



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

## **AGENDA**

Regular Meeting of the Board  
August 2, 2023, 4:15 P.M.

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### **NOTES**

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. APPROVAL OF MINUTES**
  - A. Regular Board Meeting – June 28, 2023
    - All Commissioners Present
- VI. SPECIAL PRESENTATIONS**
  - A. None
- VII. PUBLIC PRESENTATIONS**
- VIII. NOMINATION & ELECTION OF OFFICERS**
- IX. APPOINTMENT OF COMMITTEE CHAIRS**
  - A. Resident Interest
  - B. Development
  - C. Administration & Finance
  - D. Bylaws
- X. RESOLUTIONS – Accepted By Consent**
  - A. None
- XI. OLD BUSINESS**
  - A. None

XII. **NEW BUSINESS**

A. President & CEO Evaluation

XIII. **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. Public Housing Assessment System (PHAS) Report (All Programs)
2. Resident Characteristics Report
3. Monthly Occupancy Report (Janie's Garden)
4. Unit Turnaround Time & Waitlist Status Reports

E. Resident Services Monthly Report

XIV. **COMMISSIONER ANNOUNCEMENTS/COMMENTS**

XV. **ADJOURNMENT**

Next Meeting: September 27, 2023

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Sarasota Housing Authority  
269 South Osprey Avenue  
Sarasota, Florida 34236

Board Meeting  
June 28, 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 (Zoom), Commissioner John Colón, Commissioner Deborah Sargent, Commissioner Mark Vengroff, Commissioner Carolyn Mason and Commissioner Duane Finger (Zoom)

Commissioners Not Present: N/A

Attendees: Attorney Rhonda Stringer (via Zoom), Valerie Buchand, Rachel Johnson (in at 5:10 pm) and Agnes Kirkland

SHA Personnel: William Russell, Rick Toney, Andrea Keddell, Lance Clayton, Viktoriya Coblentz, Michelle Stears and Ken Waters
- V. **APPROVAL OF MINUTES – ACCEPTED BY CONSENT**
  - A. SHA Regular Board Meeting – March 29, 2023
  - B. SHA Special Board Meeting – April 19, 2023
    - Chair Meredith put up the minutes from the March 29, 2023, Regular Board Meeting and the April 19, 2023 Special Board Meeting for approval.
    - Commissioner Colón made a motion to approve the minutes. Commissioner Mason seconded the motion.
      - Motion was voted on and passed unanimously. Commissioner Vengroff voted present on the minutes from March 29, 2023, Regular Board Meeting.
- VI. **SPECIAL PRESENTATION**
  - A. Recognition of 4-H Awards to SHA Children
    - Sarah Davis, the 4-H Youth Development Agent II with the UF/IFAS Extension of Sarasota County, presented a PowerPoint presentation outlining the STEMtastic 4-H Positive Youth Development – All Star Lucky Clovers Program. STEM Clubs are interactive lessons on Science, Technology, Engineering, and Math. Students from 5 years to 18 years of age are welcome to participate.
    - iLEAD Leadership Conference was offered the past 3 years for children ages 11-13 and 5 youths attended this year. This is held at the University of Florida.
    - The 4-H Club had 5 youths enter projects into the 4-H Showcase at the Sarasota County Fair and 20 ribbons were received.
    - Four youth participants introduced themselves and provided a brief summary of their experiences with the 4-H Youth Development Program.

- B. Team Member of the Quarter (2nd Quarter)
  - Chair Meredith announced Viktoriya Coblentz, one of SHA's Property Managers, as SHA's Team Member of the Quarter and provided some background as to the reason for her selection. Viktoriya was presented with a plaque and gift card.

**VII. PUBLIC PRESENTATION**

- A. Ms. Valerie Buchand addressed the board:
  - Ms. Buchand stated that the Council has tried to work with the Housing Authority, and she maintains that the Housing Authority has ignored their rights, manipulated the system and lied to evict residents. She further stated that Individual board members have been contacted about the lies that are told and still nothing is done. She states they have an advocate who is being blocked as well from assisting the council. She wanted it on record that she does not believe they are being treated fairly.

**VIII. RESOLUTIONS – ACCEPTED BY CONSENT**

- A. Res 23-07: ACOP Revisions
  - B. Res 23-08: HCV Admin Plan Revisions
  - C. Res 23-09: Culture Guide Revisions
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- Commissioner Sargent asked to pull Resolution 23-09: Culture Guide Revisions and Resolution 23-10: Resident Council MOU. It was reported that Resolution 23-10 had previously been misplaced on the agenda and is not up for discussion in this section and an updated agenda had been distributed prior to the meeting.
  - Commissioner Colón made a motion to accept the remaining Consent Agenda items, A. Res 23-07: ACOP Revisions and B. Res 23-08: HCV Admin Plan Revisions. Commissioner Mason seconded the motion.
  - Commissioner Sargent added that she would also like to pull A. Resolution 23-07: ACOP Revisions. Commissioner Colón withdrew the previous motion.
  - Commissioner Finger made a motion to accept the remaining Consent Agenda item, B. Res 23-08: HCV Admin Plan Revisions. Commissioner Taylor seconded the motion.
    - The motion was voted on and passed unanimously.
- A. Res 23-07: ACOP Revisions
    - Commissioner Sargent asked for clarification on mixed families and the new immigration laws that are being passed. Mr. Russell stated that, with regard to mixed families where there are members that are undocumented, subsidy is prorated for mixed families that have undocumented members and HUD does not pay for those members. The head or co-head of household would need to be a US citizen.
    - Commissioner Finger made a motion to accept A. Resolutions 23-07. Commissioner Mason seconded the motion.
      - The motion was voted on and passed (6 to 1). Commissioner Sargent opposed.
  - C. Res 23-09: Culture Guide Revisions
    - Commissioner Sargent questioned the wording under the Bereavement section stating that the requirement to take bereavement leave within 7 days of the death of a family member may not be enough time if the funeral doesn't take place right away and/or there is extensive travel necessary to attend. It was discussed and decided to revise the wording to say that notification of intent to utilize bereavement leave would need to be given to management and/or designee within 7 days of the death of a family member.

- Commissioner Colón made a motion to accept Resolutions 23-09, with the revised wording stating that notification of intent to utilize bereavement leave would need to be given to management and/or designee within 7 days of the death of a family member. Commissioner Mason seconded the motion.
  - The motion was voted on and passed unanimously.

## IX. OLD BUSINESS

### A. Business Terms for Sarasota Housing Authority Agency-Wide Resident Council (SHAARC) MOU

- Mr. Russell explained that this item was tabled at the last meeting and the Board was asked to have their written questions submitted to him and then he'd get the Resident Council's responses to report at the next meeting. There were no additional questions submitted so he is re-submitting this document outlining the 3 recommendations SHA is making in order to finalize the MOU.
- Commissioner Mason stated her questions were already listed in the minutes of the last meeting.
- Discussion took place regarding Item 1, on what units are able to provide revenue to the Council. Per Resident Council regulation (24 CFR Part 964) the eligible units that can provide the \$15 per unit subsidy are public housing units and/or RAD units of former public housing units. For SHA that equates to 247 units giving \$3,705 per year to the Resident Council.
- Commissioner Sargent maintains they're looking to help all the residents and have all the residents be allowed to communicate with the council. Commissioner Colón inquired if the Resident Council has it in their plans to raise any funds on their own. It was reported that the Council is no longer eligible for the FSS Grant that they previously were able to apply for.
- Commissioner Meredith asked if the Resident Council could produce a budget for the proposed programming and events they are planning for residents and what percentage is to be used for stipends that would go directly to Resident Council members. The board agreed on receiving a budget.
- Commissioner Finger inquired if \$15 was the maximum allowable amount that the Resident Council could receive per unit. Mr. Russell stated that \$15 is the minimum amount that the Resident Council can receive and that the Housing Authority receives the remaining \$10 of the maximum \$25 per unit allowable. He added that the Housing Authority's Resident Services program already runs at a deficit and that the \$10 goes to offset this deficit, along with all the additional fund-raising efforts that SHA does to offset the deficit. Commissioner Finger inquired if it would be possible to raise the Resident Council's portion of the \$25 per unit to \$20, in consideration of the loss of Public Housing Units to the SHA portfolio to support their mission. He also states that he supports the idea of receiving a budget from the Resident Council for them to provide a plan of how they plan to use the funds.
- Mr. Russell provided clarification that each eligible Resident Council board member is allowed to receive a stipend of up to \$200 a month. However, given the current SHA portfolio of 247 Public Housing and RAD units, the eligible Resident Council board members receive approximately \$77.19 per month.

- Chair Meredith reiterated that a budget outline should be submitted and that that can be a starting point for moving forward. Additional assistance was offered and can be provided, if needed, to finalize the budget.
- Commissioner Sargent made a motion to table this item until the next meeting. Commissioner Colón seconded the motion.
  - The motion was voted on and passed unanimously.

**X. NEW BUSINESS**

A. Board Training (2 Hour Training)-Select Date

- Following discussion, the board agreed to hold this training to discuss Ethics, Public Records, Public Meetings and Parliamentary Procedure immediately preceding the August 2<sup>nd</sup> Board meeting from 2-4 pm. Zoom will be provided for those commissioners that are out of town or the area.

