	(\$13,140)	(\$40,784)	\$0	(\$79,411)
3715.00 Other Revenue	\$0	\$0	\$416	\$0	\$513	\$5,046	\$0	\$5,975
3715.01 Laundry Revenue	\$0	\$0	\$0	\$0	\$3,925	\$0	\$0	\$3,925
3715.02 Insurance Co. Dividends	\$19,010	\$0	\$0	\$4,217	\$4,094	\$0	\$0	\$27,321
3715.03 Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3715.04 Community Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3715.051 YT Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3715.052 YT Community Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Income	\$2,971,782	\$1,269,903	\$145,302	\$22,456,431	\$1,311,857	\$779,938	\$0	\$28,935,214
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expense								
2351.11 · Mortgage KS 3 units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2351.30 · Mortgage Flint River	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4911.00 · Administrative Salaries	\$398,872	\$272,235	\$217,013	\$767,809	\$186,266	\$91,707	\$0	\$1,933,903
4911.01 HOME Administrative Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4911.02 - Administrative Management Expense	\$208	\$0	\$0	\$638	\$0	\$0	\$0	\$845
4912.00 Auditing Fees	\$9,424	\$6,004	\$0	\$11,970	\$0	\$0	\$0	\$27,397
4912.10 Accounting Fees	\$7,438	\$4,739	\$0	\$9,447	\$0	\$0	\$0	\$21,624
4912.11 - Development Consulting	\$19,810	\$0	\$0	\$0	\$0	\$0	\$0	\$19,810
4913.00 Management Fees	\$0	\$0	\$0	\$0	\$10,602	\$0	\$0	\$10,602

Line Item	Bertha Mitchell	SVC Courts	Resident Services	HCV	Annex	Towers	Business Activities	Total SHA
4913.10 Bookkeeping Fees	\$0	\$0	\$0	\$0	\$8,368	\$0	\$0	\$8,368
4914.00 Advertising & Marketing	\$1,721	\$1,096	\$0	\$2,186	\$0	\$0	\$0	\$5,003
4915.00 Administrative EBC	\$47,978	\$29,901	\$58,441	\$223,975	\$0	\$38,997	\$0	\$399,293
4916.00 Office Supplies	\$5,714	\$3,640	\$0	\$271,169	\$0	\$0	\$0	\$280,523
4917.00 Legal Expense	\$14,293	\$9,106	\$0	\$18,154	\$1,936	\$0	\$0	\$43,489
4918.00 Travel	\$7,177	\$4,573	\$0	\$9,117	\$39,622	\$17,448	\$0	\$77,938
4919.00 Sundry	\$0	\$0	\$0	\$6,753	\$6,428	\$800	\$0	\$13,981
4919.01 Telephone Expense	\$9,090	\$5,791	\$0	\$11,546	\$16,079	\$0	\$0	\$42,507
4919.02 Dues & Subscriptions	\$5,107	\$3,254	\$0	\$6,487	\$8,075	\$0	\$0	\$22,923
4919.03 Commissioner Travel/Training	\$2,323	\$1,480	\$0	\$2,950	\$0	\$0	\$0	\$6,752
4919.04 Staff Training	\$5,838	\$3,719	\$0	\$7,415	\$10,226	\$0	\$0	\$27,199
4919.07 Postage	\$2,866	\$1,826	\$0	\$3,640	\$5,746	\$0	\$0	\$14,077
4919.08 Vehicle Maintenance Expense	\$236	\$0	\$0	\$982	\$2,613	\$0	\$0	\$3,831
4919.09 Office Lease	\$26,850	\$17,106	\$0	\$34,104	\$6,568	\$0	\$0	\$84,627
4919.10 Expendable Misc. Equipment	\$625	\$0	\$0	\$1,267	\$3,224	\$800	\$0	\$5,916
4919.11 Internet Expense	\$7,776	\$0	\$2,682	\$2,993	\$0	\$0	\$0	\$13,451
4919.112 YT - Internet Expense	\$0	\$0	\$2,682	\$0	\$30,206	\$0	\$0	\$32,888
4919.12 Investigation/Subpoena	\$1,343	\$0	\$42	\$3,775	\$744	\$0	\$0	\$5,904
4919.13 Court Costs	\$0	\$0	\$0	\$0	\$4,790	\$0	\$0	\$4,790
4919.14 Bank Charges	\$0	\$0	\$0	\$42	\$0	\$0	\$0	\$42
4919.15 Administrative Contracts	\$55,600	\$35,422	\$0	\$70,621	\$1,238	\$0	\$0	\$162,880
4919.16 Equipment Contracts - Admin	\$2,972	\$1,893	\$0	\$3,775	\$125	\$0	\$0	\$8,765
4919.161 YT Equipment Contracts - Admin	\$0	\$0	\$354	\$0	\$0	\$0	\$0	\$354
4921.01 Resident Services Salaries	\$0	\$0	\$0	\$0	\$62,550	\$0	\$0	\$62,550
4921.02 Resident Services - EBC	\$27	\$0	\$10,937	\$0	\$3,343	\$1,068	\$0	\$15,375
4921.021 - YT Resident Services EBC	\$0	\$0	\$49	\$0	\$0	\$0	\$0	\$49
4921.03 Resident Services - Tenant Services	\$0	\$0	\$87	\$243	\$0	\$0	\$0	\$330
4921.03 Resident Services - Residents PUPY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4921.04 Resident Services - Council PUPY	\$1,650	\$0	\$0	\$0	\$24	\$0	\$0	\$1,674
4921.05 Advertising for RS	\$0	\$0	\$0	\$0	\$0	\$1,022	\$0	\$1,022
4921.06 Training for RS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4921.07 Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4921.08 YT - Summer Enrichment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4921.09 After School Tutor Expense	\$0	\$0	\$2,219	\$0	\$0	\$0	\$0	\$2,219
4921.10 Selby Foundation Case Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4921.11 YT - Program Supplies/Activites	\$125	\$0	\$8,422	\$0	\$0	\$0	\$0	\$8,547
4921.12 YT - Printing/Advertising	\$0	\$0	\$1,733	\$0	\$0	\$0	\$0	\$1,733
4921.13 YT - Travel/Training	\$0	\$0	\$57	\$0	\$0	\$0	\$0	\$57
4921.14 YT Shop with a Cop	\$0	\$0	\$1,992	\$0	\$0	\$0	\$0	\$1,992
4921.15 YT - Bookrich Environment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4931.00 Water/Sewer	\$397,463	\$36,523	\$0	\$0	\$0	\$0	\$0	\$433,986
4932.00 Electricity Expense	\$43,795	\$0	\$727	\$11,082	\$0	\$0	\$0	\$55,604
4932.01 YT - Electricity Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4933.00 Gas	\$711	\$0	\$0	\$0	\$0	\$0	\$0	\$711
4934.00 Garbage	\$56,843	\$5,854	\$0	\$0	\$50,934	\$92,044	\$0	\$205,675
4941.00 Maintenance Labor	\$257,116	\$0	\$0	\$0	\$41,335	\$50,476	\$0	\$348,927

Line Item	Bertha Mitchell	SVC Courts	Resident Services	HCV	Annex	Towers	Business Activities	Total SHA
4942.00 Material Expense	\$856	\$198	\$0	\$934	\$0	\$0	\$0	\$1,988
4942.02 Appliance Parts	\$1,839	\$96	\$0	\$0	\$6,805	\$1,547	\$0	\$10,288
4942.04 Cabinetry	\$0	\$0	\$0	\$0	\$9,899	\$3,838	\$0	\$13,737
4942.06 Doors	\$0	\$0	\$0	\$0	\$76,661	\$0	\$0	\$76,661
4942.08 Electrical parts	\$1,519	\$27	\$0	\$0	\$778	\$0	\$0	\$2,324
4942.10 Exterior Supplies	\$0	\$0	\$0	\$0	\$1,552	\$0	\$0	\$1,552
4942.12 Fire Protection	\$1,318	\$0	\$0	\$0	\$0	\$0	\$0	\$1,318
4942.14 Flooring	\$99	\$0	\$0	\$0	\$0	\$0	\$0	\$99
4942.16 Hardware	\$913	\$74	\$46	\$0	\$909	\$0	\$0	\$1,941
4942.18 HVAC parts	\$2,444	\$3,508	\$1,036	\$0	\$0	\$0	\$0	\$6,989
4942.20 Janitorial Supplies	\$904	\$120	\$167	\$0	\$0	\$0	\$0	\$1,190
4942.21 Unit Turn Supplies	\$0	\$0	\$0	\$0	\$1,077	\$0	\$0	\$1,077
4942.22 Keys/Locks	\$64	\$0	\$0	\$0	\$900	\$0	\$0	\$964
4942.24 Landscape Material	\$0	\$0	\$0	\$0	\$479	\$0	\$0	\$479
4942.26 Lighting/Fixtures	\$3,372	\$0	\$0	\$0	\$1,058	\$0	\$0	\$4,430
4942.28 Lumber	\$1,329	\$0	\$142	\$0	\$0	\$0	\$0	\$1,472
4942.30 Miscellaneous	\$4,786	\$213	\$0	\$0	\$223	\$0	\$0	\$5,223
4942.32 Non capital furniture, fixture, equip	\$0	\$414	\$0	\$312	\$0	\$0	\$0	\$726
4942.33 Non capital appliances	\$9,041	\$1,653	\$0	\$0	\$2,320	\$0	\$0	\$13,015
4942.34 Paint/Drywall	\$1,704	\$0	\$370	\$0	\$0	\$0	\$0	\$2,074
4942.36 Plumbing Parts	\$7,221	\$2,170	\$380	\$0	\$110	\$111,100	\$0	\$120,981
4942.38 Windows - glass/screen	\$7,704	\$0	\$0	\$0	\$0	\$0	\$0	\$7,704
4943.00 Contract Costs	\$0	\$0	\$0	\$0	\$1,779	\$0	\$0	\$1,779
4943.01 Alarms	\$652	\$0	\$388	\$645	\$1,484	\$0	\$0	\$3,169
4943.02 Uniforms	\$890	\$567	\$0	\$1,131	\$1,249	\$0	\$0	\$3,838
4943.03 Lawn Maintenance	\$30,354	\$961	\$0	\$0	\$0	\$0	\$0	\$31,315
4943.04 Electric	\$312	\$0	\$3,432	\$24	\$0	\$0	\$0	\$3,768
4943.05 Plumbing	\$3,657	\$0	\$9,325	\$0	\$229	\$0	\$0	\$13,211
4943.06 HVAC	\$20,576	\$0	\$125	\$64	\$1,002	\$18	\$0	\$21,785
4943.07 Elevator Maint	\$0	\$0	\$0	\$0	\$0	\$15,150	\$0	\$15,150
4943.08 Pest Control	\$15,427	\$728	\$0	\$0	\$2,404	\$0	\$0	\$18,558
4943.09 Fire Inspections	\$2,035	\$0	\$0	\$0	\$4,058	\$0	\$0	\$6,093
4943.10 Routine Maint.	\$13,954	\$987	\$4,888	\$22,353	-\$6,425	\$0	\$0	\$35,757
4943.101 YT - Routine Maint.	\$0	\$0	\$2,600	\$0	\$6,843	\$0	\$0	\$9,443
4943.11 Arch & Engrg	\$0	\$0	\$0	\$0	\$8,909	\$0	\$0	\$8,909
4943.12 Equipment Leasing	\$1,607	\$0	\$384	\$0	\$7,841	\$0	\$0	\$9,831
4943.13 Painting/Drywall Expenses	\$93	\$0	\$0	\$0	\$28,506	\$0	\$0	\$28,599
4943.14 Equip. Maintenance contracts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4943.15 Camera Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4943.16 Outside Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4943.17 B&G club maintenance	\$3,605	\$0	\$0	\$0	\$0	\$10,100	\$0	\$13,705
4945.00 Maintenance EBC	\$81,803	\$52,354	\$0	\$0	\$194	\$16,345	\$0	\$150,696
4952.00 Protective Ser	\$1,179	\$0	\$49	\$0	\$750	\$0	\$0	\$1,977
4961.00 Insurance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4961.01 Property Insurance	\$53,412	\$8,985	\$0	\$0	\$0	\$0	\$0	\$62,396
4961.02 General Liability	\$14,038	\$7,560	\$0	\$0	\$16,345	\$16,345	\$0	\$54,289

Line Item								
	Bertha Mitchell	SVC Courts	Resident Services	HCV	Annex	Towers	Business Activities	Total SHA
4961.03 Worker's Compensation	\$11,812	\$7,581	\$0	\$0	\$43,954	\$0	\$0	\$63,348
4961.04 Auto Insurance	\$10,355	\$0	\$4,867	\$4,427	\$495	\$0	\$0	\$20,144
4962.00 General Expenses	\$5,533	\$193	\$1,003	\$7,745	\$10,529	\$0	\$0	\$25,002
4963.00 Pilot Expense	\$34,809	\$0	\$0	\$0	\$8,859	\$0	\$0	\$43,668
4964.00 Collection Loss	\$0	\$0	\$0	\$0	\$8,884	\$0	\$0	\$8,884
4965.00 Operations Expenses to BA	\$0	\$0	\$0	\$0	\$4,016	\$0	\$0	\$4,016
4971.50 - Landlord Bonus	\$0	\$0	\$0	\$23,227	\$16,668	\$35,350	\$0	\$75,245
4971.51 - EHV Reimbursables	\$0	\$0	\$0	\$17,643	\$0	\$0	\$0	\$17,643
4972.00 Casualty Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4973.00 HAP Payment - Reg. Rents	\$0	\$0	\$0	\$19,673,528	\$0	\$0	\$0	\$19,673,528
4975.00 Utility Reimbursement	\$7,925	\$0	\$0	\$243,844	\$0	\$0	\$0	\$251,769
4976.00 Pass Through Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4978.03 Subsidy Expense Phase 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4990.00 HAP Portable Admin Fee	\$0	\$0	\$0	\$16,408	\$0	\$0	\$0	\$16,408
4991.00 FSS Expense	\$35,102	\$0	\$0	\$25,929	\$0	\$0	\$0	\$61,032
1320.00 Replacement Reserve	\$0	\$0	\$0	\$0		\$35,000	\$0	\$35,000
Total Expense	\$1,785,234	\$532,552	\$336,640	\$21,520,351	\$772,388	\$539,156	\$0	\$25,486,322
Net Income	\$1,186,548	\$737,351	(\$191,338)	\$936,080	\$539,470	\$240,782	\$0	\$3,448,892

MOU between SHA and SHAARC

MOU Business Terms to be Determined by Board:

1. Does the board want other non-public housing or RAD properties to go beyond the regulations and provide funding to the resident council?

Background: Resident councils have been a component of the public housing program, but not other programs, such as the HUD Multifamily (PBRA) program or Section 8 programs, or even the Low-Income Housing Tax Credit Program.

Resident council regulations (24 CFR Part 964) pertain only to public housing and/or RAD units, which were formerly public housing. HUD regulations requires that every PHA provide funding each year to a duly formed and elected resident council. The funding amount equates to \$15 per unit per year for every public housing and/or RAD unit. Currently we have a combined 247 units of public housing and RAD units, that would provide SHAARC with \$3,705 per year for stipends. The HUD regulation allows for council members who are active in the council to receive a monthly stipend of up to \$200 per month. Each Resident Council Member has been receiving a \$79.35 stipend. This stipend does not get included in their income for rent calculation purposes.

So the question before the Board is whether it decides to go beyond the regulations and cause non-public housing and RAD properties, i.e. The McCown Annex, to also provide \$15/unit per year of funding to SHAARC.