B. Board Consent to Appoint Ken Waters to COO / Deputy Director

- Mr. Russell proposed to the board to promote Ken Waters to Chief Operating Officer & Deputy Director. Mr. Waters has been with the Housing Authority for 21 years and provides a wealth of knowledge and experience in multiple facets of the Housing Authority. Commissioner Mason added that Mr. Waters is also a well-respected figure in the community.
- Commissioner Mason made a motion to accept the promotion. Commissioner Colón seconded the motion.
  - The motion was voted on and passed unanimously.

**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

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- Commissioner Vengroff made a motion to accept the Program Updates Consent Agenda. Commissioner Finger seconded the motion.
    - The motion was voted on and passed unanimously.

**XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS**

- A. Commissioner Mason requested that the board attend the Sarasota County Fair next year to see the children exhibits (from the 4-H program that was presented today). She also reported that the Community Emergency Response training is scheduled for September and will involve 4 Saturdays. She would like to have representation from SHA residents. Mr. Russell suggested that the Resident Council could assist with suggesting some individuals to participate. Commissioner Mason will send out the flyer to SHA as soon as she receives them so it can be forwarded to the Resident Council.
- B. Commissioners Colón, Vengroff, Finger and Taylor all congratulated Mr. Waters on his promotion and all his work.

**XIII. ADJOURNMENT**

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:55 pm.

Sarasota Housing Authority  
Cash Position  
June 30, 2023

COCC	979,442.92
HCV - HAP	126,315.77
HCV - Reserve	822,314.54
Bertha Mitchell	1,497,299.51
Towers	282,231.37
Annex	2,665,234.98
Energy Grant Program	8,502.86
Resident Services	234,050.76
SVC	751,775.04
SHMC	16,627.45
Towers LIHTC	132,945.48
Bertha Mitchell-SD	47,488.25
Towers - SD	23,299.83
Annex - SD	20,878.97
Rosemary Cohen	203,992.99
Development	2,564,143.69
Towers LIHTC Reserves	933,242.20
Towers LIHTC Construction	144,240.00
Litigations Proceeds	236,193.13
HCV FSS Escrow	262,063.10
PHA FSS Escrow	95,269.13
SHFC - Operating	1,125,957.33
SHFC - Restricted BB&T	115,496.02
SHFC - Reserve	<u>426,972.38</u>
Total	<u><u>13,715,977.70</u></u>

**Sarasota Housing Authority**  
**Operating Statement**  
**Six Months Ending 06/30/2023**  
**Program: Towers LIHTC      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Tenant Revenue	22,985.86	67,300.00	(44,314.14)	136,453.11	403,800.00	(267,346.89)	807,600.00	(671,146.89)
HUD Revenue	21,429.00	0.00	21,429.00	100,994.00	0.00	100,994.00	0.00	100,994.00
Other Operating Revenue	954.35	(2,948.67)	3,903.02	7,742.51	(17,692.00)	25,434.51	(35,384.00)	43,126.51
<b>TOTAL INCOME</b>	<b>45,369.21</b>	<b>64,351.33</b>	<b>(18,982.12)</b>	<b>245,189.62</b>	<b>386,108.00</b>	<b>(140,918.38)</b>	<b>772,216.00</b>	<b>(527,026.38)</b>
<b>EXPENSES</b>								
Administrative Expense	11,199.03	16,996.58	5,797.55	64,587.62	101,979.50	37,391.88	203,959.00	139,371.38
Tenant Services	79.35	0.00	(79.35)	355.05	0.00	(355.05)	0.00	(355.05)
Utility Expense	5,218.47	12,203.43	6,984.96	50,384.69	73,220.50	22,835.81	146,441.00	96,056.31
4935.00 Sewer Expense	3,933.71	0.00	(3,933.71)	11,462.00	0.00	(11,462.00)	0.00	(11,462.00)
Maintenance	16,063.77	7,499.99	(8,563.78)	69,377.72	45,000.00	(24,377.72)	90,000.00	20,622.28
Protective Services	2,873.12	3,750.00	876.88	11,897.66	22,500.00	10,602.34	45,000.00	33,102.34
Insurance Expense	0.00	7,500.00	7,500.00	1,155.30	45,000.00	43,844.70	90,000.00	88,844.70
General Expense	65.84	84.33	18.49	(10,510.00)	506.00	11,016.00	1,012.00	11,522.00
<b>TOTAL EXPENSES</b>	<b>39,433.29</b>	<b>48,034.33</b>	<b>8,601.04</b>	<b>198,710.04</b>	<b>288,206.00</b>	<b>89,495.96</b>	<b>576,412.00</b>	<b>377,701.96</b>
<b>SURPLUS</b>	<b>5,935.92</b>	<b>16,317.00</b>	<b>(10,381.08)</b>	<b>46,479.58</b>	<b>97,902.00</b>	<b>(51,422.42)</b>	<b>195,804.00</b>	<b>(149,324.42)</b>



**Sarasota Housing Authority**  
**Operating Statement**  
**Three Months Ending 06/30/2023**  
**Program: Towers      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Tenant Revenue	(59.34)	0.00	(59.34)	(59.34)	0.00	(59.34)	0.00	(59.34)
HUD Revenue	3,906.00	0.00	3,906.00	30,515.00	0.00	30,515.00	0.00	30,515.00
Other Operating Revenue	9.32	0.00	9.32	19.07	0.00	19.07	0.00	19.07
<b>TOTAL INCOME</b>	<b>3,855.98</b>	<b>0.00</b>	<b>3,855.98</b>	<b>30,474.73</b>	<b>0.00</b>	<b>30,474.73</b>	<b>0.00</b>	<b>30,474.73</b>
<b>EXPENSES</b>								
Protective Services	7,297.04	0.00	(7,297.04)	3,648.52	0.00	(3,648.52)	0.00	(3,648.52)
<b>TOTAL EXPENSES</b>	<b>7,297.04</b>	<b>0.00</b>	<b>(7,297.04)</b>	<b>3,648.52</b>	<b>0.00</b>	<b>(3,648.52)</b>	<b>0.00</b>	<b>(3,648.52)</b>
<b>SURPLUS</b>	<b>(3,441.06)</b>	<b>0.00</b>	<b>(3,441.06)</b>	<b>26,826.21</b>	<b>0.00</b>	<b>26,826.21</b>	<b>0.00</b>	<b>26,826.21</b>

**Sarasota Housing Authority**  
**Operating Statement**  
**Three Months Ending 06/30/2023**  
**Program: SVC      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>TENANT REVENUE</b>								
3703.00 Tenant Dwelling Rental	94,049.00	31,829.67	62,219.33	288,132.01	95,489.00	192,643.01	381,956.00	(93,823.99)
3704.10 Tenant Revenue - Late Fees	175.00	44.50	130.50	420.00	133.50	286.50	534.00	(114.00)
<b>TOTAL TENANT REVENUE</b>	<b>94,224.00</b>	<b>31,874.17</b>	<b>62,349.83</b>	<b>288,552.01</b>	<b>95,622.50</b>	<b>192,929.51</b>	<b>382,490.00</b>	<b>(93,937.99)</b>
<b>HUD REVENUE</b>								
3707.50 Other Admin Revenue	6,745.58	0.00	6,745.58	20,236.48	0.00	20,236.48	0.00	20,236.48
3707.60 Admin Fees earned	0.00	185,313.83	(185,313.83)	0.00	555,941.50	(555,941.50)	2,223,766.00	(2,223,766.00)
<b>TOTAL HUD REVENUE</b>	<b>6,745.58</b>	<b>185,313.83</b>	<b>(178,568.25)</b>	<b>20,236.48</b>	<b>555,941.50</b>	<b>(535,705.02)</b>	<b>2,223,766.00</b>	<b>(2,203,529.52)</b>
<b>OTHER OPERATING REVENUE</b>								
3714.50 Vacancy Loss	0.00	(318.33)	318.33	0.00	(955.00)	955.00	(3,820.00)	3,820.00
3715.00 Other Revenue	0.00	74,269.33	(74,269.33)	25,708.54	222,808.00	(197,099.46)	891,232.00	(865,523.46)
<b>TOTAL OTHER OPERATING REVENUE</b>	<b>0.00</b>	<b>73,951.00</b>	<b>(73,951.00)</b>	<b>25,708.54</b>	<b>221,853.00</b>	<b>(196,144.46)</b>	<b>887,412.00</b>	<b>(861,703.46)</b>
<b>TOTAL INCOME</b>	<b>100,969.58</b>	<b>291,139.00</b>	<b>(190,169.42)</b>	<b>334,497.03</b>	<b>873,417.00</b>	<b>(538,919.97)</b>	<b>3,493,668.00</b>	<b>(3,159,170.97)</b>
<b>EXPENSES</b>								
Administrative Expense	33,401.43	33,482.07	80.64	58,290.68	100,446.25	42,155.57	401,785.00	343,494.32
Utility Expense	17,588.48	3,531.41	(14,057.07)	10,570.17	10,594.25	24.08	42,377.00	31,806.83
4935.00 Sewer Expense	17,800.58	0.00	(17,800.58)	25,575.82	0.00	(25,575.82)	0.00	(25,575.82)
Maintenance	17,827.34	5,339.16	(12,488.18)	57,195.77	16,017.50	(41,178.27)	64,070.00	6,874.23
<b>INSURANCE EXPENSE</b>								
4961.01 Property Insurance	7,184.87	748.75	(6,436.12)	13,690.31	2,246.25	(11,444.06)	8,985.00	(4,705.31)
4961.02 Liability Insurance	0.00	630.00	630.00	0.00	1,890.00	1,890.00	7,560.00	7,560.00
4961.03 Worker's Compensation Insurance	0.00	631.75	631.75	0.00	1,895.25	1,895.25	7,581.00	7,581.00
4961.04 Auto Insurance	1,221.24	0.00	(1,221.24)	1,261.36	0.00	(1,261.36)	0.00	(1,261.36)
<b>TOTAL INSURANCE EXPENSE</b>	<b>8,406.11</b>	<b>2,010.50</b>	<b>(6,395.61)</b>	<b>14,951.67</b>	<b>6,031.50</b>	<b>(8,920.17)</b>	<b>24,126.00</b>	<b>9,174.33</b>
General Expense	80.45	16.08	(64.37)	278.87	48.25	(230.62)	193.00	(85.87)
5210.00 Appliances	2,568.00	0.00	(2,568.00)	2,568.00	0.00	(2,568.00)	0.00	(2,568.00)
<b>TOTAL EXPENSES</b>	<b>97,672.39</b>	<b>44,379.22</b>	<b>(53,293.17)</b>	<b>169,430.98</b>	<b>133,137.75</b>	<b>(36,293.23)</b>	<b>532,551.00</b>	<b>363,120.02</b>
<b>SURPLUS</b>	<b>3,297.19</b>	<b>246,759.78</b>	<b>(243,462.59)</b>	<b>165,066.05</b>	<b>740,279.25</b>	<b>(575,213.20)</b>	<b>2,961,117.00</b>	<b>(2,796,050.95)</b>