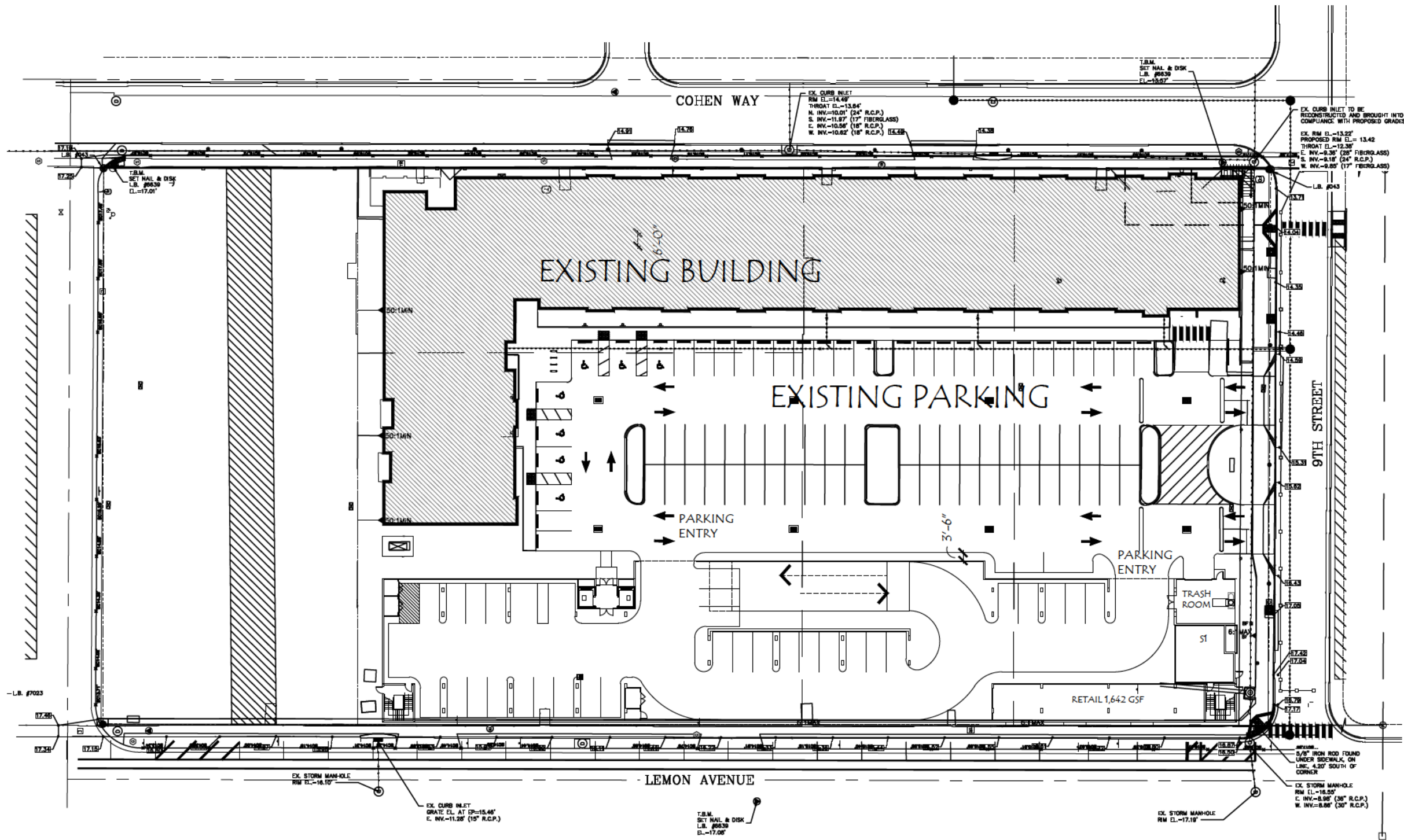
2. Does the Board wish to have SHAARC remain in their current office space in the ground floor of the Annex, or to move back to their previous office space in the ground floor of McCown Tower?

Background: Under HUD regulations, PHAs with fewer than 250 public housing units are not required to provide office space to their resident council(s). However, SHA does wish to support SHAARC by providing them their own office space, as long as that is practical. Small PHAs are only required to provide meeting space for resident councils to hold meetings.

SHAARC wishes to return to their former office space. SHA staff wishes for SHAARC to remain in their current Annex office space. The main reason for this is that once the McCown renovation is complete, SHA wishes to better utilize the former SHAARC office space for medical professionals to provide medical appointments for our residents. SHAARC once provided for certain medical providers to see residents as patients in their former office but stopped doing this for some time prior to their move to their current office. For the past few years, SHA has been forced to offer only a very small office space next to the board room for medical providers, some of whom have informed us they can't see patients there because it is too small, no access to water, and no storage area for medical supplies and equipment, and not having an area for nurses to meet with patients before being seen by doctor. SHA staff believe that if we offer the former council office to medical providers, we could then expand services to other providers to use that space to provide medical care for our residents.

3. Does the Board wish to contribute some percentage of vending machine and/or laundry machine revenues to SHAARC?

Background: SHA property management at McCown purchase products for and stock the vending machine just outside the Board Room for the use of residents and guests. McCown management has donated some of those funds occasionally in order to help SHAARC provide for food and decorations for events SHAARC has hosted for residents in the Board Room. SHA has laundry machines on every other floor of McCown. However, SHA splits that revenue 50/50 with the laundry machine contractor, who maintains the machines.



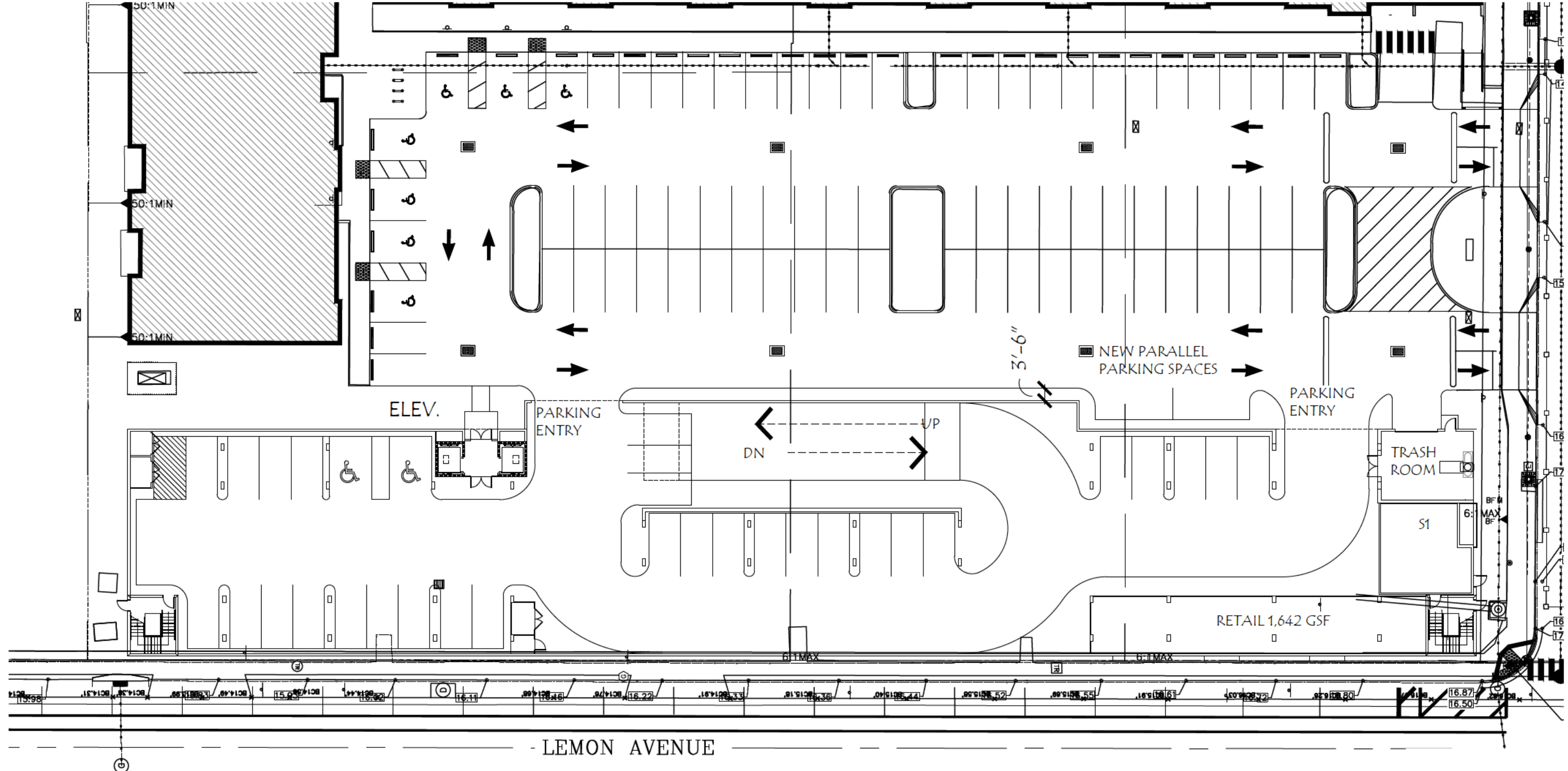
CONCEPTUAL SITE PLAN - OPTION THREE
LOFTS ON LEMON APARTMENTS

22-056

02.24.23

- S1 UNITS = 1
- A1 UNITS = 72
- B1 UNITS = 12
- C1 UNITS = 8
- TOTAL = 93





CONCEPTUAL PARKING LEVEL ONE

TOTAL LOSS OF 27 EXISTING PERPENDICULAR SURFACE PARKING SPACES
 122 NEW GARAGE PARKING SPACES, 2 PARALLEL SPACES = 124 TOTAL PARKING SP.

CONCEPTUAL PARKING SITE PLAN - OPTION THREE

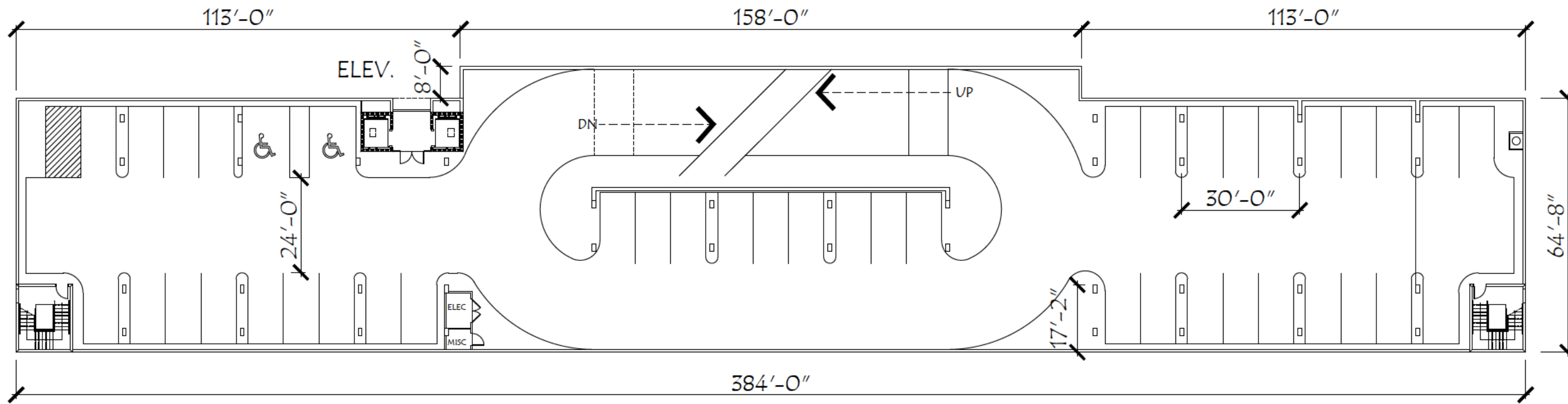
LOFTS ON LEMON APARTMENTS

22-056

02.24.23

- S1 UNITS = 1
- A1 UNITS = 72
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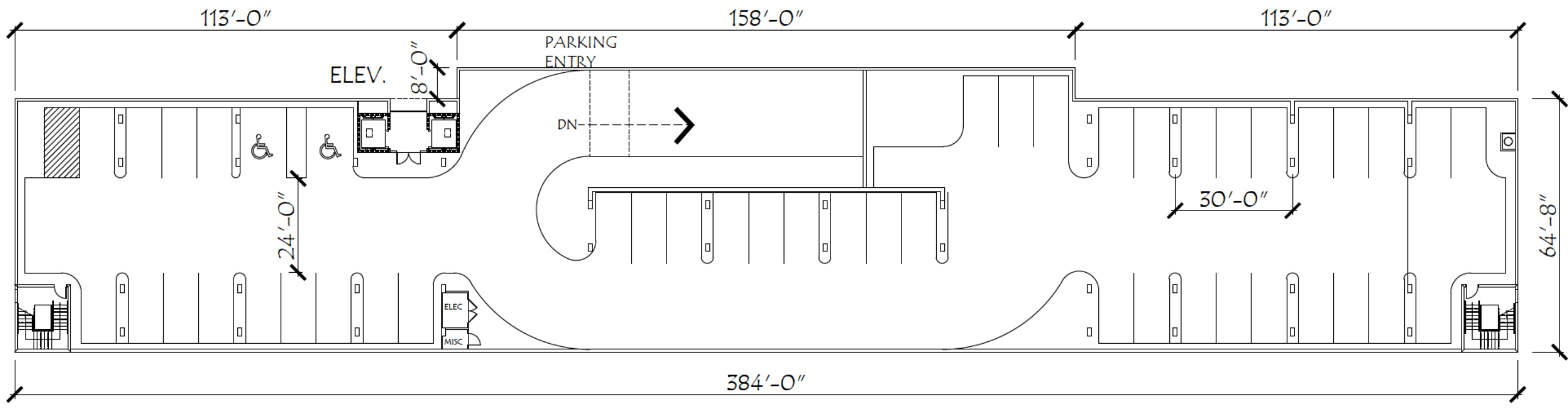




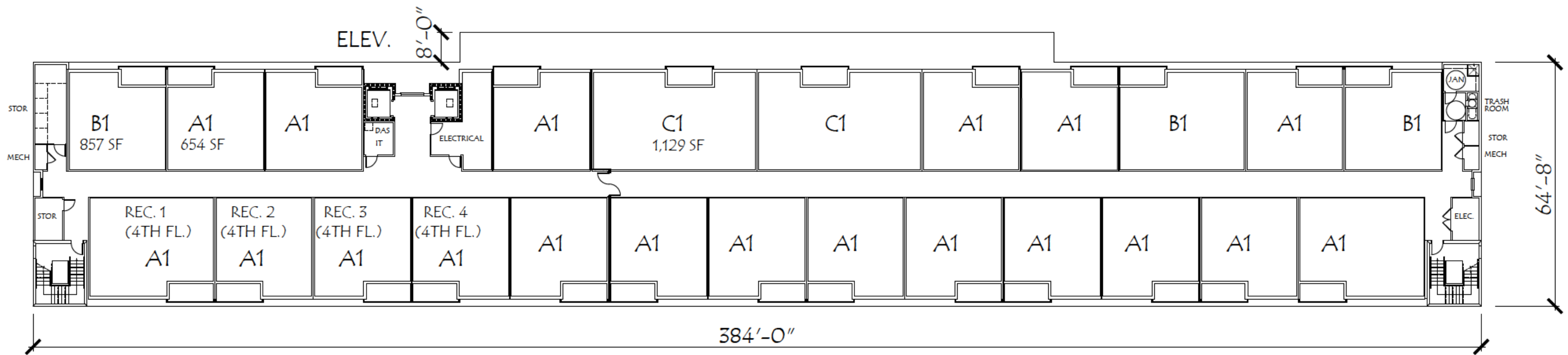
CONCEPTUAL PARKING LEVEL 2 (43 PARKING SPACES)

CONCEPTUAL FLOOR PLANS - OPTION THREE
LOFTS ON LEMON APARTMENTS
 22-056 02.24.23





CONCEPTUAL PARKING 3 (47 PARKING SPACES)



CONCEPTUAL FLOOR PLAN LEVEL 4 - 7 (92 TOTAL UNITS)

CONCEPTUAL FLOOR PLANS - OPTION THREE
LOFTS ON LEMON APARTMENTS

22-056

02.24.24



SHA Proposal for Sarasota Downtown Zoning Code for Affordable Housing Density Bonuses

- The density bonuses should be phased in and NOT given entirely away for so little!
- The current proposal gives away a quadrupling of density for a mere 11.25% of the entire 200-unit development. This is inadequate and unnecessary.
- The higher the percentage of affordable units a developer pledges, the more density they should earn. Let them earn it by providing a desperately needed public benefit, rather than having it so easily given away.
- The density bonuses should be added in 50 units per acre increments.
- To get 100 units per acre a developer would have to pledge that 12% of the entire development is affordable.
- To get 150 units per acre the developer would have to commit to no less than 15% of the entire development is affordable.
- To get 200 units per acre the developer would have to commit to no less than 20% of the entire development is affordable. This would produce 40 units of affordable housing versus only 22.5 units under the current city proposal.
- At least 50% of the affordable units must be less than 80% AMI, as opposed to only one third under the City's current proposal.
- The rest can be up to but no higher than 100% of AMI.
- An exception can be made for essential service providers who are a dual income family, eg. A teacher married to a police officer, to earn up to 120% AMI.