**Sarasota Housing Authority**  
**Operating Statement**  
**Three Months Ending 06/30/2023**  
**Program: Sarasota Housing Mgmt Corp      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
3707.10 Management Fee Revenue	0.00	0.00	0.00	1,223.39	0.00	1,223.39	0.00	1,223.39
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,223.39</b>	<b>0.00</b>	<b>1,223.39</b>	<b>0.00</b>	<b>1,223.39</b>
<b>EXPENSES</b>								
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,223.39</b>	<b>0.00</b>	<b>(1,223.39)</b>	<b>0.00</b>	<b>(1,223.39)</b>

**Sarasota Housing Authority**  
**Operating Statement**  
**Three Months Ending 06/30/2023**  
**Program: SHFC      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Tenant Revenue Other	79,885.22	77,150.16	2,735.06	234,603.47	231,450.50	3,152.97	925,802.00	(691,198.53)
Other Revenue	437.67	(166.67)	604.34	30,638.60	(500.00)	31,138.60	(2,000.00)	32,638.60
<b>TOTAL INCOME</b>	<b>80,322.89</b>	<b>76,983.49</b>	<b>3,339.40</b>	<b>265,242.07</b>	<b>230,950.50</b>	<b>34,291.57</b>	<b>923,802.00</b>	<b>(658,559.93)</b>
<b>EXPENSES</b>								
Administrative Expense	19,038.15	2,077.68	(16,960.47)	59,148.60	6,233.00	(52,915.60)	24,932.00	(34,216.60)
Utilities Expense	3,978.47	7,932.58	3,954.11	7,828.73	23,797.75	15,969.02	95,191.00	87,362.27
4935.00 Sewer Expense	2,738.76	0.00	(2,738.76)	5,367.83	0.00	(5,367.83)	0.00	(5,367.83)
Maintenance	24,004.55	17,668.75	(6,335.80)	37,204.12	53,006.25	15,802.13	212,025.00	174,820.88
Insurance Expense	10,204.03	21,368.59	11,164.56	20,851.21	64,105.75	43,254.54	256,423.00	235,571.79
General Expense	15,019.76	1,259.67	(13,760.09)	20,124.96	3,779.00	(16,345.96)	15,116.00	(5,008.96)
<b>TOTAL EXPENSES</b>	<b>74,983.72</b>	<b>50,307.27</b>	<b>(24,676.45)</b>	<b>150,525.45</b>	<b>150,921.75</b>	<b>396.30</b>	<b>603,687.00</b>	<b>453,161.55</b>
<b>SURPLUS</b>	<b>5,339.17</b>	<b>26,676.22</b>	<b>(21,337.05)</b>	<b>114,716.62</b>	<b>80,028.75</b>	<b>34,687.87</b>	<b>320,115.00</b>	<b>(205,398.38)</b>

**Sarasota Housing Authority**  
**Operating Statement**  
**Three Months Ending 06/30/2023**  
**Program: Section 8 Voucher      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
3704.30 Tenant Revenue - Other	0.00	194.58	(194.58)	0.00	583.75	(583.75)	2,335.00	(2,335.00)
HUD Revenues	1,988,816.93	1,862,799.16	126,017.77	5,778,031.98	5,588,397.50	189,634.48	22,353,590.00	(16,575,558.02)
Other Operating Revenue	12,470.35	8,375.50	4,094.85	24,756.65	25,126.50	(369.85)	100,506.00	(75,749.35)
<b>TOTAL INCOME</b>	<b>2,001,287.28</b>	<b>1,871,369.24</b>	<b>129,918.04</b>	<b>5,802,788.63</b>	<b>5,614,107.75</b>	<b>188,680.88</b>	<b>22,456,431.00</b>	<b>(16,653,642.37)</b>
<b>EXPENSES</b>								
Administrative Expense	118,341.21	122,567.90	4,226.69	308,811.54	367,703.75	58,892.21	1,470,815.00	1,162,003.46
4921.03 Resident Services - Tenant	0.00	20.25	20.25	0.00	60.75	60.75	243.00	243.00
Utilities Expense	857.71	0.00	(857.71)	1,601.06	0.00	(1,601.06)	0.00	(1,601.06)
Maintenance	5,634.70	2,121.91	(3,512.79)	15,126.68	6,365.75	(8,760.93)	25,463.00	10,336.32
Insurance	1,771.61	368.92	(1,402.69)	3,994.46	1,106.75	(2,887.71)	4,427.00	432.54
General Expense	13,308.31	645.42	(12,662.89)	22,109.81	1,936.25	(20,173.56)	7,745.00	(14,364.81)
4971.50 Misc - Landlord Bonus	(500.00)	1,935.58	2,435.58	24,500.00	5,806.75	(18,693.25)	23,227.00	(1,273.00)
4971.51 EHV Reimbursables	0.00	1,470.25	1,470.25	0.00	4,410.75	4,410.75	17,643.00	17,643.00
HAP Expense	2,073,087.85	1,663,309.08	(409,778.77)	6,057,858.97	4,989,927.25	(1,067,931.72)	19,959,709.00	13,901,850.03
<b>TOTAL EXPENSES</b>	<b>2,212,501.39</b>	<b>1,792,439.31</b>	<b>(420,062.08)</b>	<b>6,434,002.52</b>	<b>5,377,318.00</b>	<b>(1,056,684.52)</b>	<b>21,509,272.00</b>	<b>15,075,269.48</b>
<b>SURPLUS</b>	<b>(211,214.11)</b>	<b>78,929.93</b>	<b>(290,144.04)</b>	<b>(631,213.89)</b>	<b>236,789.75</b>	<b>(868,003.64)</b>	<b>947,159.00</b>	<b>(1,578,372.89)</b>

**Sarasota Housing Authority**  
**Operating Statement**  
**Three Months Ending 06/30/2023**

**Program: Resident Services      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
3706.20 ROSS Grant	5,810.67	0.00	5,810.67	17,432.01	0.00	17,432.01	0.00	17,432.01
3706.30 HUD FSS Grant	6,388.15	0.00	6,388.15	19,962.97	0.00	19,962.97	0.00	19,962.97
3707.50 Other Admin Revenue	0.00	0.00	0.00	3,040.00	0.00	3,040.00	0.00	3,040.00
3707.51 Other Admin Revenue: YT	0.00	0.00	0.00	2,800.00	0.00	2,800.00	0.00	2,800.00
<b>TOTAL INCOME</b>	<b>12,198.82</b>	<b>0.00</b>	<b>12,198.82</b>	<b>43,234.98</b>	<b>0.00</b>	<b>43,234.98</b>	<b>0.00</b>	<b>43,234.98</b>
<b>EXPENSES</b>								
4911.00 Administrative Salaries	18,581.56	0.00	(18,581.56)	55,521.56	0.00	(55,521.56)	0.00	(55,521.56)
4912.10 Accounting fees	935.28	0.00	(935.28)	935.28	0.00	(935.28)	0.00	(935.28)
4915.00 Administrative EBC Expenses	5,208.23	0.00	(5,208.23)	14,167.14	0.00	(14,167.14)	0.00	(14,167.14)
4916.00 Office Supplies Expense	22.30	0.00	(22.30)	73.79	0.00	(73.79)	0.00	(73.79)
4918.00 Travel Expenses	46.44	0.00	(46.44)	46.44	0.00	(46.44)	0.00	(46.44)
4919.01 Telephone Expense	389.33	0.00	(389.33)	1,217.64	0.00	(1,217.64)	0.00	(1,217.64)
4919.02 Dues/Subsription Expense	18.05	0.00	(18.05)	68.31	0.00	(68.31)	0.00	(68.31)
4919.04 Training Expense	1,222.11	0.00	(1,222.11)	1,294.14	0.00	(1,294.14)	0.00	(1,294.14)
4919.09 Office Lease Expense	501.36	0.00	(501.36)	1,504.08	0.00	(1,504.08)	0.00	(1,504.08)
4919.11 Internet Expense	505.22	223.50	(281.72)	967.83	670.50	(297.33)	2,682.00	1,714.17
4919.112 YT Internet	0.00	223.50	223.50	483.98	670.50	186.52	2,682.00	2,198.02
4919.12 Investigations	0.00	3.50	3.50	29.99	10.50	(19.49)	42.00	12.01
4919.15 Admin. General Contracts	632.13	0.00	(632.13)	1,487.88	0.00	(1,487.88)	0.00	(1,487.88)
4919.16 Admin. Equipment Contracts	134.92	0.00	(134.92)	302.75	0.00	(302.75)	0.00	(302.75)
4919.161 Admin Equip Contracts: YT	0.00	29.50	29.50	0.00	88.50	88.50	354.00	354.00
4921.02 Resident Services EBC Expenses	1,961.55	911.42	(1,050.13)	3,982.28	2,734.25	(1,248.03)	10,937.00	6,954.72
4921.03 Resident Services Tenant Servc	0.00	7.25	7.25	2,500.00	21.75	(2,478.25)	87.00	(2,413.00)
4921.04 Resident Services - Council fee	1,352.49	0.00	(1,352.49)	1,352.49	0.00	(1,352.49)	0.00	(1,352.49)
4921.09 YT- After School Tutors	583.76	184.92	(398.84)	1,383.76	554.75	(829.01)	2,219.00	835.24
4921.11 YT- Program Supplies/Activities	78.15	0.00	(78.15)	2,809.33	0.00	(2,809.33)	0.00	(2,809.33)
4921.111 YT- Program Supplies/Activities	0.00	701.83	701.83	1,579.75	2,105.50	525.75	8,422.00	6,842.25
4921.12 YT- Printing/Advertising	0.00	144.42	144.42	0.00	433.25	433.25	1,733.00	1,733.00
4921.13 YT- Travel/Training	0.00	4.75	4.75	1,086.00	14.25	(1,071.75)	57.00	(1,029.00)
4921.14 Shop with a Cop	0.00	166.00	166.00	0.00	498.00	498.00	1,992.00	1,992.00
4932.00 Electricity Expense	335.29	60.58	(274.71)	818.15	181.75	(636.40)	727.00	(91.15)
4942.16 Hardware	0.00	3.83	3.83	0.00	11.50	11.50	46.00	46.00
4942.18 HVAC Parts	0.00	86.33	86.33	0.00	259.00	259.00	1,036.00	1,036.00
4942.20 Janitorial Supplies	0.00	13.92	13.92	0.00	41.75	41.75	167.00	167.00
4942.28 Lumber	0.00	11.83	11.83	0.00	35.50	35.50	142.00	142.00
4942.30 Miscellaneous Materials	0.00	0.00	0.00	46.99	0.00	(46.99)	0.00	(46.99)
4942.34 Paint/Drywall	0.00	30.83	30.83	0.00	92.50	92.50	370.00	370.00
4942.36 Plumbing parts	0.00	31.67	31.67	0.00	95.00	95.00	380.00	380.00
4943.01 Alarm Expense	35.00	32.33	(2.67)	105.00	97.00	(8.00)	388.00	283.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
4943.04 Electrical Expense	0.00	286.00	286.00	0.00	858.00	858.00	3,432.00	3,432.00
4943.05 Plumbing Expense	0.00	777.08	777.08	0.00	2,331.25	2,331.25	9,325.00	9,325.00
4943.06 HVAC Expense	0.00	10.42	10.42	0.00	31.25	31.25	125.00	125.00
4943.10 Routine Maintenance Exp.	750.00	407.33	(342.67)	1,624.96	1,222.00	(402.96)	4,888.00	3,263.04
4943.101 YT- Routing Maintenance	0.00	216.67	216.67	124.68	650.00	525.32	2,600.00	2,475.32
4943.12 Equipment Leasing	318.16	32.00	(286.16)	318.16	96.00	(222.16)	384.00	65.84
4952.00 Protective Services Expense	0.00	4.08	4.08	0.00	12.25	12.25	49.00	49.00
4961.04 Auto Insurance	439.56	405.58	(33.98)	876.44	1,216.75	340.31	4,867.00	3,990.56
4962.00 General Expenses	131.95	83.58	(48.37)	258.99	250.75	(8.24)	1,003.00	744.01
<b>TOTAL EXPENSES</b>	<b>34,182.84</b>	<b>5,094.65</b>	<b>(29,088.19)</b>	<b>96,967.79</b>	<b>15,284.00</b>	<b>(81,683.79)</b>	<b>61,136.00</b>	<b>(35,831.79)</b>
<b>SURPLUS</b>	<b>(21,984.02)</b>	<b>(5,094.65)</b>	<b>(16,889.37)</b>	<b>(53,732.81)</b>	<b>(15,284.00)</b>	<b>(38,448.81)</b>	<b>(61,136.00)</b>	<b>7,403.19</b>

**Sarasota Housing Authority**  
**Operating Statement**  
**Three Months Ending 06/30/2023**  
**Program: Energy Grant Program      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>EXPENSES</b>								
4911.00 Administrative Salaries	3,354.75	0.00	(3,354.75)	10,087.88	0.00	(10,087.88)	0.00	(10,087.88)
4915.00 Administrative EBC Expenses	1,482.21	0.00	(1,482.21)	4,191.53	0.00	(4,191.53)	0.00	(4,191.53)
4922.00 Relocation Expenses	0.00	0.00	0.00	394.00	0.00	(394.00)	0.00	(394.00)
4942.26 Lighting/Fixtures	0.00	0.00	0.00	9,592.16	0.00	(9,592.16)	0.00	(9,592.16)
4942.30 Miscellaneous Materials	0.00	0.00	0.00	33.57	0.00	(33.57)	0.00	(33.57)
4962.00 General Expenses	11.00	0.00	(11.00)	5,034.84	0.00	(5,034.84)	0.00	(5,034.84)
<b>TOTAL EXPENSES</b>	<b>4,847.96</b>	<b>0.00</b>	<b>(4,847.96)</b>	<b>29,333.98</b>	<b>0.00</b>	<b>(29,333.98)</b>	<b>0.00</b>	<b>(29,333.98)</b>
<b>SURPLUS</b>	<b>(4,847.96)</b>	<b>0.00</b>	<b>4,847.96</b>	<b>(29,333.98)</b>	<b>0.00</b>	<b>29,333.98</b>	<b>0.00</b>	<b>29,333.98</b>



**Sarasota Housing Authority**

**Operating Statement**

**Three Months Ending 06/30/2023**

**Program: Bertha Mitchell      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Tenant Revenue	17,663.12	41,486.83	(23,823.71)	81,481.12	124,460.50	(42,979.38)	497,842.00	(416,360.88)
HUD Revenues	248,421.22	181,726.17	66,695.05	349,875.57	545,178.50	(195,302.93)	2,180,714.00	(1,830,838.43)
Other Operating Revenue	10,598.37	24,435.58	(13,837.21)	42,873.67	73,306.75	(30,433.08)	293,227.00	(250,353.33)
<b>TOTAL INCOME</b>	<b>276,682.71</b>	<b>247,648.58</b>	<b>29,034.13</b>	<b>474,230.36</b>	<b>742,945.75</b>	<b>(268,715.39)</b>	<b>2,971,783.00</b>	<b>(2,497,552.64)</b>
<b>EXPENSES</b>								
Administrative Expense	62,466.64	52,771.73	(9,694.91)	130,347.86	158,315.25	27,967.39	633,261.00	502,913.14
Tenant Services	79.35	150.17	70.82	2,281.10	450.50	(1,830.60)	1,802.00	(479.10)
Utility Expense	13,801.48	41,567.67	27,766.19	38,153.13	124,703.00	86,549.87	498,812.00	460,658.87
4935.00 Sewer Expense	11,221.44	0.00	(11,221.44)	19,803.92	0.00	(19,803.92)	0.00	(19,803.92)
Maintenance	44,908.80	39,766.15	(5,142.65)	114,261.33	119,298.50	5,037.17	477,194.00	362,932.67
Protective Services	0.00	98.25	98.25	0.00	294.75	294.75	1,179.00	1,179.00
Insurance Expense	14,001.08	7,468.08	(6,533.00)	28,213.50	22,404.25	(5,809.25)	89,617.00	61,403.50
General Expense	2,356.81	6,947.42	4,590.61	7,052.53	20,842.25	13,789.72	83,369.00	76,316.47
<b>TOTAL EXPENSES</b>	<b>148,835.60</b>	<b>148,769.47</b>	<b>(66.13)</b>	<b>340,113.37</b>	<b>446,308.50</b>	<b>106,195.13</b>	<b>1,785,234.00</b>	<b>1,445,120.63</b>
<b>SURPLUS</b>	<b>127,847.11</b>	<b>98,879.11</b>	<b>(28,968.00)</b>	<b>134,116.99</b>	<b>296,637.25</b>	<b>162,520.26</b>	<b>1,186,549.00</b>	<b>1,052,432.01</b>