Sarasota Housing Authority
Cash Position
February 28, 2023

COCC	717,941.94
HCV - HAP	2,319,156.69
HCV - Reserve	2,466,355.16
OCB	1,909,788.19
Towers	470,768.48
Annex	2,645,120.70
Energy Grant Program	111,333.03
Resident Services	185,005.11
SVC	611,062.35
Towers LIHTC	142,059.13
OCB-SD	47,444.33
Towers - SD	23,278.84
Annex - SD	20,859.67
Rosemary Cohen	203,393.46
Development	2,553,948.38
Towers Reserves	911,005.57
Litigations Proceeds	734,825.89
HCV FSS Escrow	238,473.27
PHA FSS Escrow	89,704.34
SHFC - Operating	1,124,391.42
SHFC - Restricted BB&T	115,576.16
SHFC - Reserve	<u>425,728.76</u>
Total	<u><u>18,067,220.87</u></u>

Sarasota Housing Authority
Operating Statement
Eleven Months Ending 02/28/2023
Program: Towers LIHTC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	22,537.52	67,300.00	(44,762.48)	97,506.42	740,300.00	(642,793.58)	807,600.00	(710,093.58)
HUD Revenue	0.00	0.00	0.00	67,400.00	0.00	67,400.00	0.00	67,400.00
Other Operating Revenue	213.03	(2,948.67)	3,161.70	2,135.66	(32,435.33)	34,570.99	(35,384.00)	37,519.66
TOTAL INCOME	22,750.55	64,351.33	(41,600.78)	167,042.08	707,864.67	(540,822.59)	772,216.00	(605,173.92)
EXPENSES								
Administrative Expense	8,187.83	16,996.58	8,808.75	28,458.78	186,962.42	158,503.64	203,959.00	175,500.22
Utility Expense	11,142.55	12,203.43	1,060.88	49,827.22	134,237.57	84,410.35	146,441.00	96,613.78
Maintenance	6,714.93	7,499.99	785.06	39,722.44	82,500.01	42,777.57	90,000.00	50,277.56
Protective Services	0.00	3,750.00	3,750.00	7,308.00	41,250.00	33,942.00	45,000.00	37,692.00
Insurance Expense	784.48	7,500.00	6,715.52	2,833.40	82,500.00	79,666.60	90,000.00	87,166.60
General Expense	35.26	84.33	49.07	301.61	927.67	626.06	1,012.00	710.39
TOTAL EXPENSES	26,865.05	48,034.33	21,169.28	128,451.45	528,377.67	399,926.22	576,412.00	447,960.55
SURPLUS	(4,114.50)	16,317.00	(20,431.50)	38,590.63	179,487.00	(140,896.37)	195,804.00	(157,213.37)

Sarasota Housing Authority
Operating Statement
Eleven Months Ending 02/28/2023
Program: Towers Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	0.00	0.00	0 00	165,439.56	0.00	165,439.56	0.00	165,439.56
HUD Revenue	23,338.00	0.00	23,338.00	286,782.00	0.00	286,782.00	0.00	286,782.00
Other Operating Revenue	0.00	0.00	0 00	6,444.59	0.00	6,444.59	0.00	6,444.59
TOTAL INCOME	23,338.00	0.00	23,338.00	458,666.15	0.00	458,666.15	0.00	458,666.15
EXPENSES								
Administrative Expense	0.00	0.00	0 00	80,142.77	0.00	(80,142.77)	0.00	(80,142.77)
Tenant Services	79.35	0.00	(79.35)	872.85	0.00	(872.85)	0.00	(872.85)
4922 00 Relocation Expenses	76.98	0.00	(76.98)	6,719.04	0.00	(6,719.04)	0.00	(6,719.04)
Utility Expense	0.00	0.00	0 00	81,929.90	0.00	(81,929.90)	0.00	(81,929.90)
Maintenance	20.95	0.00	(20.95)	87,701.92	0.00	(87,701.92)	0.00	(87,701.92)
Protective Services	3,591.00	0.00	(3,591.00)	31,700.70	0.00	(31,700.70)	0.00	(31,700.70)
Insurance Expense	0.00	0.00	0 00	(1,064.10)	0.00	1,064.10	0.00	1,064.10
General Expense	0.00	0.00	0 00	15,343.77	0.00	(15,343.77)	0.00	(15,343.77)
TOTAL EXPENSES	3,768.28	0.00	(3,768.28)	303,346.85	0.00	(303,346.85)	0.00	(303,346.85)
SURPLUS	19,569.72	0.00	19,569.72	155,319.30	0.00	155,319.30	0.00	155,319.30

Sarasota Housing Authority
Operating Statement
Eleven Months Ending 02/28/2023
Program: SVC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703 00 Tenant Dwelling Rental	76,927.52	0.00	76,927.52	536,950.50	0.00	536,950.50	0.00	536,950.50
3704.10 Tenant Revenue - Late Fees	(35.00)	0.00	(35.00)	350.00	0.00	350.00	0.00	350.00
3704 30 Tenant Revenue - Other	0.00	0.00	0.00	(2,102.00)	0.00	(2,102.00)	0.00	(2,102.00)
TOTAL TENANT REVENUE	76,892.52	0.00	76,892.52	535,198.50	0.00	535,198.50	0.00	535,198.50
HUD REVENUE								
3707 50 Other Admin Revenue	9,252.18	0.00	9,252.18	55,152.87	0.00	55,152.87	0.00	55,152.87
TOTAL HUD REVENUE	9,252.18	0.00	9,252.18	55,152.87	0.00	55,152.87	0.00	55,152.87
OTHER OPERATING REVENUE								
3715 00 Other Revenue	76,040.33	0.00	76,040.33	76,040.33	0.00	76,040.33	0.00	76,040.33
TOTAL OTHER OPERATING REVENUE	76,040.33	0.00	76,040.33	76,040.33	0.00	76,040.33	0.00	76,040.33
TOTAL INCOME	162,185.03	0.00	162,185.03	666,391.70	0.00	666,391.70	0.00	666,391.70
EXPENSES								
Administrative Expense	12,542.85	0.00	(12,542.85)	52,144.25	0.00	(52,144.25)	0.00	(52,144.25)
Utility Expense	18,385.43	0.00	(18,385.43)	64,277.23	0.00	(64,277.23)	0.00	(64,277.23)
Maintenance	16,248.73	0.00	(16,248.73)	37,860.85	0.00	(37,860.85)	0.00	(37,860.85)
INSURANCE EXPENSE								
4961 01 Property Insurance	0.00	0.00	0.00	5,289.16	0.00	(5,289.16)	0.00	(5,289.16)
4961 02 Liability Insurance	0.00	0.00	0.00	684.60	0.00	(684.60)	0.00	(684.60)
4961 03 Worker's Compensation Insurance	568.28	0.00	(568.28)	1,792.85	0.00	(1,792.85)	0.00	(1,792.85)
TOTAL INSURANCE EXPENSE	568.28	0.00	(568.28)	7,766.61	0.00	(7,766.61)	0.00	(7,766.61)
General Expense	99.19	0.00	(99.19)	700.37	0.00	(700.37)	0.00	(700.37)
5210 00 Appliances	625.60	0.00	(625.60)	625.60	0.00	(625.60)	0.00	(625.60)
TOTAL EXPENSES	48,470.08	0.00	(48,470.08)	163,374.91	0.00	(163,374.91)	0.00	(163,374.91)
SURPLUS	113,714.95	0.00	113,714.95	503,016.79	0.00	503,016.79	0.00	503,016.79

Sarasota Housing Authority
Operating Statement
Eleven Months Ending 02/28/2023

Program: Resident Services Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3706 20 ROSS Grant	5,810.67	6,318.33	(507 66)	63,917.37	69,501.67	(5,584 30)	75,820.00	(11,902.63)
3706 30 HUD FSS Grant	0.00	3,521.75	(3,521.75)	52,189.27	38,739.25	13,450 02	42,261.00	9,928.27
3706.40 Youth Thrive Grant	0.00	5,862.50	(5,862 50)	0.00	64,487.50	(64,487 50)	70,350.00	(70,350.00)
3707 51 Other Admin Revenue: YT	5,000.00	0.00	5,000 00	5,000.00	0.00	5,000 00	0.00	5,000.00
3708 00 Other Government Grants	0.00	0.00	0 00	300.00	0.00	300 00	0.00	300.00
3715 00 Other Revenue	0.00	2,000.00	(2,000 00)	0.00	22,000.00	(22,000 00)	24,000.00	(24,000.00)
3715 03 Donations	0.00	1,666.67	(1,666 67)	0.00	18,333.33	(18,333 33)	20,000.00	(20,000.00)
3715 04 Community Foundation	0.00	2,708.33	(2,708 33)	0.00	29,791.67	(29,791 67)	32,500.00	(32,500.00)
3715 051 Youth Thrive: Donations	0.00	416.67	(416 67)	0.00	4,583.33	(4,583 33)	5,000.00	(5,000.00)
TOTAL INCOME	10,810.67	22,494.25	(11,683.58)	121,406.64	247,436.75	(126,030.11)	269,931.00	(148,524.36)
EXPENSES								
4911 00 Administrative Salaries	16,921.33	25,575.83	8,654 50	195,615.60	281,334.17	85,718 57	306,910.00	111,294.40
4912 00 Audit Fee Expense	0.00	0.00	0 00	275.00	0.00	(275 00)	0.00	(275.00)
4912.10 Accounting fees	0.00	260.00	260 00	2,378.31	2,860.00	481 69	3,120.00	741.69
4914 00 Marketing & Advertising	0.00	26.00	26 00	31.10	286.00	254 90	312.00	280.90
4915 00 Administrative EBC Expenses	5,197.37	4,852.08	(345 29)	50,147.87	53,372.92	3,225 05	58,225.00	8,077.13
4916 00 Office Supplies Expense	0.00	41.00	41 00	92.56	451.00	358.44	492.00	399.44
4918 00 Travel Expenses	0.00	83.17	83.17	522.81	914.83	392 02	998.00	475.19
4919 01 Telephone Expense	300.00	564.67	264 67	4,635.28	6,211.33	1,576 05	6,776.00	2,140.72
4919 02 Dues/Subsription Expense	110.59	262.83	152 24	1,384.44	2,891.17	1,506.73	3,154.00	1,769.56
4919 03 Commissioner training/travel	0.00	12.83	12 83	0.00	141.17	141.17	154.00	154.00
4919 04 Training Expense	0.00	13.00	13 00	345.00	143.00	(202 00)	156.00	(189.00)
4919 07 Postage Expense	0.00	39.00	39 00	10.22	429.00	418.78	468.00	457.78
4919 08 Vehicle Repair Expense	0.00	78.00	78 00	0.00	858.00	858 00	936.00	936.00
4919 09 Office Lease Expense	501.36	190.67	(310 69)	5,514.96	2,097.33	(3,417 63)	2,288.00	(3,226.96)
4919.10 Expendable Misc. Equipment	0.00	43.33	43 33	0.00	476.67	476 67	520.00	520.00
4919.11 Internet Expense	0.00	390.00	390 00	2,159.71	4,290.00	2,130 29	4,680.00	2,520.29
4919.112 YT Internet	0.00	52.00	52 00	2,159.60	572.00	(1,587 60)	624.00	(1,535.60)
4919.12 Investigations	0.00	0.00	0 00	29.99	0.00	(29 99)	0.00	(29.99)
4919.15 Admin. General Contracts	1,050.56	474.58	(575 98)	6,014.92	5,220.42	(794 50)	5,695.00	(319.92)
4919.16 Admin. Equipment Contracts	62.98	150.67	87 69	1,120.16	1,657.33	537.17	1,808.00	687.84
4919.161 Admin Equip Contracts: YT	0.00	2.75	2.75	304.98	30.25	(274.73)	33.00	(271.98)
4921 00 Resident Services	0.00	0.00	0 00	9.84	0.00	(9 84)	0.00	(9 84)
4921 02 Resident Services EBC Expenses	796.46	636.00	(160.46)	9,455.96	6,996.00	(2,459 96)	7,632.00	(1,823.96)
4921 021 YT- Shop w/a Cop	0.00	0.00	0 00	35.00	0.00	(35 00)	0.00	(35.00)
4921 09 YT- After School Tutors	0.00	945.17	945.17	1,600.00	10,396.83	8,796 83	11,342.00	9,742.00
4921.11 YT- Program Supplies/Activities	464.54	367.00	(97 54)	7,502.30	4,037.00	(3,465 30)	4,404.00	(3,098.30)
4921.111 YT- Program Supplies/Activities	0.00	0.00	0 00	157.50	0.00	(157 50)	0.00	(157.50)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
4921.12 YT- Printing/Advertising	0.00	0.00	0 00	1,250.00	0.00	(1,250 00)	0.00	(1,250.00)
4921.13 YT- Travel/Training	0.00	0.00	0 00	41.17	0.00	(41.17)	0.00	(41.17)
4921.14 Shop with a Cop	0.00	1,700.00	1,700 00	0.00	18,700.00	18,700 00	20,400.00	20,400 00
4932 00 Electricity Expense	377.04	258.92	(118.12)	1,938.64	2,848.08	909.44	3,107.00	1,168.36
4932 01 Electricity Exp: YT	77.91	0.00	(77 91)	602.46	0.00	(602.46)	0.00	(602.46)
4942.16 Hardware	0.00	0.00	0 00	32.98	0.00	(32 98)	0.00	(32.98)
4942.18 HVAC Parts	0.00	0.00	0 00	747.00	0.00	(747 00)	0.00	(747.00)
4942 20 Janitorial Supplies	0.00	35.33	35 33	120.10	388.67	268 57	424.00	303.90
4942 30 Miscellaneous Materials	0.00	19.08	19 08	102.68	209.92	107 24	229.00	126.32
4942 32 Non-capitalized furn. fix, equi	0.00	32.25	32 25	0.00	354.75	354.75	387.00	387.00
4942 34 Paint/Drywall	0.00	0.00	0 00	266.77	0.00	(266.77)	0.00	(266.77)
4942 36 Plumbing parts	0.00	0.00	0 00	284.52	0.00	(284 52)	0.00	(284.52)
4943 01 Alarm Expense	35.00	49.17	14.17	315.00	540.83	225 83	590.00	275.00
4943 02 Uniform Expenses	0.00	57.75	57.75	369.16	635.25	266 09	693.00	323.84
4943 04 Electrical Expense	0.00	0.00	0 00	2,475.00	0.00	(2,475 00)	0.00	(2,475.00)
4943 05 Plumbing Expense	0.00	0.00	0 00	6,725.00	0.00	(6,725 00)	0.00	(6,725.00)
4943 06 HVAC Expense	0.00	19.00	19 00	90.00	209.00	119 00	228.00	138.00
4943.10 Routine Maintenance Exp.	250.00	715.00	465 00	4,025.00	7,865.00	3,840 00	8,580.00	4,555.00
4943.101 YT- Routing Maintenance	0.00	10.83	10 83	2,125.00	119.17	(2,005 83)	130.00	(1,995.00)
4943.12 Equipment Leasing	0.00	235.17	235.17	276.78	2,586.83	2,310 05	2,822.00	2,545.22
4952 00 Protective Services Expense	0.00	0.00	0 00	35.00	0.00	(35 00)	0.00	(35.00)
4961 02 Liability Insurance	0.00	27.75	27.75	222.18	305.25	83 07	333.00	110.82
4961 03 Worker's Compensation Insurance	446.48	484.67	38.19	3,665.58	5,331.33	1,665.75	5,816.00	2,150.42
4961 04 Auto Insurance	0.00	247.00	247 00	2,726.17	2,717.00	(9.17)	2,964.00	237.83
4962 00 General Expenses	140.72	292.33	151 61	1,594.74	3,215.67	1,620 93	3,508.00	1,913.26
TOTAL EXPENSES	26,732.34	39,244.83	12,512.49	321,534.04	431,693.17	110,159.13	470,938.00	149,403.96
SURPLUS	(15,921.67)	(16,750.58)	828.91	(200,127.40)	(184,256.42)	(15,870.98)	(201,007.00)	879.60