**Sarasota Housing Authority**  
**Operating Statement**  
**Three Months Ending 06/30/2023**  
**Program: Business Activities      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Other Operating Revenue	4,134.62	0.00	4,134.62	11,165.09	0.00	11,165.09	0.00	11,165.09
<b>TOTAL INCOME</b>	<b>4,134.62</b>	<b>0.00</b>	<b>4,134.62</b>	<b>11,165.09</b>	<b>0.00</b>	<b>11,165.09</b>	<b>0.00</b>	<b>11,165.09</b>
<b>EXPENSES</b>								
Administrative Expense	4,182.49	0.00	(4,182.49)	12,583.83	0.00	(12,583.83)	0.00	(12,583.83)
4921.04 Resident Services - Council fee	158.70	0.00	(158.70)	317.40	0.00	(317.40)	0.00	(317.40)
Utilities Expense	0.00	0.00	0.00	(34.13)	0.00	34.13	0.00	34.13
Maintenance	159.99	0.00	(159.99)	563.39	0.00	(563.39)	0.00	(563.39)
Insurance Expense	1,047.66	0.00	(1,047.66)	3,142.98	0.00	(3,142.98)	0.00	(3,142.98)
General Expense	2.35	0.00	(2.35)	10.57	0.00	(10.57)	0.00	(10.57)
<b>TOTAL EXPENSES</b>	<b>5,551.19</b>	<b>0.00</b>	<b>(5,551.19)</b>	<b>16,584.04</b>	<b>0.00</b>	<b>(16,584.04)</b>	<b>0.00</b>	<b>(16,584.04)</b>
<b>SURPLUS</b>	<b>(1,416.57)</b>	<b>0.00</b>	<b>1,416.57</b>	<b>(5,418.95)</b>	<b>0.00</b>	<b>5,418.95</b>	<b>0.00</b>	<b>5,418.95</b>

**Sarasota Housing Authority**  
**Operating Statement**  
**Three Months Ending 06/30/2023**  
**Program: Annex      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
Tenant Revenue	24,517.51	24,325.91	191.60	74,698.39	72,977.75	1,720.64	291,911.00	(217,212.61)
HUD Revenue	85,064.00	85,379.50	(315.50)	247,073.00	256,138.50	(9,065.50)	1,024,554.00	(777,481.00)
Other Operating Revenue	8.57	(384.00)	392.57	3,298.69	(1,152.00)	4,450.69	(4,608.00)	7,906.69
<b>TOTAL INCOME</b>	<b>109,590.08</b>	<b>109,321.41</b>	<b>268.67</b>	<b>325,070.08</b>	<b>327,964.25</b>	<b>(2,894.17)</b>	<b>1,311,857.00</b>	<b>(986,786.92)</b>
<b>EXPENSES</b>								
Administrative Expense	51,617.68	34,124.43	(17,493.25)	121,571.55	102,373.25	(19,198.30)	409,493.00	287,921.45
Tenant Services	0.00	2.00	2.00	117.00	6.00	(111.00)	24.00	(93.00)
Utility Expense	9,123.70	9,081.08	(42.62)	21,778.66	27,243.25	5,464.59	108,973.00	87,194.34
4935.00 Sewer Expense	4,978.42	0.00	(4,978.42)	10,244.63	0.00	(10,244.63)	0.00	(10,244.63)
Maintenance	27,566.13	13,436.67	(14,129.46)	55,089.62	40,310.00	(14,779.62)	161,240.00	106,150.38
Protective Services	3,830.82	3,662.83	(167.99)	11,450.44	10,988.50	(461.94)	43,954.00	32,503.56
Insurance Expense	9,904.98	2,731.92	(7,173.06)	21,083.88	8,195.75	(12,888.13)	32,783.00	11,699.12
4962.00 General Expenses	164.51	1,389.00	1,224.49	607.41	4,167.00	3,559.59	16,668.00	16,060.59
<b>TOTAL EXPENSES</b>	<b>107,186.24</b>	<b>64,427.93</b>	<b>(42,758.31)</b>	<b>241,943.19</b>	<b>193,283.75</b>	<b>(48,659.44)</b>	<b>773,135.00</b>	<b>531,191.81</b>
<b>SURPLUS</b>	<b>2,403.84</b>	<b>44,893.48</b>	<b>42,489.64</b>	<b>83,126.89</b>	<b>134,680.50</b>	<b>51,553.61</b>	<b>538,722.00</b>	<b>455,595.11</b>

# Janies Garden Budget Operating Report

As of June 30, 2023

	Month Ending 06/30/2023			01/01/2023 Through 06/30/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
<b>RENT INCOME</b>							
512000 - APARTMENT RENT - TENANT	48,053.00	77,500.00	(29,447.00)	297,065.00	465,000.00	(167,935.00)	930,000.00
512100 - SUBSIDY REVENUE	33,881.00	0.00	33,881.00	198,859.00	0.00	198,859.00	0.00
<b>TOTAL RENT INCOME</b>	<b>81,934.00</b>	<b>77,500.00</b>	<b>4,434.00</b>	<b>495,924.00</b>	<b>465,000.00</b>	<b>30,924.00</b>	<b>930,000.00</b>
<b>VACANCIES</b>							
522000 - VACANCIES - TENANT	(3,677.00)	(1,666.00)	(2,011.00)	(13,509.00)	(9,996.00)	(3,513.00)	(20,000.00)
528000 - EMPLOYEE APARTMENT/DISCOUNT	(850.00)	(850.00)	0.00	(5,100.00)	(5,100.00)	0.00	(10,200.00)
<b>TOTAL VACANCIES</b>	<b>(4,527.00)</b>	<b>(2,516.00)</b>	<b>(2,011.00)</b>	<b>(18,609.00)</b>	<b>(15,096.00)</b>	<b>(3,513.00)</b>	<b>(30,200.00)</b>
<b>NET RENTAL INCOME</b>	<b>77,407.00</b>	<b>74,984.00</b>	<b>2,423.00</b>	<b>477,315.00</b>	<b>449,904.00</b>	<b>27,411.00</b>	<b>899,800.00</b>
<b>SERVICES INCOME</b>							
531000 - COIN OPERATIONS	0.00	21.00	(21.00)	0.00	126.00	(126.00)	250.00
533000 - TENANT APPLICATION FEE	30.00	100.00	(70.00)	510.00	600.00	(90.00)	1,200.00
<b>TOTAL SERVICES INCOME</b>	<b>30.00</b>	<b>121.00</b>	<b>(91.00)</b>	<b>510.00</b>	<b>726.00</b>	<b>(216.00)</b>	<b>1,450.00</b>
<b>FINANCIAL INCOME</b>							
541000 - INTEREST INCOME	96.96	0.00	96.96	96.96	0.00	96.96	0.00
541200 - INT INC - RESERVES & ESCROWS	8.86	0.00	8.86	44.62	0.00	44.62	0.00
<b>TOTAL FINANCIAL INCOME</b>	<b>105.82</b>	<b>0.00</b>	<b>105.82</b>	<b>141.58</b>	<b>0.00</b>	<b>141.58</b>	<b>0.00</b>
<b>OTHER INCOME</b>							
592500 - LATE CHARGES	1,150.00	433.00	717.00	5,380.00	2,348.00	3,032.00	4,950.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	75.00	0.00	75.00	0.00
593900 - DAMAGES	0.00	300.00	(300.00)	2,401.63	1,800.00	601.63	3,596.00
594000 - PET FEE	0.00	0.00	0.00	150.00	0.00	150.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>1,150.00</b>	<b>733.00</b>	<b>417.00</b>	<b>8,006.63</b>	<b>4,148.00</b>	<b>3,858.63</b>	<b>8,546.00</b>
<b>TOTAL INCOME</b>	<b>78,692.82</b>	<b>75,838.00</b>	<b>2,854.82</b>	<b>485,973.21</b>	<b>454,778.00</b>	<b>31,195.21</b>	<b>909,796.00</b>
<b>TOTAL CORPORATE EXPENSES</b>							
<b>RENTING EXPENSES</b>							
621000 - ADVERTISING	0.00	43.00	43.00	729.18	508.00	(221.18)	756.00
622500 - CREDIT REPORTS	607.19	88.00	(519.19)	1,748.33	528.00	(1,220.33)	1,012.00
624500 - INSPECTION FEES	0.00	0.00	0.00	0.00	200.00	200.00	400.00
625500 - EVICTION EXPENSE	837.00	367.00	(470.00)	837.00	2,202.00	1,365.00	4,000.00
629000 - MISC RENTING EXPENSE	0.00	14.00	14.00	0.00	84.00	84.00	168.00
<b>TOTAL RENTING EXPENSES</b>	<b>1,444.19</b>	<b>512.00</b>	<b>(932.19)</b>	<b>3,314.51</b>	<b>3,522.00</b>	<b>207.49</b>	<b>6,336.00</b>
<b>ADMINISTRATIVE EXPENSES</b>							
631000 - OFFICE PAYROLL	1,683.06	2,160.00	476.94	9,585.20	14,038.00	4,452.80	28,841.00
631100 - OFFICE EXPENSE	1,002.44	434.00	(568.44)	1,981.69	2,604.00	622.31	5,204.00
631111 - BANK CHARGES	50.63	48.00	(2.63)	291.37	1,112.00	820.63	1,400.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	50.00	50.00	0.00	520.00	520.00	1,040.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	615.00	615.00	778.15	1,230.00	451.85	2,460.00
632000 - MANAGEMENT FEES	3,807.25	4,400.00	592.75	28,008.38	26,400.00	(1,608.38)	52,800.00
632500 - ANSWERING SERVICE	0.00	33.00	33.00	0.00	198.00	198.00	400.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	(779.60)	1,403.00	2,182.60	7,658.78	9,062.00	1,403.22	18,759.00
634000 - LEGAL EXPENSE	0.00	0.00	0.00	601.00	0.00	(601.00)	0.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	500.00	500.00	500.00	500.00	0.00	500.00
635000 - AUDIT EXPENSE	0.00	2,500.00	2,500.00	6,500.00	5,000.00	(1,500.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	1,133.64	595.00	(538.64)	1,700.46	1,190.00	(510.46)	2,380.00
635400 - SOFTWARE LICENSE EXPENSE	122.04	0.00	(122.04)	5,434.86	5,500.00	65.14	5,500.00
636000 - TELEPHONE	250.54	153.00	(97.54)	1,703.26	927.00	(776.26)	1,845.00
637000 - BAD DEBT EXPENSE	25.00	420.21	395.21	6,872.00	2,521.26	(4,350.74)	5,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	167.00	167.00	648.35	1,002.00	353.65	2,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	3,559.91	2,791.00	(768.91)	13,616.71	16,746.00	3,129.29	33,492.00
638400 - TRAINING EXPENSE	31.70	150.00	118.30	2,037.97	1,200.00	(837.97)	2,100.00
638500 - TRAVEL EXPENSE	864.99	95.00	(769.99)	864.99	570.00	(294.99)	1,140.00
639000 - MISC ADMINISTRATIVE EXPENSE	14.00	250.00	236.00	382.75	1,500.00	1,117.25	3,000.00
639002 - MISC ADMIN EXP - Consultant Fees	650.00	0.00	(650.00)	1,300.00	0.00	(1,300.00)	0.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>12,415.60</b>	<b>16,764.21</b>	<b>4,348.61</b>	<b>90,465.92</b>	<b>91,820.26</b>	<b>1,354.34</b>	<b>177,861.00</b>
<b>OPERATING EXPENSE</b>							
641900 - UNIFORMS EXPENSE	0.00	0.00	0.00	0.00	250.00	250.00	500.00
643000 - MAINTENANCE PAYROLL	1,316.05	4,113.00	2,796.95	15,031.97	26,734.00	11,702.03	54,768.00
643100 - JANITOR SUPPLIES	338.49	250.00	(88.49)	837.58	1,500.00	662.42	2,000.00
645000 - ELECTRICITY	939.87	833.00	(106.87)	3,487.43	4,998.00	1,510.57	10,000.00
645050 - ELECTRICITY - Vacant Unit	382.93	0.00	(382.93)	611.87	0.00	(611.87)	0.00
645100 - WATER	3,550.10	4,000.00	449.90	21,774.06	24,000.00	2,225.94	48,000.00
645300 - SEWER	5,085.16	4,836.00	(249.16)	29,385.20	29,016.00	(369.20)	58,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	165.12	86.00	(79.12)	495.36	516.00	20.64	1,032.00
646000 - EXTERMINATING	489.40	1,315.00	825.60	4,216.31	5,290.00	1,073.69	7,000.00

# Janies Garden Budget Operating Report As of June 30, 2023

	Month Ending 06/30/2023			01/01/2023 Through 06/30/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
647000 - GARBAGE & RUBBISH REMOVAL	4,342.69	2,499.60	(1,843.09)	21,221.09	14,997.60	(6,223.49)	30,000.00
647100 - FIRE SERVICE FEE / REPAIRS	459.68	832.50	372.82	7,506.53	4,995.00	(2,511.53)	9,995.00
649000 - MISC OPERATING EXPENSE	0.00	166.00	166.00	0.00	996.00	996.00	2,000.00
<b>TOTAL OPERATING EXPENSE</b>	<b>17,069.49</b>	<b>18,931.10</b>	<b>1,861.61</b>	<b>104,567.40</b>	<b>113,292.60</b>	<b>8,725.20</b>	<b>223,295.00</b>
<b>MAINTENANCE EXPENSE</b>							
652000 - GROUNDS	(1,600.00)	0.00	1,600.00	(1,200.00)	0.00	1,200.00	0.00
652001 - GROUNDS - Supplies	4.99	0.00	(4.99)	4.99	2,000.00	1,995.01	2,000.00
652002 - GROUNDS - Contract	1,595.00	1,754.50	159.50	9,770.00	10,527.00	757.00	21,100.00
653000 - EXTERIOR PAINTING / REPAIRS	0.00	582.40	582.40	1,067.14	3,505.40	2,438.26	6,999.80
653500 - CLEANING EXPENSE	27.42	58.00	30.58	1,442.42	348.00	(1,094.42)	700.00
654100 - REPAIRS - APPLIANCES	0.00	250.00	250.00	1,054.24	2,000.00	945.76	2,500.00
654200 - REPAIRS - CARPET & FLOORS	620.00	204.00	(416.00)	2,210.00	1,774.00	(436.00)	2,996.00
654300 - REPAIRS - CARPENTRY	2,559.36	583.05	(1,976.31)	3,899.71	3,498.30	(401.41)	7,002.45
654307 - REPAIRS - Hardware	0.00	0.00	0.00	10.90	0.00	(10.90)	0.00
654400 - REPAIRS - ELECTRICAL	402.43	150.00	(252.43)	3,012.53	900.00	(2,112.53)	2,000.00
654600 - REPAIRS - PLUMBING	34.03	360.00	325.97	2,315.98	2,448.00	132.02	5,040.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	(25,155.95)	0.00	25,155.95	(25,155.95)	0.00	25,155.95	0.00
654709 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / SANDY)	(2,396.76)	0.00	2,396.76	3.00	0.00	(3.00)	0.00
654800 - SERVICE CONTRACTS	0.00	46.00	46.00	254.32	725.00	470.68	1,000.00
655100 - REPAIRS - HVAC	3,782.25	667.20	(3,115.05)	13,213.42	4,003.20	(9,210.22)	8,000.00
656000 - DECORATING EXPENSE	1,213.77	835.00	(378.77)	8,268.54	5,010.00	(3,258.54)	10,000.00
656001 - DECORATING - Painting Supplies	438.70	0.00	(438.70)	438.70	0.00	(438.70)	0.00
657000 - MOTOR VEHICLE REPAIRS	0.00	124.50	124.50	0.00	747.00	747.00	1,500.00
658500 - SMALL TOOLS EXPENSE	92.89	0.00	(92.89)	291.09	300.00	8.91	600.00
659000 - MISC MAINTENANCE EXPENSE	7.46	0.00	(7.46)	82.46	500.00	417.54	500.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>(18,374.41)</b>	<b>5,614.65</b>	<b>23,989.06</b>	<b>20,983.49</b>	<b>38,285.90</b>	<b>17,302.41</b>	<b>71,938.25</b>
<b>INTEREST EXPENSE</b>							
682000 - 1ST MORTGAGE INTEREST	7,949.86	7,950.00	0.14	46,993.00	46,993.00	0.00	93,481.00
<b>TOTAL INTEREST EXPENSE</b>	<b>7,949.86</b>	<b>7,950.00</b>	<b>0.14</b>	<b>46,993.00</b>	<b>46,993.00</b>	<b>0.00</b>	<b>93,481.00</b>
<b>TAXES &amp; INSURANCE</b>							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	42,000.00
671100 - PAYROLL TAXES	315.60	592.00	276.40	2,655.08	4,812.00	2,156.92	8,868.00
672000 - INSURANCE EXPENSE	0.00	1,300.00	1,300.00	49,103.97	64,600.00	15,496.03	167,800.00
672100 - HEALTH INSURANCE	417.49	1,300.00	882.51	2,687.81	7,800.00	5,112.19	15,600.00
672200 - WORKERS COMP INSURANCE	58.16	171.00	112.84	549.20	1,109.00	559.80	2,274.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	1,086.00	1,002.00	(84.00)	2,000.00
672500 - EMPLOYEE BENEFITS	36.73	325.00	288.27	1,723.86	1,950.00	226.14	3,900.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>827.98</b>	<b>3,855.00</b>	<b>3,027.02</b>	<b>57,805.92</b>	<b>81,273.00</b>	<b>23,467.08</b>	<b>242,442.00</b>
<b>OTHER EXPENSES</b>							
687000 - AGENCY SERVICE FEE	0.00	0.00	0.00	262.50	400.00	137.50	1,000.00
<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>262.50</b>	<b>400.00</b>	<b>137.50</b>	<b>1,000.00</b>
<b>EQUIPMENT PURCHASES</b>							
721101 - Kitchen Appliances	3,038.66	0.00	(3,038.66)	5,455.03	3,000.00	(2,455.03)	4,500.00
721102 - Flooring: Carpet & Tile	2,411.01	1,000.00	(1,411.01)	6,265.43	6,000.00	(265.43)	10,000.00
721103 - Cabinets/Countertops	0.00	0.00	0.00	320.00	0.00	(320.00)	0.00
721104 - Tubs & Surrounds	1,100.00	0.00	(1,100.00)	1,100.00	0.00	(1,100.00)	0.00
721105 - Water Heaters	0.00	0.00	0.00	0.00	500.00	500.00	500.00
721106 - HVAC Equipment	5,391.06	1,000.00	(4,391.06)	8,260.28	9,500.00	1,239.72	10,000.00
721112 - Doors & Windows (Exterior)	886.83	0.00	(886.83)	886.83	0.00	(886.83)	0.00
<b>TOTAL EQUIPMENT PURCHASES</b>	<b>12,827.56</b>	<b>2,000.00</b>	<b>(10,827.56)</b>	<b>22,287.57</b>	<b>19,000.00</b>	<b>(3,287.57)</b>	<b>25,000.00</b>
<b>TOTAL CORPORATE EXPENSES</b>	<b>34,160.27</b>	<b>55,626.96</b>	<b>21,466.69</b>	<b>346,680.31</b>	<b>394,586.76</b>	<b>47,906.45</b>	<b>841,353.25</b>
<b>NET PROFIT OR LOSS</b>	<b>44,532.55</b>	<b>20,211.04</b>	<b>24,321.51</b>	<b>139,292.90</b>	<b>60,191.24</b>	<b>79,101.66</b>	<b>68,442.75</b>
<b>NON-OPERATING EXPENSES</b>							
790100 - R/E TAXE ESCROW DEPOSITS	4,085.00	3,500.00	(585.00)	24,510.00	21,000.00	(3,510.00)	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	11,400.00	13,875.00	2,475.00	98,400.00	83,250.00	(15,150.00)	166,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(49,103.97)	(63,300.00)	(14,196.03)	(166,500.00)
791000 - PROV FOR REPLACEMENTS	2,242.71	2,243.00	0.29	13,456.26	13,458.00	1.74	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	3,858.66	3,859.00	0.34	23,858.12	23,858.00	(0.12)	48,222.00
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>21,586.37</b>	<b>23,477.00</b>	<b>1,890.63</b>	<b>111,120.41</b>	<b>63,266.00</b>	<b>(47,854.41)</b>	<b>60,473.00</b>
<b>NET CASH (+) / DEF (-)</b>	<b>22,946.18</b>	<b>(3,265.96)</b>	<b>26,212.14</b>	<b>28,172.49</b>	<b>(3,074.76)</b>	<b>31,247.25</b>	<b>7,969.75</b>