Sarasota Housing Authority
Operating Statement
Eleven Months Ending 02/28/2023

Program: Section 8 Voucher Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3704 30 Tenant Revenue - Other	0.00	0.00	0 00	1,684.00	0.00	1,684 00	0.00	1,684.00
HUD Revenues	1,974,174.00	89,780.83	1,884,393.17	19,815,241.83	987,589.17	18,827,652 66	1,077,370.00	18,737,871.83
Other Operating Revenue	5,748.00	5,166.67	581 33	79,100.20	56,833.33	22,266 87	62,000.00	17,100 20
TOTAL INCOME	1,979,922.00	94,947.50	1,884,974.50	19,896,026.03	1,044,422.50	18,851,603.53	1,139,370.00	18,756,656.03
EXPENSES								
Administrative Expense	89,874.05	566,645.23	476,771.18	1,066,587.82	6,233,097.77	5,166,509 95	6,799,743.00	5,733,155.18
Utilities Expense	552.35	624.00	71 65	9,042.08	6,864.00	(2,178 08)	7,488.00	(1,554.08)
Maintenance	2,366.32	3,331.75	965.43	25,162.72	36,649.25	11,486 53	39,981.00	14,818 28
Insurance	2,433.95	1,568.66	(865 29)	20,178.93	17,255.34	(2,923 59)	18,824.00	(1,354.93)
General Expense	395.51	563.33	167 82	7,811.92	6,196.67	(1,615 25)	6,760.00	(1,051.92)
4971 50 Misc - Landlord Bonus	2,000.00	0.00	(2,000 00)	20,500.00	0.00	(20,500 00)	0.00	(20,500.00)
4971 51 EHV Reimbursables	0.00	0.00	0 00	12,723.16	0.00	(12,723.16)	0.00	(12,723.16)
HAP Expense	1,834,526.94	5,389.50	(1,829,137.44)	17,985,065.01	59,284.50	(17,925,780 51)	64,674.00	(17,920,391.01)
TOTAL EXPENSES	1,932,149.12	578,122.47	(1,354,026.65)	19,147,071.64	6,359,347.53	(12,787,724.11)	6,937,470.00	(12,209,601.64)
SURPLUS	47,772.88	(483,174.97)	530,947.85	748,954.39	(5,314,925.03)	6,063,879.42	(5,798,100.00)	6,547,054.39

Sarasota Housing Authority
Operating Statement
Eleven Months Ending 02/28/2023
Program: Energy Grant Program Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSES								
4911 00 Administrative Salaries	3,097.50	0.00	(3,097.50)	42,200.85	0.00	(42,200.85)	0.00	(42,200.85)
4914 00 Marketing & Advertising	0.00	0.00	0.00	460.00	0.00	(460.00)	0.00	(460.00)
4915 00 Administrative EBC Expenses	1,291.27	0.00	(1,291.27)	15,880.65	0.00	(15,880.65)	0.00	(15,880.65)
4919 01 Telephone Expense	0.00	0.00	0.00	124.84	0.00	(124.84)	0.00	(124.84)
4919 04 Training Expense	0.00	0.00	0.00	750.00	0.00	(750.00)	0.00	(750.00)
4919.12 Investigations	29.99	0.00	(29.99)	101.99	0.00	(101.99)	0.00	(101.99)
4942 02 Appliance parts	0.00	0.00	0.00	1,374.93	0.00	(1,374.93)	0.00	(1,374.93)
4942 06 Doors	0.00	0.00	0.00	752.00	0.00	(752.00)	0.00	(752.00)
4942.18 HVAC Parts	0.00	0.00	0.00	8,582.62	0.00	(8,582.62)	0.00	(8,582.62)
4942 26 Lighting/Fixtures	0.00	0.00	0.00	7,607.08	0.00	(7,607.08)	0.00	(7,607.08)
4942 30 Miscellaneous Materials	0.00	0.00	0.00	240.44	0.00	(240.44)	0.00	(240.44)
4942 36 Plumbing parts	0.00	0.00	0.00	1,447.70	0.00	(1,447.70)	0.00	(1,447.70)
4943 04 Electrical Expense	0.00	0.00	0.00	489.95	0.00	(489.95)	0.00	(489.95)
4962 00 General Expenses	19.87	0.00	(19.87)	191.51	0.00	(191.51)	0.00	(191.51)
TOTAL EXPENSES	4,438.63	0.00	(4,438.63)	80,204.56	0.00	(80,204.56)	0.00	(80,204.56)
SURPLUS	(4,438.63)	0.00	4,438.63	(80,204.56)	0.00	80,204.56	0.00	80,204.56

Sarasota Housing Authority
Operating Statement
Eleven Months Ending 02/28/2023

Program: Bertha Mitchell Project: Consolidated

	Period	Period	Period	YTD	YTD	YTD	Annual	Remaining
	Amount	Budget	Variance	Amount	Budget	Variance	Budget	Budget
INCOME								
Tenant Revenue	25,014.00	47,433.17	(22,419.17)	414,078.90	521,764.83	(107,685.93)	569,198.00	(155,119.10)
HUD Revenues	92,581.34	139,144.67	(46,563.33)	1,705,485.41	1,530,591.33	174,894.08	1,669,736.00	35,749.41
Other Operating Revenue	14,456.53	15,030.00	(573.47)	265,252.75	165,330.00	99,922.75	180,360.00	84,892.75
TOTAL INCOME	132,051.87	201,607.84	(69,555.97)	2,384,817.06	2,217,686.16	167,130.90	2,419,294.00	(34,476.94)
EXPENSES								
Administrative Expense	33,421.35	47,118.16	13,696.81	590,760.69	518,299.84	(72,460.85)	565,418.00	(25,342.69)
Tenant Services	79.35	325.42	246.07	1,458.16	3,579.58	2,121.42	3,905.00	2,446.84
4922 00 Relocation Expenses	0.00	0.00	0.00	2,771.00	0.00	(2,771.00)	0.00	(2,771.00)
Utility Expense	7,858.37	47,083.33	39,224.96	442,178.78	517,916.67	75,737.89	565,000.00	122,821.22
Maintenance	27,949.61	48,489.40	20,539.79	424,550.75	533,383.60	108,832.85	581,873.00	157,322.25
Protective Services	0.00	16.67	16.67	850.00	183.33	(666.67)	200.00	(650.00)
Insurance Expense	3,569.06	7,965.67	4,396.61	102,371.14	87,622.33	(14,748.81)	95,588.00	(6,783.14)
General Expense	8,026.17	5,698.68	(2,327.49)	72,815.82	62,685.32	(10,130.50)	68,384.00	(4,431.82)
TOTAL EXPENSES	80,903.91	156,697.33	75,793.42	1,637,756.34	1,723,670.67	85,914.33	1,880,368.00	242,611.66
SURPLUS	51,147.96	44,910.51	(6,237.45)	747,060.72	494,015.49	(253,045.23)	538,926.00	(208,134.72)

Sarasota Housing Authority
Operating Statement
Eleven Months Ending 02/28/2023
Program: Business Activities Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HUD Revenue	0.00	10,416.67	(10,416.67)	119,634.00	114,583.33	5,050.67	125,000.00	(5,366.00)
Administrative Revenue	0.00	62,697.08	(62,697.08)	28,859.27	689,667.92	(660,808.65)	752,365.00	(723,505.73)
Other Operating Revenue	714,947.13	1,289.58	713,657.55	727,789.52	14,185.42	713,604.10	15,475.00	712,314.52
TOTAL INCOME	714,947.13	74,403.33	640,543.80	876,282.79	818,436.67	57,846.12	892,840.00	(16,557.21)
EXPENSES								
Administrative Expense	1,972.95	66,538.74	64,565.79	60,651.06	731,926.26	671,275.20	798,465.00	737,813.94
4921 00 Resident Services	0.00	0.00	0.00	15,000.00	0.00	(15,000.00)	0.00	(15,000.00)
4921 04 Resident Services - Council fee	218.70	0.00	(218.70)	1,805.70	0.00	(1,805.70)	0.00	(1,805.70)
Utilities Expense	0.00	141.67	141.67	0.00	1,558.33	1,558.33	1,700.00	1,700.00
Maintenance	185.48	798.66	613.18	603.61	8,785.34	8,181.73	9,584.00	8,980.39
Insurance Expense	(44.00)	2,158.33	2,202.33	6,249.73	23,741.67	17,491.94	25,900.00	19,650.27
General Expense	4.78	4,166.67	4,161.89	82,258.30	45,833.33	(36,424.97)	50,000.00	(32,258.30)
TOTAL EXPENSES	2,337.91	73,804.07	71,466.16	166,568.40	811,844.93	645,276.53	885,649.00	719,080.60
SURPLUS	712,609.22	599.26	(712,009.96)	709,714.39	6,591.74	(703,122.65)	7,191.00	(702,523.39)

Sarasota Housing Authority
Operating Statement
Eleven Months Ending 02/28/2023
Program: Annex Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	24,997.97	21,710.01	3,287.96	260,389.30	238,809.99	21,579.31	260,520.00	(130.70)
HUD Revenue	82,366.00	104,175.00	(21,809.00)	904,054.00	1,145,925.00	(241,871.00)	1,250,100.00	(346,046.00)
Other Operating Revenue	235.76	759.75	(523.99)	6,526.76	8,357.25	(1,830.49)	9,117.00	(2,590.24)
TOTAL INCOME	107,599.73	126,644.76	(19,045.03)	1,170,970.06	1,393,092.24	(222,122.18)	1,519,737.00	(348,766.94)
EXPENSES								
Administrative Expense	31,691.85	28,028.51	(3,663.34)	332,646.18	308,313.49	(24,332.69)	336,342.00	3,695.82
Tenant Services	0.00	162.50	162.50	17.08	1,787.50	1,770.42	1,950.00	1,932.92
Utility Expense	4,397.96	7,644.01	3,246.05	100,594.08	84,083.99	(16,510.09)	91,728.00	(8,866.08)
Maintenance	7,282.75	28,642.07	21,359.32	137,567.38	315,062.93	177,495.55	343,705.00	206,137.62
Protective Services	3,591.00	2,773.33	(817.67)	38,953.20	30,506.67	(8,446.53)	33,280.00	(5,673.20)
Insurance Expense	1,170.09	1,778.66	608.57	21,932.05	19,565.34	(2,366.71)	21,344.00	(588.05)
4962 00 General Expenses	250.13	355.33	105.20	13,194.36	3,908.67	(9,285.69)	4,264.00	(8,930.36)
4964 00 Bad Debt Expense	0.00	173.33	173.33	0.00	1,906.67	1,906.67	2,080.00	2,080.00
TOTAL EXPENSES	48,383.78	69,557.74	21,173.96	644,904.33	765,135.26	120,230.93	834,693.00	189,788.67
SURPLUS	59,215.95	57,087.02	(2,128.93)	526,065.73	627,956.98	101,891.25	685,044.00	158,978.27

Janies Garden
Balance Sheet
February 28, 2023

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	35,251.00
CASH IN BANK - SECURITY DEPOSITS	51,676.13
Total Cash	87,327.13

Accounts Receivable

A/R - RESIDENTS	10,277.55
Voucher / PBV - Suspense	(30,558.00)
A/R - PBV SUBSIDY	215.00
A/R - VOUCHER SUBSIDY	439.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	42,001.26
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(2,130.44)
Total Accounts Receivable	20,444.37

Deposits & Escrows

REAL ESTATE TAX ESCROW	44,810.04
PROPERTY & LIABILITY INSURANCE ESCROW	138,815.67
RESERVE FOR REPLACEMENTS	74,267.09
OPERATING RESERVE FUND	215,691.85
Total Deposits & Escrows	473,584.65

Other Current Assets

PREPAID PROPERTY INSURANCE	33,724.00
MISC PREPAID EXPENSE	118.25
Total Other Current Assets	33,842.25

Total Current Assets

615,198.40

Fixed Assets

LAND	559,730.00
BUILDINGS	14,771,868.18

Depreciation & Amortization

ACC DEPR BUILDINGS	(8,152,764.00)
Total Depreciation & Amortization	(8,152,764.00)

Total Fixed Assets

7,178,834.18

Other Assets

DEPOSITS - RECEIVABLE	23,979.51
START-UP COSTS	59,000.18
LIHTC FEE	211,731.00
ACCUM. AMORT. - LIHTC MONITORING FEE	(190,604.00)
ACC - AMORT FINANCING FEES (Old)	(60,910.00)
RAR ADJ - ACCUM AMORTIZATION	(59,000.00)
Total Other Assets	(15,803.31)

Total Assets

7,778,229.27

Janies Garden
Balance Sheet
February 28, 2023

Liabilities & Equity

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	292,683.66
ACCOUNTS PAYABLE	53,637.55
ACCOUNTS PAYABLE - OTHER	35,150.00
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	8,058.00
ACCRUED INTEREST PAYABLE - 2ND MORTG.	2,637,231.38
ACCRUED INTEREST - M.J. LEVITT	47,606.13
ACCRUED EXPENSE	7,625.00
ACCRUED PARTNERSHIP EXPENSES	165,468.03
SECURITY DEPOSIT REFUNDS IN TRANSIT	562.00
Total Current Liabilities	3,248,021.75

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	50,676.49
SECURITY DEP INT LIABILITY	557.64
PREPAID RENTS	18,670.30
Total Other Current Liabilities	69,904.43

Long Term Liabilities

DEFERRED FINANCING FEES	(113,408.68)
1ST MORTGAGE PAYABLE	1,489,612.52
SECOND MORTGAGE PAYABLE (Old)	325,000.00
OTHER MORTGAGE PAYABLE (Old)	1,869,500.00
LOAN PAYABLE	765,000.00
Total Long Term Liabilities	4,335,703.84

Total Liabilities

7,653,630.02

Equity

Retained Earnings	59,622.97
Current Net Income	64,976.28

Total Equity

124,599.25

Total Liabilities & Equity

7,778,229.27

Janies Garden

Budget Operating Report

As of February 28, 2023

	Month Ending 02/28/2023			01/01/2023 Through 02/28/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	49,387.00	77,500.00	(28,113.00)	99,965.00	155,000.00	(55,035.00)	930,000.00
512100 - SUBSIDY REVENUE	31,436.00	0.00	31,436.00	67,925.00	0.00	67,925.00	0.00
TOTAL RENT INCOME	80,823.00	77,500.00	3,323.00	167,890.00	155,000.00	12,890.00	930,000.00
VACANCIES							
522000 - VACANCIES - TENANT	(1,100.00)	(1,666.00)	566.00	(1,681.00)	(3,332.00)	1,651.00	(20,000.00)
528000 - EMPLOYEE APARTMENT/DISCOUNT	(850.00)	(850.00)	0.00	(1,700.00)	(1,700.00)	0.00	(10,200.00)
TOTAL VACANCIES	(1,950.00)	(2,516.00)	566.00	(3,381.00)	(5,032.00)	1,651.00	(30,200.00)
NET RENTAL INCOME	78,873.00	74,984.00	3,889.00	164,509.00	149,968.00	14,541.00	899,800.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	21.00	(21.00)	0.00	42.00	(42.00)	250.00
533000 - TENANT APPLICATION FEE	90.00	100.00	(10.00)	210.00	200.00	10.00	1,200.00
TOTAL SERVICES INCOME	90.00	121.00	(31.00)	210.00	242.00	(32.00)	1,450.00
FINANCIAL INCOME							
541200 - INT INC - RESERVES & ESCROWS	9.16	0.00	9.16	9.16	0.00	9.16	0.00
TOTAL FINANCIAL INCOME	9.16	0.00	9.16	9.16	0.00	9.16	0.00
OTHER INCOME							
592500 - LATE CHARGES	715.00	383.00	332.00	1,380.00	766.00	614.00	4,950.00
593000 - RETURNED CHECKS CHARGES	25.00	0.00	25.00	25.00	0.00	25.00	0.00
593900 - DAMAGES	50.00	300.00	(250.00)	1,399.55	600.00	799.55	3,596.00
594000 - PET FEE	50.00	0.00	50.00	100.00	0.00	100.00	0.00
TOTAL OTHER INCOME	840.00	683.00	157.00	2,904.55	1,366.00	1,538.55	8,546.00
TOTAL INCOME	79,812.16	75,788.00	4,024.16	167,632.71	151,576.00	16,056.71	909,796.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	93.00	93.00	729.18	186.00	(543.18)	756.00
622500 - CREDIT REPORTS	76.38	88.00	11.62	280.06	176.00	(104.06)	1,012.00
624500 - INSPECTION FEES	0.00	0.00	0.00	0.00	200.00	200.00	400.00
625500 - EVICTION EXPENSE	0.00	367.00	367.00	0.00	734.00	734.00	4,000.00
629000 - MISC RENTING EXPENSE	0.00	14.00	14.00	0.00	28.00	28.00	168.00
TOTAL RENTING EXPENSES	76.38	562.00	485.62	1,009.24	1,324.00	314.76	6,336.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,247.85	2,160.00	912.15	2,967.02	4,320.00	1,352.98	28,841.00
631100 - OFFICE EXPENSE	297.00	434.00	137.00	356.41	868.00	511.59	5,204.00
631111 - BANK CHARGES	148.32	148.00	(0.32)	227.91	920.00	692.09	1,400.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	160.00	160.00	0.00	210.00	210.00	1,040.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	2,460.00
632000 - MANAGEMENT FEES	6,394.02	4,400.00	(1,994.02)	11,324.03	8,800.00	(2,524.03)	52,800.00
632500 - ANSWERING SERVICE	0.00	33.00	33.00	0.00	66.00	66.00	400.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,500.56	1,403.00	(97.56)	3,580.66	2,806.00	(774.66)	18,759.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	0.00	0.00	0.00	0.00	0.00	500.00
635000 - AUDIT EXPENSE	6,500.00	0.00	(6,500.00)	6,500.00	0.00	(6,500.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	0.00	0.00	0.00	2,380.00
635400 - SOFTWARE LICENSE EXPENSE	97.52	5,500.00	5,402.48	5,067.20	5,500.00	432.80	5,500.00
636000 - TELEPHONE	212.70	153.00	(59.70)	670.56	315.00	(355.56)	1,845.00
637000 - BAD DEBT EXPENSE	0.00	420.21	420.21	0.00	840.42	840.42	5,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	167.00	167.00	0.00	334.00	334.00	2,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	1,388.00	2,791.00	1,403.00	1,388.00	5,582.00	4,194.00	33,492.00
638400 - TRAINING EXPENSE	1,162.02	150.00	(1,012.02)	1,359.61	300.00	(1,059.61)	2,100.00
638500 - TRAVEL EXPENSE	0.00	95.00	95.00	0.00	190.00	190.00	1,140.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
639002 - MISC ADMIN EXP - Consultant Fees	0.00	0.00	0.00	650.00	0.00	(650.00)	0.00
Total ADMINISTRATIVE EXPENSES	18,947.99	18,264.21	(683.78)	34,091.40	31,551.42	(2,539.98)	177,861.00
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	500.00
643000 - MAINTENANCE PAYROLL	3,151.93	4,113.00	961.07	6,762.93	8,226.00	1,463.07	54,768.00
643100 - JANITOR SUPPLIES	88.80	250.00	161.20	124.36	500.00	375.64	2,000.00
645000 - ELECTRICITY	1,248.19	833.00	(415.19)	1,971.49	1,666.00	(305.49)	10,000.00
645050 - ELECTRICITY - Vacant Unit	84.03	0.00	(84.03)	84.03	0.00	(84.03)	0.00
645100 - WATER	3,316.33	4,000.00	683.67	7,833.28	8,000.00	166.72	48,000.00
645300 - SEWER	4,663.78	4,836.00	172.22	9,515.20	9,672.00	156.80	58,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	82.56	86.00	3.44	165.12	172.00	6.88	1,032.00
646000 - EXTERMINATING	25.00	415.00	390.00	519.00	530.00	11.00	7,000.00
647000 - GARBAGE & RUBBISH REMOVAL	3,888.73	2,499.60	(1,389.13)	6,168.64	4,999.20	(1,169.44)	30,000.00
647100 - FIRE SERVICE FEE / REPAIRS	110.30	832.50	722.20	695.15	1,665.00	969.85	9,995.00

Janies Garden

Budget Operating Report

As of February 28, 2023

	Mon h Ending 02/28/2023			01/01/2023 Through 02/28/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
649000 - MISC OPERATING EXPENSE	0.00	166.00	166.00	0.00	332.00	332.00	2,000.00
TOTAL OPERATING EXPENSE	16,659.65	18,031.70	1,371.45	33,839.20	35,762.20	1,923.00	223,295.00
MAINTENANCE EXPENSE							
652001 - GROUNDS - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
652002 - GROUNDS - Contract	1,595.00	1,754.50	159.50	3,190.00	3,509.00	319.00	21,100.00
653000 - EXTERIOR PAINTING / REPAIRS	0.00	582.40	582.40	0.00	1,175.80	1,175.80	6,999.80
653500 - CLEANING EXPENSE	0.00	58.00	58.00	0.00	116.00	116.00	700.00
654100 - REPAIRS - APPLIANCES	204.47	500.00	295.53	204.47	1,000.00	795.53	2,500.00
654200 - REPAIRS - CARPET & FLOORS	250.00	304.00	54.00	1,365.00	608.00	(757.00)	2,996.00
654300 - REPAIRS - CARPENTRY	229.44	583.05	353.61	229.44	1,166.10	936.66	7,002.45
654307 - REPAIRS - Hardware	10.90	0.00	(10.90)	10.90	0.00	(10.90)	0.00
654400 - REPAIRS - ELECTRICAL	414.62	150.00	(264.62)	414.62	300.00	(114.62)	2,000.00
654600 - REPAIRS - PLUMBING	407.30	360.00	(47.30)	500.98	720.00	219.02	5,040.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	5,150.00	0.00	(5,150.00)	5,150.00	0.00	(5,150.00)	0.00
654800 - SERVICE CONTRACTS	98.90	46.00	(52.90)	151.53	541.00	389.47	1,000.00
655100 - REPAIRS - HVAC	2,558.41	667.20	(1,891.21)	2,658.71	1,334.40	(1,324.31)	8,000.00
656000 - DECORATING EXPENSE	0.00	835.00	835.00	0.00	1,670.00	1,670.00	10,000.00
657000 - MOTOR VEHICLE REPAIRS	0.00	124.50	124.50	0.00	249.00	249.00	1,500.00
658500 - SMALL TOOLS EXPENSE	50.05	300.00	249.95	88.64	300.00	211.36	600.00
659000 - MISC MAINTENANCE EXPENSE	0.00	0.00	0.00	75.00	500.00	425.00	500.00
TOTAL MAINTENANCE EXPENSE	10,969.09	6,264.65	(4,704.44)	14,039.29	13,189.30	(849.99)	71,938.25
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	8,037.31	8,037.00	(0.31)	16,094.81	16,095.00	0.19	93,481.00
TOTAL INTEREST EXPENSE	8,037.31	8,037.00	(0.31)	16,094.81	16,095.00	0.19	93,481.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	42,000.00
671100 - PAYROLL TAXES	478.92	996.00	517.08	1,082.85	2,043.00	960.15	8,868.00
672000 - INSURANCE EXPENSE	0.00	63,300.00	63,300.00	0.00	63,300.00	63,300.00	167,800.00
672100 - HEALTH INSURANCE	277.93	1,300.00	1,022.07	1,476.19	2,600.00	1,123.81	15,600.00
672200 - WORKERS COMP INSURANCE	103.43	171.00	67.57	234.31	342.00	107.69	2,274.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	13.00	334.00	321.00	2,000.00
672500 - EMPLOYEE BENEFITS	513.64	325.00	(188.64)	513.64	650.00	136.36	3,900.00
TOTAL TAXES & INSURANCE	1,373.92	66,259.00	64,885.08	3,319.99	69,269.00	65,949.01	242,442.00
OTHER EXPENSES							
687000 - AGENCY SERVICE FEE	0.00	0.00	0.00	262.50	400.00	137.50	1,000.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	262.50	400.00	137.50	1,000.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	0.00	0.00	0.00	1,000.00	1,000.00	4,500.00
721102 - Flooring: Carpet & Tile	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	10,000.00
721105 - Water Heaters	0.00	0.00	0.00	0.00	500.00	500.00	500.00
721106 - HVAC Equipment	0.00	1,000.00	1,000.00	0.00	3,500.00	3,500.00	10,000.00
TOTAL EQUIPMENT PURCHASES	0.00	2,000.00	2,000.00	0.00	7,000.00	7,000.00	25,000.00
TOTAL CORPORATE EXPENSES	56,064.34	119,417.96	63,353.62	102,656.43	174,590.92	71,934.49	841,353.25
NET PROFIT OR LOSS	23,747.82	(43,629.96)	67,377.78	64,976.28	(23,014.92)	87,991.20	68,442.75
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	4,085.00	3,500.00	(585.00)	8,170.00	7,000.00	(1,170.00)	42,000.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(42,000.00)
790200 - PROPERTY INSURANCE ESC DEP	41,400.00	13,875.00	(27,525.00)	52,800.00	27,750.00	(25,050.00)	166,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	(63,300.00)	(63,300.00)	0.00	(63,300.00)	(63,300.00)	(166,500.00)
791000 - PROV FOR REPLACEMENTS	2,242.71	2,243.00	0.29	4,485.42	4,486.00	0.58	27,251.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	(15,000.00)	(15,000.00)	(15,000.00)
793000 - PROV FOR MORT PRIN AMORT	3,771.21	3,771.00	(0.21)	7,522.23	7,522.00	(0.23)	48,222.00
TOTAL NON-OPERATING EXPENSES	51,498.92	(39,911.00)	(91,409.92)	72,977.65	(31,542.00)	(104,519.65)	60,473.00
NET CASH (+) / DEF (-)	(27,751.10)	(3,718.96)	(24,032.14)	(8,001.37)	8,527.08	(16,528.45)	7,969.75

Janies Garden II

Balance Sheet

February 28, 2023

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	(1,112.57)
CASH IN BANK - SECURITY DEPOSITS	41,696.86
Total Cash	<u>40,984.29</u>

Accounts Receivable

A/R - RESIDENTS	10,872.85
A/R - COMMERCIAL TENANTS	735.00
Voucher / PBV - Suspense	(540.00)
A/R - PBV SUBSIDY	2,147.00
A/R - VOUCHER SUBSIDY	60.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	(12,215.98)
GRANT RECEIVABLE	4,797.68
EXCHANGE	(854.00)
NEW RESIDENT - RENT & SEC DEP PAYMENTS	84.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(8,955.95)
Total Accounts Receivable	<u>(3,669.40)</u>

Deposits & Escrows

DEBT SERVICE RESERVE FUND	164,030.22
REAL ESTATE TAX ESCROW	20,678.02
PROPERTY & LIABILITY INSURANCE ESCROW	124,626.05
RESERVE FOR REPLACEMENTS	123,468.63
ESCROWS - OTHER	92,879.90
OPERATING RESERVE FUND	94,065.01
Total Deposits & Escrows	<u>619,747.83</u>

Other Current Assets

PREPAID PROPERTY INSURANCE	22,729.00
MISC PREPAID EXPENSE	96.75
Total Other Current Assets	<u>22,825.75</u>

Total Current Assets 679,888.47

Fixed Assets

LAND	150,000.00
BUILDINGS	11,257,899.91

Depreciation & Amortization

ACC DEPR BUILDINGS	(5,320,841.00)
Total Depreciation & Amortization	<u>(5,320,841.00)</u>

Total Fixed Assets 6,087,058.91

Other Assets

DEPOSITS - RECEIVABLE	4,375.32
START-UP COSTS	53,000.00
LIHTC FEE	141,101.64
ACCUM. AMORT. - LIHTC MONITORING FEE	(112,783.00)
ACC - AMORT FINANCING FEES (Old)	(71,843.00)
RAR ADJ - ACCUM AMORTIZATION	(53,000.00)

Janies Garden II

Balance Sheet

February 28, 2023

Total Other Assets	<u>(39,149.04)</u>
Total Assets	<u><u>6,727,798.34</u></u>

Janies Garden II

Balance Sheet

February 28, 2023

Liabilities & Equity

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	2,221.00
ACCOUNTS PAYABLE	6,095.23
ACCOUNTS PAYABLE - OTHER	8,500.00
ACCRUED INTEREST PAYABLE - 3RD MORTG.	38,763.76
ACCRUED EXPENSE	7,866.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	1,756.66

Total Current Liabilities 65,202.65

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	39,321.87
SECURITY DEP INT LIABILITY	198.35
PREPAID RENTS	29,545.35

Total Other Current Liabilities 69,065.57

Long Term Liabilities

DEFERRED FINANCING FEES	(239,467.00)
1ST MORTGAGE PAYABLE	1,691,667.46
SECOND MORTGAGE PAYABLE (Old)	6,743,500.00
OTHER MORTGAGE PAYABLE (Old)	300,000.00

Total Long Term Liabilities 8,495,700.46

Total Liabilities 8,629,968.68

Equity

Retained Earnings	(1,933,105.71)
Current Net Income	30,935.37

Total Equity (1,902,170.34)