# Janies Garden Balance Sheet

June 30, 2023

## Assets

### Current Assets

#### Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	74,848.02
CASH IN BANK - SECURITY DEPOSITS	51,746.87
Total Cash	<u>126,994.89</u>

#### Accounts Receivable

A/R - RESIDENTS	8,553.08
Voucher / PBV - Suspense	9,080.82
A/R - PBV SUBSIDY	205.00
A/R - VOUCHER SUBSIDY	371.00
DUE FROM PARTNERS	200.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(2,130.44)
Total Accounts Receivable	<u>16,279.46</u>

#### Deposits & Escrows

REAL ESTATE TAX ESCROW	61,150.04
PROPERTY & LIABILITY INSURANCE ESCROW	135,311.70
RESERVE FOR REPLACEMENTS	41,715.17
OPERATING RESERVE FUND	215,727.31
Total Deposits & Escrows	<u>453,904.22</u>

#### Other Current Assets

PREPAID PROPERTY INSURANCE	33,724.00
MISC PREPAID EXPENSE	118.25
Total Other Current Assets	<u>33,842.25</u>

### Total Current Assets

631,020.82

### Fixed Assets

LAND	559,730.00
BUILDINGS	14,771,868.18

#### Depreciation & Amortization

ACC DEPR BUILDINGS	(8,152,764.00)
Total Depreciation & Amortization	<u>(8,152,764.00)</u>

### Total Fixed Assets

7,178,834.18

### Other Assets

DEPOSITS - RECEIVABLE	24,403.47
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	<u>(15,379.35)</u>

## Total Assets

7,794,475.65

# Janies Garden Balance Sheet

June 30, 2023

## Liabilities & Equity

### Liabilities

#### Current Liabilities

DEVELOPMENT FEE PAYABLE	292,683.66
ACCOUNTS PAYABLE	12,840.20
ACCOUNTS PAYABLE - OTHER	30,000.00
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	2,122.00
Total Current Liabilities	<u>3,203,634.40</u>

#### Other Current Liabilities

SECURITY DEPOSIT LIABILITY	48,813.49
SECURITY DEP INT LIABILITY	450.90
PREPAID RENTS	23,293.04
Total Other Current Liabilities	<u>72,557.43</u>

#### Long Term Liabilities

DEFERRED FINANCING FEES	(113,408.68)
1ST MORTGAGE PAYABLE	1,473,276.63
SECOND MORTGAGE PAYABLE (Old)	325,000.00
OTHER MORTGAGE PAYABLE (Old)	1,869,500.00
LOAN PAYABLE	765,000.00
Total Long Term Liabilities	<u>4,319,367.95</u>

Total Liabilities 7,595,559.78

### Equity

Retained Earnings	59,622.97
Current Net Income	139,292.90

Total Equity 198,915.87

**Total Liabilities & Equity 7,794,475.65**

# Janies Garden II

## Budget Operating Report

As of June 30, 2023

	Month Ending 06/30/2023			01/01/2023 Through 06/30/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
<b>RENT INCOME</b>							
512000 - APARTMENT RENT - TENANT	31,275.00	61,666.67	(30,391.67)	189,558.00	370,000.02	(180,442.02)	740,000.04
512100 - SUBSIDY REVENUE	32,758.00	0.00	32,758.00	191,062.00	0.00	191,062.00	0.00
<b>TOTAL RENT INCOME</b>	<b>64,033.00</b>	<b>61,666.67</b>	<b>2,366.33</b>	<b>380,620.00</b>	<b>370,000.02</b>	<b>10,619.98</b>	<b>740,000.04</b>
<b>VACANCIES</b>							
522000 - VACANCIES - TENANT	(593.00)	(1,000.00)	407.00	(3,478.00)	(9,000.00)	5,522.00	(18,000.00)
<b>TOTAL VACANCIES</b>	<b>(593.00)</b>	<b>(1,000.00)</b>	<b>407.00</b>	<b>(3,478.00)</b>	<b>(9,000.00)</b>	<b>5,522.00</b>	<b>(18,000.00)</b>
<b>NET RENTAL INCOME</b>	<b>63,440.00</b>	<b>60,666.67</b>	<b>2,773.33</b>	<b>377,142.00</b>	<b>361,000.02</b>	<b>16,141.98</b>	<b>722,000.04</b>
<b>SERVICES INCOME</b>							
533000 - TENANT APPLICATION FEE	0.00	0.00	0.00	30.00	0.00	30.00	0.00
<b>TOTAL SERVICES INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30.00</b>	<b>0.00</b>	<b>30.00</b>	<b>0.00</b>
<b>FINANCIAL INCOME</b>							
541000 - INTEREST INCOME	34.19	0.00	34.19	34.19	0.00	34.19	0.00
541200 - INT INC - RESERVES & ESCROWS	1,036.18	0.00	1,036.18	4,540.92	0.00	4,540.92	0.00
541400 - INT INC - OPERATING RESERVE	351.42	0.00	351.42	1,666.15	0.00	1,666.15	0.00
541500 - INT INC - DEBT SERVICE RESERVE	643.08	0.00	643.08	2,952.41	0.00	2,952.41	0.00
<b>TOTAL FINANCIAL INCOME</b>	<b>2,064.87</b>	<b>0.00</b>	<b>2,064.87</b>	<b>9,193.67</b>	<b>0.00</b>	<b>9,193.67</b>	<b>0.00</b>
<b>OTHER INCOME</b>							
592500 - LATE CHARGES	1,150.00	455.00	695.00	5,695.00	2,730.00	2,965.00	5,464.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	50.00	0.00	50.00	0.00
593600 - LEGAL INCOME	338.20	0.00	338.20	338.20	0.00	338.20	0.00
593900 - DAMAGES	(3.00)	100.00	(103.00)	791.00	600.00	191.00	1,200.00
594000 - PET FEE	0.00	0.00	0.00	300.00	0.00	300.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>1,485.20</b>	<b>555.00</b>	<b>930.20</b>	<b>7,174.20</b>	<b>3,330.00</b>	<b>3,844.20</b>	<b>6,664.00</b>
<b>TOTAL INCOME</b>	<b>66,990.07</b>	<b>61,221.67</b>	<b>5,768.40</b>	<b>393,539.87</b>	<b>364,330.02</b>	<b>29,209.85</b>	<b>728,664.04</b>
<b>TOTAL CORPORATE EXPENSES</b>							
<b>RENTING EXPENSES</b>							
621000 - ADVERTISING	0.00	50.00	50.00	609.84	300.00	(309.84)	500.00
622500 - CREDIT REPORTS	0.00	29.00	29.00	0.00	174.00	174.00	350.00
624500 - INSPECTION FEES	0.00	0.00	0.00	1,000.00	420.00	(580.00)	520.00
625500 - EVICTION EXPENSE	645.50	332.00	(313.50)	810.50	1,992.00	1,181.50	3,996.00
<b>TOTAL RENTING EXPENSES</b>	<b>645.50</b>	<b>411.00</b>	<b>(234.50)</b>	<b>2,420.34</b>	<b>2,886.00</b>	<b>465.66</b>	<b>5,366.00</b>
<b>ADMINISTRATIVE EXPENSES</b>							
631000 - OFFICE PAYROLL	1,372.91	1,745.00	372.09	8,115.70	11,341.00	3,225.30	23,507.00
631100 - OFFICE EXPENSE	378.46	533.00	154.54	984.30	2,598.00	1,613.70	4,802.00
631111 - BANK CHARGES	88.56	65.00	(23.56)	444.70	410.00	(34.70)	800.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	25.00	25.00	0.00	150.00	150.00	297.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	490.00	490.00	615.28	980.00	364.72	1,960.00
632000 - MANAGEMENT FEES	4,141.20	3,475.00	(666.20)	22,689.91	20,850.00	(1,839.91)	41,700.00
632500 - ANSWERING SERVICE	179.20	32.00	(147.20)	537.60	192.00	(345.60)	381.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	2,311.50	1,108.00	(1,203.50)	10,572.26	7,156.00	(3,416.26)	14,813.00
634000 - LEGAL EXPENSE	6.85	0.00	(6.85)	6.85	0.00	(6.85)	0.00
635000 - AUDIT EXPENSE	0.00	2,500.00	2,500.00	6,500.00	5,000.00	(1,500.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	1,150.56	602.00	(548.56)	1,725.84	1,204.00	(521.84)	2,408.00
635400 - SOFTWARE LICENSE EXPENSE	32.78	0.00	(32.78)	4,160.06	4,200.00	39.94	4,200.00
636000 - TELEPHONE	197.82	210.25	12.43	1,344.72	1,261.50	(83.22)	2,523.00
636500 - CABLE TV / INTERNET EXPENSE	93.30	102.00	8.70	569.80	612.00	42.20	1,220.00
637000 - BAD DEBT EXPENSE	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	83.00	83.00	535.39	498.00	(37.39)	1,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,193.00	2,250.00	57.00	9,950.09	13,500.00	3,549.91	27,000.00
638400 - TRAINING EXPENSE	33.31	101.79	68.48	1,795.12	819.54	(975.58)	1,425.19
638500 - TRAVEL EXPENSE	761.48	75.04	(686.44)	761.48	450.24	(311.24)	900.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	300.00	300.00	138.75	1,800.00	1,661.25	3,600.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>12,940.93</b>	<b>14,197.08</b>	<b>1,256.15</b>	<b>71,447.85</b>	<b>76,022.28</b>	<b>4,574.43</b>	<b>148,536.19</b>
<b>OPERATING EXPENSE</b>							
641900 - UNIFORMS EXPENSE	0.00	50.00	50.00	0.00	300.00	300.00	500.00
643000 - MAINTENANCE PAYROLL	748.31	3,295.00	2,546.69	11,079.49	21,416.00	10,336.51	44,367.00
643100 - JANITOR SUPPLIES	245.44	150.00	(95.44)	711.68	1,200.00	488.32	2,000.00
645000 - ELECTRICITY	112.96	500.00	387.04	1,519.31	3,000.00	1,480.69	6,000.00
645050 - ELECTRICITY - Vacant Unit	0.00	0.00	0.00	604.39	0.00	(604.39)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	0.00	0.00	0.00	(798.18)	0.00	798.18	0.00
645100 - WATER	1,638.22	2,500.00	861.78	15,442.41	15,000.00	(442.41)	30,000.00
645300 - SEWER	2,741.08	4,083.00	1,341.92	29,127.66	24,498.00	(4,629.66)	49,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	130.56	70.00	(60.56)	391.68	420.00	28.32	840.00
645551 - Vacant Unit Recovery Fees	0.00	0.00	0.00	20.09	0.00	(20.09)	0.00
646000 - EXTERMINATING	366.41	250.00	(116.41)	1,284.41	1,500.00	215.59	3,000.00