Total Liabilities & Equity 6,727,798.34

Janies Garden II

Budget Operating Report

As of February 28, 2023

	Month Ending 02/28/2023			01/01/2023 Through 02/28/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	31,937.00	61,666.67	(29,729.67)	63,709.00	123,333.34	(59,624.34)	740,000.04
512100 - SUBSIDY REVENUE	30,269.00	0.00	30,269.00	64,241.00	0.00	64,241.00	0.00
TOTAL RENT INCOME	62,206.00	61,666.67	539.33	127,950.00	123,333.34	4,616.66	740,000.04
VACANCIES							
522000 - VACANCIES - TENANT	(926.00)	(2,000.00)	1,074.00	(1,598.00)	(3,000.00)	1,402.00	(18,000.00)
TOTAL VACANCIES	(926.00)	(2,000.00)	1,074.00	(1,598.00)	(3,000.00)	1,402.00	(18,000.00)
NET RENTAL INCOME	61,280.00	59,666.67	1,613.33	126,352.00	120,333.34	6,018.66	722,000.04
SERVICES INCOME							
533000 - TENANT APPLICATION FEE	60.00	0.00	60.00	60.00	0.00	60.00	0.00
TOTAL SERVICES INCOME	60.00	0.00	60.00	60.00	0.00	60.00	0.00
FINANCIAL INCOME							
541200 - INT INC - RESERVES & ESCROWS	741.81	0.00	741.81	741.81	0.00	741.81	0.00
541400 - INT INC - OPERATING RESERVE	307.06	0.00	307.06	307.06	0.00	307.06	0.00
541500 - INT INC - DEBT SERVICE RESERVE	535.46	0.00	535.46	535.46	0.00	535.46	0.00
TOTAL FINANCIAL INCOME	1,584.33	0.00	1,584.33	1,584.33	0.00	1,584.33	0.00
OTHER INCOME							
592500 - LATE CHARGES	570.00	455.00	115.00	1,410.00	910.00	500.00	5,464.00
593900 - DAMAGES	422.00	100.00	322.00	464.00	200.00	264.00	1,200.00
594000 - PET FEE	50.00	0.00	50.00	150.00	0.00	150.00	0.00
TOTAL OTHER INCOME	1,042.00	555.00	487.00	2,024.00	1,110.00	914.00	6,664.00
TOTAL INCOME	63,966.33	60,221.67	3,744.66	130,020.33	121,443.34	8,576.99	728,664.04
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	50.00	50.00	609.84	100.00	(509.84)	500.00
622500 - CREDIT REPORTS	0.00	29.00	29.00	0.00	58.00	58.00	350.00
624500 - INSPECTION FEES	0.00	0.00	0.00	0.00	0.00	0.00	520.00
625500 - EVICTION EXPENSE	0.00	332.00	332.00	165.00	664.00	499.00	3,996.00
TOTAL RENTING EXPENSES	0.00	411.00	411.00	774.84	822.00	47.16	5,366.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,029.46	1,745.00	715.54	2,694.48	3,490.00	795.52	23,507.00
631100 - OFFICE EXPENSE	226.58	533.00	306.42	257.90	866.00	608.10	4,802.00
631111 - BANK CHARGES	148.32	65.00	(83.32)	287.41	150.00	(137.41)	800.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	25.00	25.00	0.00	50.00	50.00	297.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	1,960.00
632000 - MANAGEMENT FEES	3,895.77	3,475.00	(420.77)	7,886.35	6,950.00	(936.35)	41,700.00
632500 - ANSWERING SERVICE	89.60	32.00	(57.60)	179.20	64.00	(115.20)	381.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,145.18	1,108.00	(37.18)	2,483.14	2,216.00	(267.14)	14,813.00
635000 - AUDIT EXPENSE	6,500.00	0.00	(6,500.00)	6,500.00	0.00	(6,500.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	0.00	0.00	0.00	2,408.00
635400 - SOFTWARE LICENSE EXPENSE	42.38	4,200.00	4,157.62	3,949.35	4,200.00	250.65	4,200.00
636000 - TELEPHONE	167.92	210.25	42.33	529.39	420.50	(108.89)	2,523.00
636500 - CABLE TV / INTERNET EXPENSE	93.30	102.00	8.70	196.60	204.00	7.40	1,220.00
637000 - BAD DEBT EXPENSE	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	83.00	83.00	0.00	166.00	166.00	1,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	1,097.00	2,250.00	1,153.00	1,097.00	4,500.00	3,403.00	27,000.00
638400 - TRAINING EXPENSE	917.57	101.79	(815.78)	1,115.15	203.58	(911.57)	1,425.19
638500 - TRAVEL EXPENSE	0.00	75.04	75.04	0.00	150.08	150.08	900.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	300.00	300.00	0.00	600.00	600.00	3,600.00
Total ADMINISTRATIVE EXPENSES	15,353.08	14,805.08	(548.00)	27,175.97	25,230.16	(1,945.81)	148,536.19
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	50.00	50.00	0.00	100.00	100.00	500.00
643000 - MAINTENANCE PAYROLL	2,488.37	3,295.00	806.63	5,339.22	6,590.00	1,250.78	44,367.00
643100 - JANITOR SUPPLIES	81.13	150.00	68.87	116.70	400.00	283.30	2,000.00
645000 - ELECTRICITY	780.73	500.00	(280.73)	1,149.76	1,000.00	(149.76)	6,000.00
645050 - ELECTRICITY - Vacant Unit	306.62	0.00	(306.62)	542.73	0.00	(542.73)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(236.11)	0.00	236.11	(466.83)	0.00	466.83	0.00
645100 - WATER	3,463.02	2,500.00	(963.02)	7,092.57	5,000.00	(2,092.57)	30,000.00
645300 - SEWER	5,836.75	4,083.00	(1,753.75)	11,959.79	8,166.00	(3,793.79)	49,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	65.28	70.00	4.72	130.56	140.00	9.44	840.00
645551 - Vacant Unit Recovery Fees	0.51	0.00	(0.51)	1.02	0.00	(1.02)	0.00
646000 - EXTERMINATING	0.00	250.00	250.00	459.00	500.00	41.00	3,000.00
647000 - GARBAGE & RUBBISH REMOVAL	787.78	833.00	45.22	1,575.56	1,666.00	90.44	10,000.00
647100 - FIRE SERVICE FEE / REPAIRS	551.50	933.00	381.50	1,103.00	1,866.00	763.00	11,200.00
649000 - MISC OPERATING EXPENSE	0.00	83.00	83.00	0.00	166.00	166.00	1,000.00
TOTAL OPERATING EXPENSE	14,125.58	12,747.00	(1,378.58)	29,003.08	25,594.00	(3,409.08)	157,907.00

Janies Garden II

Budget Operating Report

As of February 28, 2023

	Month Ending 02/28/2023			01/01/2023 Through 02/28/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
MAINTENANCE EXPENSE							
650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	166.00	166.00	1,000.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
652002 - GROUNDS - Contract	1,350.00	1,498.50	148.50	2,700.00	2,997.00	297.00	18,000.00
653000 - EXTERIOR PAINTING / REPAIRS	0.00	263.00	263.00	0.00	526.00	526.00	6,906.00
653500 - CLEANING EXPENSE	0.00	40.00	40.00	0.00	80.00	80.00	480.00
654100 - REPAIRS - APPLIANCES	204.47	250.50	46.03	204.47	501.00	296.53	2,999.75
654200 - REPAIRS - CARPET & FLOORS	0.00	210.00	210.00	0.00	410.00	410.00	2,000.00
654300 - REPAIRS - CARPENTRY	207.28	595.00	387.72	207.28	1,190.00	982.72	5,000.00
654307 - REPAIRS - Hardware	10.90	0.00	(10.90)	10.90	0.00	(10.90)	0.00
654400 - REPAIRS - ELECTRICAL	414.62	300.00	(114.62)	414.62	600.00	185.38	3,400.00
654600 - REPAIRS - PLUMBING	404.74	400.00	(4.74)	404.74	1,400.00	995.26	4,602.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	7,820.00	0.00	(7,820.00)	8,500.00	0.00	(8,500.00)	0.00
654800 - SERVICE CONTRACTS	196.12	0.00	(196.12)	248.76	0.00	(248.76)	0.00
655100 - REPAIRS - HVAC	2,032.47	1,032.00	(1,000.47)	2,132.77	2,064.00	(68.77)	9,000.00
656000 - DECORATING EXPENSE	0.00	715.92	715.92	0.00	1,032.84	1,032.84	5,000.04
657000 - MOTOR VEHICLE REPAIRS	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
658000 - MAIN EQUIPMENT REPAIR	0.00	42.00	42.00	0.00	84.00	84.00	500.00
658500 - SMALL TOOLS EXPENSE	10.63	42.00	31.37	49.22	84.00	34.78	500.00
659000 - MISC MAINTENANCE EXPENSE	0.00	83.00	83.00	75.00	166.00	91.00	1,000.00
TOTAL MAINTENANCE EXPENSE	12,651.23	5,654.92	(6,996.31)	14,947.76	11,500.84	(3,446.92)	62,587.79
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	10,270.83	10,241.00	(29.83)	20,541.66	20,482.00	(59.66)	122,892.00
TOTAL INTEREST EXPENSE	10,270.83	10,241.00	(29.83)	20,541.66	20,482.00	(59.66)	122,892.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	32,100.00
671100 - PAYROLL TAXES	378.86	801.00	422.14	860.30	1,641.00	780.70	7,172.00
672000 - INSURANCE EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	120,400.00
672100 - HEALTH INSURANCE	179.02	1,000.00	820.98	1,059.33	2,000.00	940.67	12,000.00
672200 - WORKERS COMP INSURANCE	81.07	138.00	56.93	184.18	276.00	91.82	1,852.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	0.00	334.00	334.00	2,000.00
TOTAL TAXES & INSURANCE	638.95	2,106.00	1,467.05	2,103.81	4,251.00	2,147.19	175,524.00
OTHER EXPENSES							
687000 - AGENCY SERVICE FEE	299.58	325.00	25.42	599.16	650.00	50.84	3,900.00
687500 - TRUSTEE FEES	406.33	408.00	1.67	812.66	816.00	3.34	4,900.00
TOTAL OTHER EXPENSES	705.91	733.00	27.09	1,411.82	1,466.00	54.18	8,800.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	600.00	600.00	0.00	1,800.00	1,800.00	9,000.00
721102 - Flooring: Carpet & Tile	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
721105 - Water Heaters	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
721106 - HVAC Equipment	0.00	1,300.00	1,300.00	3,126.02	2,600.00	(526.02)	13,200.00
721109 - Siding / Bldg Ext Repairs	0.00	60,000.00	60,000.00	0.00	60,000.00	60,000.00	60,000.00
721111 - System Upgrades	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	20,000.00
721112 - Doors & Windows (Exterior)	0.00	0.00	0.00	0.00	550.00	550.00	1,650.00
TOTAL EQUIPMENT PURCHASES	0.00	64,900.00	64,900.00	3,126.02	68,950.00	65,823.98	116,850.00
TOTAL CORPORATE EXPENSES	53,745.58	111,598.00	57,852.42	99,084.96	158,296.00	59,211.04	798,462.98
NET PROFIT OR LOSS	10,220.75	(51,376.33)	61,597.08	30,935.37	(36,852.66)	67,788.03	(69,798.94)
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	2,666.67	2,675.00	8.33	5,333.34	5,350.00	16.66	32,100.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(32,100.00)
790200 - PROPERTY INSURANCE ESC DEP	15,666.67	9,950.00	(5,716.67)	31,333.34	19,900.00	(11,433.34)	119,400.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(119,400.00)
791000 - PROV FOR REPLACEMENTS	1,700.00	1,700.00	0.00	3,400.00	3,400.00	0.00	20,400.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(116,850.00)
793000 - PROV FOR MORT PRIN AMORT	1,666.67	2,083.00	416.33	3,333.34	4,166.00	832.66	25,000.00
TOTAL NON-OPERATING EXPENSES	21,700.01	16,408.00	(5,292.01)	43,400.02	32,816.00	(10,584.02)	(71,450.00)
NET CASH (+) / DEF (-)	(11,479.26)	(67,784.33)	56,305.07	(12,464.65)	(69,668.66)	57,204.01	1,651.06

Janies Garden III

Balance Sheet

February 28, 2023

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	118,333.62
CASH IN BANK - DEVELOPMENT	129,949.18
CASH IN BANK - SECURITY DEPOSITS	50,159.64
Total Cash	<u>298,842.44</u>

Accounts Receivable

A/R - RESIDENTS	16,442.38
A/R - RESIDENTS - ACC UNITS	2.00
Voucher / PBV - Suspense	555.00
A/R - PBV SUBSIDY	47.00
A/R - VOUCHER SUBSIDY	877.00
A/R - ACC SUBSIDY	15,148.65
DUE FROM PARTNERS	100.00
DUE TO/FROM-OTHERS (OPERATIONS)	306,724.08
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(8,909.24)
Total Accounts Receivable	<u>330,986.87</u>

Deposits & Escrows

REAL ESTATE TAX ESCROW	9,841.23
PROPERTY & LIABILITY INSURANCE ESCROW	85,733.84
RESERVE FOR REPLACEMENTS	104,793.25
ESCROWS - OTHER	278,539.06
OPERATING RESERVE FUND	25,058.61
AFFORDABILITY RESERVE	146,870.59
Total Deposits & Escrows	<u>650,836.58</u>

Other Current Assets

PREPAID PROPERTY INSURANCE	28,239.00
Total Other Current Assets	<u>28,239.00</u>

Total Current Assets 1,308,904.89

Fixed Assets

LAND	550,000.00
BUILDINGS	10,961,370.79
MISC FIXED ASSETS	10,861.00

Depreciation & Amortization

ACC DEPR BUILDINGS	(3,068,654.00)
ACC DEPR - MISC FIXED ASSETS	(10,235.00)
Total Depreciation & Amortization	<u>(3,078,889.00)</u>

Total Fixed Assets 8,443,342.79

Other Assets

DEPOSITS - RECEIVABLE	2,983.50
START-UP COSTS	46,000.00
LIHTC FEE	349,236.00
ACCUM. AMORT. - LIHTC MONITORING FEE	(155,598.00)
ACC - AMORT FINANCING FEES (Old)	(39,803.00)
RAR ADJ - ACCUM AMORTIZATION	(46,000.00)

Janies Garden III

Balance Sheet

February 28, 2023

Total Other Assets	<u>156,818.50</u>
Total Assets	<u><u>9,909,066.18</u></u>

Janies Garden III

Balance Sheet

February 28, 2023

Liabilities & Equity

Liabilities

Current Liabilities

ACCOUNTS PAYABLE	282,037.13
ACCOUNTS PAYABLE - OTHER	272,610.00
ACTS PAY - RES EXCESS HSING ASST P	58.00
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	797,253.32
ACCRUED INTEREST PAYABLE - 2ND MORTG.	6,528.00
ACCRUED EXPENSE	7,016.00
ACCRUED PARTNERSHIP EXPENSES	3,582.16
SECURITY DEPOSIT REFUNDS IN TRANSIT	1,406.24

Total Current Liabilities 1,370,490.85

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	49,466.00
SECURITY DEP INT LIABILITY	287.40
PREPAID RENTS	13,932.10

Total Other Current Liabilities 63,685.50

Long Term Liabilities

DEFERRED FINANCING FEES	(134,334.82)
1ST MORTGAGE PAYABLE	1,240,755.78
2ND MORTGAGE PAYABLE	2,815,931.00

Total Long Term Liabilities 3,922,351.96

Total Liabilities 5,356,528.31

Equity

Retained Earnings	4,728,030.12
Current Net Income	(175,492.25)

Total Equity 4,552,537.87

Total Liabilities & Equity 9,909,066.18

Janies Garden III Budget Operating Report As of February 28, 2023

	Month Ending 02/28/2023			01/01/2023 Through 02/28/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	37,245.00	80,000.00	(42,755.00)	78,816.00	160,000.00	(81,184.00)	960,000.00
512001 - APARTMENT RENT- TENANT ACC ONLY	5,091.00	0.00	5,091.00	7,400.00	0.00	7,400.00	0.00
512100 - SUBSIDY REVENUE	55,649.00	0.00	55,649.00	111,729.00	0.00	111,729.00	0.00
TOTAL RENT INCOME	97,985.00	80,000.00	17,985.00	197,945.00	160,000.00	37,945.00	960,000.00
VACANCIES							
522000 - VACANCIES - TENANT	(7,224.00)	(2,000.00)	(5,224.00)	(15,829.00)	(4,000.00)	(11,829.00)	(24,000.00)
TOTAL VACANCIES	(7,224.00)	(2,000.00)	(5,224.00)	(15,829.00)	(4,000.00)	(11,829.00)	(24,000.00)
NET RENTAL INCOME	90,761.00	78,000.00	12,761.00	182,116.00	156,000.00	26,116.00	936,000.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	42.00	(42.00)	0.00	84.00	(84.00)	500.00
533000 - TENANT APPLICATION FEE	180.00	42.00	138.00	90.00	84.00	6.00	500.00
TOTAL SERVICES INCOME	180.00	84.00	96.00	90.00	168.00	(78.00)	1,000.00
FINANCIAL INCOME							
541300 - INT INC - AFFORDABILITY RESERVE	4.91	0.00	4.91	17.03	0.00	17.03	0.00
541400 - INT INC - OPERATING RESERVE	53.23	0.00	53.23	115.63	0.00	115.63	0.00
TOTAL FINANCIAL INCOME	58.14	0.00	58.14	132.66	0.00	132.66	0.00
OTHER INCOME							
592500 - LATE CHARGES	780.00	350.00	430.00	1,515.00	700.00	815.00	4,200.00
593900 - DAMAGES	375.00	167.00	208.00	636.00	334.00	302.00	2,000.00
TOTAL OTHER INCOME	1,155.00	517.00	638.00	2,151.00	1,034.00	1,117.00	6,200.00
TOTAL INCOME	92,154.14	78,601.00	13,553.14	184,489.66	157,202.00	27,287.66	943,200.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	63.00	63.00	636.36	126.00	(510.36)	754.50
622500 - CREDIT REPORTS	0.00	42.00	42.00	0.00	84.00	84.00	506.00
624500 - INSPECTION FEES	0.00	83.00	83.00	0.00	166.00	166.00	1,000.00
625500 - EVICTION EXPENSE	0.00	501.00	501.00	90.00	1,002.00	912.00	6,000.00
TOTAL RENTING EXPENSES	0.00	689.00	689.00	726.36	1,378.00	651.64	8,260.50
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,084.03	1,859.00	774.97	2,846.43	3,718.00	871.57	25,046.00
631100 - OFFICE EXPENSE	233.70	466.00	232.30	266.03	932.00	665.97	5,596.00
631111 - BANK CHARGES	148.32	50.00	(98.32)	209.34	500.00	290.66	1,000.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	50.00	50.00	0.00	4.00	4.00	500.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
632000 - MANAGEMENT FEES	6,530.53	4,600.00	(1,930.53)	10,515.43	9,200.00	(1,315.43)	55,200.00
632500 - ANSWERING SERVICE	0.00	29.00	29.00	0.00	58.00	58.00	350.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,221.52	1,181.00	(40.52)	2,648.67	2,362.00	(286.67)	15,792.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	0.00	0.00	0.00	0.00	0.00	2,030.00
635000 - AUDIT EXPENSE	6,500.00	0.00	(6,500.00)	6,500.00	0.00	(6,500.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	0.00	0.00	0.00	2,440.00
635400 - SOFTWARE LICENSE EXPENSE	45.68	4,500.00	4,454.32	4,182.79	4,500.00	317.21	4,500.00
636000 - TELEPHONE	179.12	183.00	3.88	564.67	366.00	(198.67)	2,200.00
636500 - CABLE TV / INTERNET EXPENSE	318.52	313.20	(5.32)	627.23	626.40	(0.83)	3,758.40
637000 - BAD DEBT EXPENSE	0.00	2,000.00	2,000.00	0.00	4,000.00	4,000.00	23,996.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	72.00	72.00	0.00	144.00	144.00	1,002.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	1,170.00	2,373.00	1,203.00	1,170.00	4,746.00	3,576.00	28,476.00
638400 - TRAINING EXPENSE	977.80	250.00	(727.80)	1,175.36	500.00	(675.36)	3,000.00
638500 - TRAVEL EXPENSE	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	133.00	133.00	0.00	266.00	266.00	1,600.00
Total ADMINISTRATIVE EXPENSES	18,409.22	18,309.20	(100.02)	30,705.95	32,422.40	1,716.45	192,986.40
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	33.00	33.00	0.00	66.00	66.00	400.00
643000 - MAINTENANCE PAYROLL	2,654.22	3,463.00	808.78	5,695.11	6,926.00	1,230.89	46,654.00
643100 - JANITOR SUPPLIES	83.06	166.00	82.94	118.62	332.00	213.38	1,997.00
645000 - ELECTRICITY	1,383.42	986.00	(397.42)	2,471.23	1,972.00	(499.23)	11,840.00
645050 - ELECTRICITY - Vacant Unit	282.68	0.00	(282.68)	1,149.19	0.00	(1,149.19)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(15.26)	0.00	15.26	(15.26)	0.00	15.26	0.00
645100 - WATER	2,921.99	2,700.00	(221.99)	5,917.99	5,400.00	(517.99)	32,400.00
645300 - SEWER	4,363.12	4,000.00	(363.12)	8,810.96	8,000.00	(810.96)	48,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	69.12	72.00	2.88	138.24	144.00	5.76	864.00
645551 - Vacant Unit Recovery Fees	72.59	0.00	(72.59)	90.61	0.00	(90.61)	0.00
646000 - EXTERMINATING	0.00	500.00	500.00	324.00	1,000.00	676.00	6,000.00
647000 - GARBAGE & RUBBISH REMOVAL	15.91	999.60	983.69	31.82	1,999.20	1,967.38	12,000.00
647050 - GARBAGE & RUBBISH REMOVAL - Vacant	717.50	0.00	(717.50)	1,175.02	0.00	(1,175.02)	0.00

Janies Garden III Budget Operating Report As of February 28, 2023

Unit	Mon h Ending 02/28/2023			01/01/2023 Through 02/28/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
647100 - FIRE SERVICE FEE / REPAIRS	797.58	121.55	(676.03)	1,541.66	243.10	(1,298.56)	10,000.00
649000 - MISC OPERATING EXPENSE	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
TOTAL OPERATING EXPENSE	13,345.93	13,291.15	(54.78)	27,449.19	26,582.30	(866.89)	173,155.00
MAINTENANCE EXPENSE							
650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	166.00	166.00	996.00
652001 - GROUNDS - Supplies	0.00	500.00	500.00	0.00	1,000.00	1,000.00	3,500.00
652002 - GROUNDS - Contract	1,415.00	1,570.65	155.65	2,830.00	3,141.30	311.30	20,499.80
653000 - EXTERIOR PAINTING / REPAIRS	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
653500 - CLEANING EXPENSE	0.00	0.00	0.00	1,750.00	1,000.00	(750.00)	5,000.00
654100 - REPAIRS - APPLIANCES	204.50	300.00	95.50	204.50	600.00	395.50	3,750.00
654200 - REPAIRS - CARPET & FLOORS	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
654300 - REPAIRS - CARPENTRY	279.02	410.00	130.98	279.02	860.00	580.98	5,000.00
654307 - REPAIRS - Hardware	10.88	0.00	(10.88)	10.88	0.00	(10.88)	0.00
654400 - REPAIRS - ELECTRICAL	429.08	683.00	253.92	429.08	1,066.00	636.92	4,996.00
654600 - REPAIRS - PLUMBING	406.86	550.00	143.14	655.86	1,100.00	444.14	6,000.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	250,801.20	0.00	(250,801.20)	274,736.93	0.00	(274,736.93)	0.00
654800 - SERVICE CONTRACTS	274.82	150.00	(124.82)	327.47	300.00	(27.47)	1,800.00
655100 - REPAIRS - HVAC	2,163.95	670.00	(1,493.95)	2,264.26	1,340.00	(924.26)	8,000.00
656000 - DECORATING EXPENSE	0.00	366.00	366.00	2,200.00	732.00	(1,468.00)	8,800.00
657000 - MOTOR VEHICLE REPAIRS	0.00	125.00	125.00	0.00	250.00	250.00	1,506.00
658000 - MAIN EQUIPMENT REPAIR	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
658500 - SMALL TOOLS EXPENSE	10.62	330.00	319.38	49.21	360.00	310.79	1,300.00
659000 - MISC MAINTENANCE EXPENSE	0.00	200.00	200.00	75.00	400.00	325.00	2,000.00
TOTAL MAINTENANCE EXPENSE	255,995.93	6,237.65	(249,758.28)	285,812.21	12,915.30	(272,896.91)	77,747.80
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	6,522.61	6,523.00	0.39	13,050.39	13,051.00	0.61	76,473.00
TOTAL INTEREST EXPENSE	6,522.61	6,523.00	0.39	13,050.39	13,051.00	0.61	76,473.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00
671100 - PAYROLL TAXES	402.89	845.00	442.11	915.28	1,734.00	818.72	7,597.00
672000 - INSURANCE EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	140,600.00
672100 - HEALTH INSURANCE	188.77	1,000.00	811.23	1,125.92	2,000.00	874.08	12,000.00
672200 - WORKERS COMP INSURANCE	87.64	143.00	55.36	196.61	286.00	89.39	1,929.00
TOTAL TAXES & INSURANCE	679.30	1,988.00	1,308.70	2,237.81	4,020.00	1,782.19	195,126.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	6,500.00
721102 - Flooring: Carpet & Tile	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
721105 - Water Heaters	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
721106 - HVAC Equipment	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00
721109 - Siding / Bldg Ext Repairs	0.00	10,000.00	10,000.00	0.00	10,000.00	10,000.00	30,000.00
721111 - System Upgrades	0.00	0.00	0.00	0.00	10,000.00	10,000.00	20,000.00
721112 - Doors & Windows (Exterior)	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00
TOTAL EQUIPMENT PURCHASES	0.00	11,500.00	11,500.00	0.00	23,500.00	23,500.00	68,000.00
TOTAL CORPORATE EXPENSES	294,952.99	58,538.00	(236,414.99)	359,981.91	113,869.00	(246,112.91)	791,748.70
NET PROFIT OR LOSS	(202,798.85)	20,063.00	(222,861.85)	(175,492.25)	43,333.00	(218,825.25)	151,451.30
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	3,486.03	2,750.00	(736.03)	6,225.46	5,500.00	(725.46)	33,000.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(33,000.00)
790200 - PROPERTY INSURANCE ESC DEP	17,628.64	11,625.00	(6,003.64)	26,141.79	23,250.00	(2,891.79)	139,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(139,500.00)
791000 - PROV FOR REPLACEMENTS	2,086.69	2,087.00	0.31	4,173.38	4,174.00	0.62	25,230.00
793000 - PROV FOR MORT PRIN AMORT	988.98	989.00	0.02	1,972.79	1,973.00	0.21	13,667.00
TOTAL NON-OPERATING EXPENSES	24,190.34	17,451.00	(6,739.34)	38,513.42	34,897.00	(3,616.42)	38,897.00
NET CASH (+) / DEF (-)	(226,989.19)	2,612.00	(229,601.19)	(214,005.67)	8,436.00	(222,441.67)	112,554.30



Sarasota Housing Authority (SHA)
269 South Osprey Avenue
Sarasota, FL 34236

Resident Interest Committee
Zoom Meeting
March 7, 2023
4:30 pm

I. CALL TO ORDER: Commissioner Sargent called the Resident Interest Committee meeting to order at 4:32 p.m.

II. INVOCATION

III. ROLL CALL

Commissioners Present: Committee Chair Deborah Sargent

Resident Leaders: Valerie Buchand (Janie's Garden) and Elena Andrews

SHA Personnel: William Russell, Ken Waters and Andrea Keddell

General Attendees: City Commissioner Jen Ahearn-Koch, Rachel Johnson (Faces of HUD Housing Unity Project), Susan Ladwig (Unitarian Church) and Donalee Wilkinson

IV. RESIDENT SERVICES UPDATES

Resident Services (SHA)

- Mr. Waters reported that Resident Council elections were held. There is 1 new member, Joe Wigley for the McCown Towers property. Agnes Kirkland continues for the Annex, Commissioner Sargent & Valerie Buchand for Janie's Garden and Elena Andrews for the Courts/Bertha Mitchell area.
- Mr. Waters reports a Homeownership closing took place last month. There are 2 other families that are pre-approved and looking for a home.
- Youth-Thrive Afterschool Program is averaging about 25 students per day, every afternoon. In the process of scheduling Remake Learning Days, for the 2nd year. This is a county-wide initiative.
- Book Rich Environment events are in the process of being scheduled for this summer. The 1st one will be held at the end of May for the Summer Kick-Off.

Resident Services (Janie's Garden)

- No Updates.

V. SHA PROGRAM UPDATES

- Mr. Russell reports that SHA received a grant from the Barancik Foundation in partnership with Sarasota County to install Icynene insulation into attic spaces of some of the Bertha Mitchell units. This should help with the residents' utility bills. Air quality testing will also be done as well. Additional upgrades are planned for the property once this is completed and we receive the plans from the architect.
- Cypress Square (Courts): Mr. Russell reports Cypress Square construction is moving along. There were some delays due to material deliveries.

- **McCown Tower:** Mr. Russell reports residents are moving into the newly rehabbed units on the 10th and 11th floors of McCown. Punch list items are being addresses with the development team.
- Spring Break starts next week for Sarasota County. Mr. Russell and Charles Walker and Brian Croke from the Resident Services team will be taking a group of SHA children out fishing in Sarasota Bay.
- Commissioner Sargent requested that the property managers start attending these meetings.

VI. PROPERTY REPORTS

Towers / Annex Report

- No Discussion.

Janie's Garden

- Ms. Buchand inquired how close SHA is to managing Janie's. Mr. Russell stated the 15-year mark is in 2024.
- Ms. Buchand inquired about a resident at Janie's (Miss Te) and her caseworker. Mr. Russell stated he is working on this.

Orange, Courts and Bertha Mitchell (OCB)

- Ms. Buchand asked if the police are still monitoring drug activity in the Courts. Mr. Russell stated that they generally are but that he can speak with her if she has concerns about a specific issue.

VII. MISC BUSINESS

- Donalee Wilkinson addressed the committee regarding issues with getting her new landlord paid through the HCV program. She reports that she moved with her voucher following the RAD conversion at McCown after a discussion with Mr. Russell and Mr. Waters. She said this was a good move but that she lost the home she was renting to Hurricane Ian and her new landlord is having issues getting paid. Her casework, Crystal, has not been responsive and it's been difficult to get things accomplished.
 - Donalee provided the landlord's phone number and Mr. Russell responded that he would contact the Landlord, Lindsay, once he's able to get all the details about the situation. *Following this meeting it was confirmed that the landlord payment was done at a mid-month check run.*
- Ms. Buchand inquired how many properties have gone through repositioning out of the Operating Fund. Mr. Russell responded that Bertha Mitchell is the only property still receiving Operating/Capitol funds. Janie's Phase I and II, McCown have RAD units. Both Towers have project-based Section 8 units with long-term contracts with HUD on 100% of the units. This is not operating subsidy, but it is deep subsidy allowing resident to only pay 30% of their monthly income. The 64 units at the Courts also has Section 8 subsidy units under the Streamline Voluntary Conversion (SVC) process.

- Ms. Buchand asked about the 22nd Street Project and whether storage units are being added into the plans. Mr. Russell stated this will be brought up to the architects. The plans have been on hold while they work to increase the density of the site to build more units.
- Ms. Buchand asked for an update on a domestic violence case. Mr. Waters reported that a pre-application was submitted and it will be sent to Section 8 department for processing. She will be participating in the next briefing. Mr. Waters will get back to her on when that date will be but that it will be this month.

VIII. CLOSING PRAYER

IX. ADJOURNMENT

The Resident Interest Committee meeting was adjourned at 5:23 p.m.



Sarasota Housing Authority (SHA)
269 South Osprey Avenue
Sarasota, FL 34236

Development Committee
Zoom Meeting
March 14, 2023
4:30 P.M.

I. CALL TO ORDER: The Development Committee meeting was called to order at 4:34 pm.

II. ROLL CALL

Commissioners Present: Jack Meredith, Duane Finger, Ernestine Taylor and Mark Vengroff

Committee Members Not Present: N/A

SHA Personnel/Development Partners/General Attendees: William Russell, Andrea Keddell, Lance Clayton, Rick Toney, Joe Chambers, City Commissioner Jen Ahearn-Koch, Valerie Buchand and Jake Zunamon (Smith Henzy)

III. LOFTS ON LEMON (PHASE II)

- Mr. Russell provided funding overview of current situation for this project. SHA was awarding \$7 Million in ARPA Funds from the County. But there is currently about a \$4 Million gap in funding. Mr. Russell added that Sarasota has an opportunity to receive additional State funding due to Hurricane Ian since it's designated as being in Tier I area for funding.
- Commissioner Finger suggested it may be a good idea to look into taking out a mortgage/loan to get the project off the ground.
- Mr. Jack Zunamon, with the Smith Henzy Affordable Group, addressed the board and informed that FHFC has an RFA, with apps due May 2, that may be able to assist in funding. This State funding is due to Hurricane Ian and given that Sarasota is located in the Tier I area, there may be \$8 to \$10 available to Sarasota. Depending on which amount is available, this would leave either a \$4 or \$2 Million gap to activate this project. Tier I counties are Charlotte, Lee, Orange, Sarasota and Volusia. The 1st 3 deals are slated to go to Lee, leaving another 4 deals and Sarasota has a good chance since it's ready to submit.
- City Commissioner Jen Ahearn-Koch offered to meet on behalf of SHA if it has anything they'd want conveyed while she was in Tallahassee in April.
- A conceptual site plan pdf was shared and discussed with the committee showing the proposed unit mix. Given the demand for 1-bedroom units on previous developments, this would be the majority of units.
- It was discussed that a retail space is a good idea. The idea is that this could possibly be for small business(s) and the owner(s) would live in this or a neighboring development. The space would be built out ahead of time to lessen the upstart funds needed for the space. The plan is to get quality tenants for the tax credit units with different income categories and have the retail space compliment the development with a possible live/work scenario.

- City Commissioner Jen Ahern-Koch inquired if there would be priority given to residents of the project. Mr. Russell responded that this would definitely be a good option for the live/work retail model.
- Commissioner Vengroff offered his expertise to assist in finding ways to close the financial gap for the project. Mr. Russell will share additional source and use information with him to get his input.
- Commissioner Finger inquired about what would happen if SHA were not able to close the gap and raise the needed funds. Mr. Zunamon responded that extensions would be requested from FHFC. The current model has traditional financing (including a mortgage) but that it's still not enough to close the gap. There is still \$4 Million to be raised in a non-traditional way.
- Mr. Russell responded to inquiry about parking stating there will be 3 levels of garage parking and 4 levels of apartments on top of that (7 floors). Mr. Chambers stated there will be security cameras in the garage areas. Currently there are 2 handicapped spaces per level.

IV. CYPRESS SQUARE (THE COURTS PHASE I)

- Mr. Chambers reported construction is moving along. The biggest issue right now is the delays due to concrete. Still hoping to finish by the end of the year.

V. MCCOWN TOWER

- Mr. Russell reported that a meeting was held today, and a tour was done of a finished unit. The top 2 floors are completed and occupied. The next phase should be finished by June. Additional tours can be set up next month, once there are open units that are nearing completion. Residents have been complimenting all the upgrades in the new units.
 - City Commissioner Jen Ahern-Koch, Valerie Buchand and Commissioner's Meredith and Taylor all requested to be included on the invitation for the next unit tour. Mr. Chambers stated that it will probably be 30 days out.

VI. MISCELLANEOUS

- None

VII. ADJOURNMENT

The Development Committee meeting was adjourned at 5:22 pm.

HOUSING CHOICE VOUCHER MONTHLY BOARD REPORT

HAP Utilization YTD

All HAP Funds 85.2%

Annual ABA only 102%

Leasing Update

	January	February	March	April	May	June	July	August	September	October	November	December
Homeownership	26	26										
Family Unification Program	37	37										
Port out vouchers that belong to us	19	19										
Veterans Supportive Vouchers Housed	165	163										
Tenant Protection Vouchers	82	80										
Regular Vouchers leased up	1058	1069										
Project Based Vouchers	252	263										
Mainstream	68	72										
Emergency Housing Vouchers	49	51										
City Homeless Preference	27	27										
YMCA Homeless Preference	4	4										
Total Vouchers Leased first of month	1787	1811	0	0	0	0	0	0	0	0	0	0

Port In vouchers that we administer for other agencies

1 1

Total vouchers issued and not leased up

128 158

Homeless Preference Report

YMCA CITY

Number of Vouchers Approved	15	60
Number of Vouchers Leased	11	33
Number of Referrals pending approval	0	0
Number of Referrals looking for units	0	1
Number of Empty Slots without a Referral	4	24

Report Instructions: Run VMS Summary Rpt

Resident Characteristics Report
As of February 28, 2023

Program type : **Public Housing**

Level of Information : **State**

Effective Dates Included : **November 01, 2021** through **February 28, 2023**



Download in Excel



Print Page



Back to Report

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

Units Information

State	ACC Units	50058 Required	50058 Received
US	920,984	764,543	715,156
FL	25,692	20,975	19,328

Income Information

Distribution of Average Annual Income as a % of 50058 Received

State	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81%+ of the Median		Geo-Coded Income Data Not Available in PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	386,536	53	173,174	24	94,802	13	51,039	7	23,084	3
FL	11,594	57	4,480	22	2,618	13	1,133	6	594	3

Average Annual Income (\$)

State	Average Annual Income
US	17,225
FL	17,100

Distribution of Annual Income as a % of 50058 Received

State	\$ 0	\$1 - \$5,000	\$5,000 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
US	6	10	11	33	12	8	20
FL	3	9	11	37	12	8	20

Distribution of Source of Income as a % of 50058 Received ** Some families have multiple sources of income **

State	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
US	33	30	56	20	2
FL	35	38	60	22	2

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

State	\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
US	0	4	7	4	7	37	15	25
FL	0	0	7	4	7	41	15	26

Average Monthly TTP (\$)

State	Average Monthly TTP
US	413
FL	407

Distribution of Family Type as a % of 50058 Received

State	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled		Female Headed Household with Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	120,634	17	4,713	1	110,450	15	214,992	30	132,266	18	5,120	1	109,604	15	30,856	4	232,814	32
FL	3,218	16	160	1	2,145	11	7,428	36	4,307	21	162	1	2,111	10	888	4	8,103	40

Average TTP by Family Type (\$)

State	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
US	440	690	466	415	375	594	341	459	410
FL	375	598	505	451	322	567	335	446	448

Family Race/Ethnicity Information

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

State	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaii/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
US	52	43	1	2	1	0	1	0	1
FL	37	61	0	0	0	0	0	0	0

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

State	Hispanic or Latino	Non - Hispanic or Latino
US	26	74
FL	25	75

Household Information

Distribution by Household Members Age as a % of Total Number of Household Members

State	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	160,013	11	364,160	25	504,652	34	165,046	11	256,851	17	32,540	2
FL	5,576	12	14,380	31	14,637	31	3,664	8	7,674	16	1,121	2

Distribution by Household Size as a % of 50058 Received

State	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
US	50	21	14	8	4	2	1	0	0	0
FL	43	21	15	11	5	3	1	0	0	0

Total Household Members and Average Household Size

State	Total Number of Household Members	Average Household Size	Total Number of Households
US	1,483,236	2	728,635
FL	47,055	2.3	20,419

Distribution by Number of Bedrooms as a % of 50058 Received

State	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
US	6	35	31	23	5	1
FL	12	27	28	25	6	1

Length of Stay Information

Distribution by Length of Stay as a % of 50058 Received (currently assisted families)

State	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	122,253	17	54,089	7	139,533	19	142,161	20	143,392	20	127,207	17
FL	3,048	15	1,728	8	4,515	22	4,986	24	4,206	21	1,936	9

Janie's Garden Occupancy Report-2023

Month-End: February 2023

	Phase I						
	Occupied		Total Days		# of Subsidized	# of Utility Checks	Occupancy %
	Occupied	Vacant	Vacant	Days			
RAD PBV (26)	26	0			26	0	100%
LIHTC (41)	40	1	19		14		98%
PBV - None	 	 	 	 	 	 	
Market (19)	18	1	9		6		94%
Total (86)	84	2	28		46	0	98%

	Phase II						
	Occupied		Total Days		# Subsidized	# of Utility Checks	Occupancy %
	Occupied	Vacant	Vacant	Days			
RAD PBV (21)	21	0			21	0	100%
LIHTC (33)	33	0	0		7	0	100%
PBV (14)	14	0	0		14	0	
Market(0)	 	 	 	 	 	 	
Total (68)	68	0	0		42	0	100%

	Phase III						
	Occupied		Total Days		# Subsidized	# of Utility Checks	Occupancy %
	Occupied	Vacant	Vacant	Days			
PBV/TPV (26)	26	4	52		0	0	85%
LIHTC (18)	18	0			9		100%
PBV (40)	13	0			14		100%
Market (14)	14	0			1		100%
Total (72)	71	4	52		24	0	94%

PH 3: maintenance staff is short handed and two of the units were left in very bad condition; however, all units are 100% turned and scheduled for move in this month. 3 units are scheduled to move into phase three today 3.6.23 and another unit in phase one is scheduled for 3.6.23 as well. there are two pending notice to vacates (phase one and phase 3) and two pending evictions (phase 3 and phase one)

UNIT TURNAROUND TIME (Average # of Days) - FY 2022-23

	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	YTD-Ave
SARASOTA HOUSING AUTHORITY													
MCCOWN TOWERS (LIHTC)	-	-	-	-	-	-	-	-	-	-	-		-
ANNEX	*	32.00	72.00	2.00	*	7.50	25.00	*	*	1.00	*		23.25
Bertha Mitchell	*	*	*	1.00	*	1.00	*	*	*	*	*		1.00
SVC-PBV (Courts)	N/A	N/A	N/A	N/A	*	*	*	39.50	42.67	142.00	15.00		59.79
SARASOTA HOUSING FUNDING CORPORATION													
King Stone	*	1.00	*	10.00	*	*	*	*	*	96.00	*		35.67
Diamond Oaks	-	-	-	-	-	-	-	-	-	-	-		-
Flint River	-	-	-	-	-	-	-	-	-	-	-		-
Homes	*	51.00	*	106.00	*	*	*	*	*	*	*		78.50

(*) and (-) = 0

WAIT LIST REPORT - FY 2022-23

Number on List/Open or Closed

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
MCCOWN TOWERS	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	
	161	161	161	161	161	159	159	158	158	158	157	
ANNEX	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	
	143	143	143	142	140	138	137	136	136	135	131	
Courts/Bertha Mitchell	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	
	1309	1309	409	504	518	518	518	519	517	507	502	
King Stone	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	
	1209	1209	1209	1208	1208	1208	1206	1206	1203	1202	1202	
Diamond Oaks	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	
	458	458	458	458	458	458	458	458	458	458	457	
Flint River	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	
	590	590	590	590	590	590	590	590	590	590	590	
Homes	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	
	75	75	68	68	68	68	67	67	67	67	67	
HCV/Section 8	Opened	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	
	86	1558	1554	1504	1512	1519	1538	1499	1429	1363	1280	

MEMO

To: William Russell
From: Lance Clayton
CC: File
Date: March 23, 2023
Re: CFP Report – March

ONGOING PROJECTS:

McCown Towers and Annex – Non-CFP

Annex Emergency Stairway Exit, Painting and HVAC repairs and replacements – Plans have been completed; SHA is working on issuing the IFB for a Contractor to complete the work.

Bertha Mitchell - CFP

Bertha Mitchell – HVAC, HWH and phase III of Sewer repairs & Bertha Mitchell – New exterior doors, new kitchen cabinets and counter tops and new bathrooms – Plans are almost finalized. To complete the Spenddown of reserve and CFP monies, the SHA asked for additional scope from the architects. A 2021 CFP budget revision has been approved and the SHA made the 2/22/2023 obligation deadline.

Bertha Mitchell – Icynene Project with Barancik Foundation – Insulation and soffit work is complete, waiting on painting of the new soffits. Indoor air quality monitoring will begin soon so we can compare before and after work.

GENERAL

22nd Street Lot – The contract between Suarez and SHA has been signed and Suarez is working on getting a submission to the City for the rezone.

Courts – Meetings with FEMA continue; we are working together to submit all necessary documents for federal assistance for the roof damage caused by Hurricane Ian. Suarez is finalizing the bid documents.

Courts – We have worked out the settlement with our insurance company and we will be entering into a contract with Banyan Tree to complete the burn unit restoration.

End of Report

Resident Services Monthly Report February 2023

Resident Assistance

The resident services team has been working with many agencies to assist SHA's children and families. SHA has been the liaison between families and schools assisting with attendance, access to food and intervention coordination. SHA staff has provided daily transportation to schools to 29 students that have missed the bus in efforts to reduce truancy.

After School Program - Youth THRIVE

The afterschool program currently assisting about 25 students per day. Students are assisted with homework by staff and high school students. Students also participate in enrichment activities with our partnering agencies 4H, Sarasota County Library, FunDucation, Suncoast Fab Lab, Suncoast Black Arts Collaborative, SRQ Strong, and Suncoast Conservatory.

SHA in partnership with the Sarasota Bay Estuary and Mote Marine our students got the opportunity to visit the Mote Aquarium and kayak through the estuary and Sarasota Bay.

McCown Towers

McCown Towers Service Coordinator has been utilizing the many resources for the tenants located at the property. There are currently three primary care physicians that visit the property every month. All Faith's food distributions are monthly and provide commodities and fresh produce. Art classes have resumed and is a favorite among the resident. There are currently 8 seniors registered for the low impact fitness class at McCown.

Pathways to a Better Life

SHA has seven PBL families currently on the program. The PBL case manager has made a commitment to include communications of all SHA programming. The families will continue to work their case plan with the PBL case worker to move toward self-sufficiency. Participants are enrolled in SHA's FSS program and are required to either work full time or be in a combination of work and school full time.

Agency Bus

During the month of February SHA used the bus to transport resident of McCown Towers to Wal-Mart. These outings gave resident the opportunity to shop for many items that they would not be able to carry on public transportation or taxi service. The bus was also used to transport students to a Career Fair held at Suncoast Technical College.

Homeownership

During the month of February, the HCV Homeownership orientation was held with 8 participants in attendance. There were 3 participants that followed up to review credit and to determine there next steps in the homeownership process.