# Janies Garden II

## Budget Operating Report

As of June 30, 2023

	Month Ending 06/30/2023			01/01/2023 Through 06/30/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
647000 - GARBAGE & RUBBISH REMOVAL	787.78	833.00	45.22	4,832.76	4,998.00	165.24	10,000.00
647100 - FIRE SERVICE FEE / REPAIRS	551.50	933.00	381.50	7,479.93	5,598.00	(1,881.93)	11,200.00
649000 - MISC OPERATING EXPENSE	0.00	83.00	83.00	0.00	498.00	498.00	1,000.00
<b>TOTAL OPERATING EXPENSE</b>	<b>7,322.26</b>	<b>12,747.00</b>	<b>5,424.74</b>	<b>71,695.63</b>	<b>78,428.00</b>	<b>6,732.37</b>	<b>157,907.00</b>
<b>MAINTENANCE EXPENSE</b>							
650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	498.00	498.00	1,000.00
652000 - GROUNDS	0.00	0.00	0.00	400.00	0.00	(400.00)	0.00
652001 - GROUNDS - Supplies	4.99	0.00	(4.99)	4.99	1,000.00	995.01	1,000.00
652002 - GROUNDS - Contract	1,350.00	1,498.50	148.50	8,300.00	8,991.00	691.00	18,000.00
653000 - EXTERIOR PAINTING / REPAIRS	0.00	263.00	263.00	3,545.85	3,828.00	282.15	6,906.00
653500 - CLEANING EXPENSE	21.68	40.00	18.32	606.68	240.00	(366.68)	480.00
654100 - REPAIRS - APPLIANCES	150.00	250.50	100.50	1,365.70	1,503.00	137.30	2,999.75
654200 - REPAIRS - CARPET & FLOORS	200.00	150.00	(50.00)	450.00	1,210.00	760.00	2,000.00
654300 - REPAIRS - CARPENTRY	155.50	357.00	201.50	1,118.13	3,094.00	1,975.87	5,000.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	10.90	0.00	(10.90)	0.00
654400 - REPAIRS - ELECTRICAL	402.43	300.00	(102.43)	3,174.88	1,702.00	(1,472.88)	3,400.00
654600 - REPAIRS - PLUMBING	401.66	300.00	(101.66)	3,646.60	2,700.00	(946.60)	4,602.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	(12,570.58)	0.00	12,570.58	(12,570.58)	0.00	12,570.58	0.00
654800 - SERVICE CONTRACTS	0.00	0.00	0.00	351.55	0.00	(351.55)	0.00
655100 - REPAIRS - HVAC	4,466.39	1,369.50	(3,096.89)	11,663.72	5,553.00	(6,110.72)	9,000.00
656000 - DECORATING EXPENSE	313.77	316.92	3.15	4,127.26	2,699.52	(1,427.74)	5,000.04
657000 - MOTOR VEHICLE REPAIRS	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
658000 - MAIN EQUIPMENT REPAIR	0.00	42.00	42.00	0.00	252.00	252.00	500.00
658500 - SMALL TOOLS EXPENSE	92.89	80.00	(12.89)	251.31	332.00	80.69	500.00
659000 - MISC MAINTENANCE EXPENSE	7.46	83.00	75.54	82.46	498.00	415.54	1,000.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>(5,003.81)</b>	<b>5,233.42</b>	<b>10,237.23</b>	<b>26,529.45</b>	<b>34,700.52</b>	<b>8,171.07</b>	<b>62,587.79</b>
<b>INTEREST EXPENSE</b>							
682000 - 1ST MORTGAGE INTEREST	10,210.41	10,241.00	30.59	65,908.54	61,446.00	(4,462.54)	122,892.00
<b>TOTAL INTEREST EXPENSE</b>	<b>10,210.41</b>	<b>10,241.00</b>	<b>30.59</b>	<b>65,908.54</b>	<b>61,446.00</b>	<b>(4,462.54)</b>	<b>122,892.00</b>
<b>TAXES &amp; INSURANCE</b>							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	32,100.00
671100 - PAYROLL TAXES	348.85	477.00	128.15	2,351.77	3,860.00	1,508.23	7,172.00
672000 - INSURANCE EXPENSE	0.00	1,000.00	1,000.00	38,826.40	51,000.00	12,173.60	120,400.00
672100 - HEALTH INSURANCE	1,021.74	1,000.00	(21.74)	3,336.98	6,000.00	2,663.02	12,000.00
672200 - WORKERS COMP INSURANCE	55.91	138.00	82.09	453.39	895.00	441.61	1,852.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	84.00	1,002.00	918.00	2,000.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,426.50</b>	<b>2,782.00</b>	<b>1,355.50</b>	<b>45,052.54</b>	<b>62,757.00</b>	<b>17,704.46</b>	<b>175,524.00</b>
<b>OTHER EXPENSES</b>							
687000 - AGENCY SERVICE FEE	297.71	325.00	27.29	1,791.87	1,950.00	158.13	3,900.00
687500 - TRUSTEE FEES	406.33	409.00	2.67	2,437.98	2,450.00	12.02	4,900.00
<b>TOTAL OTHER EXPENSES</b>	<b>704.04</b>	<b>734.00</b>	<b>29.96</b>	<b>4,229.85</b>	<b>4,400.00</b>	<b>170.15</b>	<b>8,800.00</b>
<b>EQUIPMENT PURCHASES</b>							
721101 - Kitchen Appliances	3,376.92	600.00	(2,776.92)	5,090.23	4,200.00	(890.23)	9,000.00
721102 - Flooring: Carpet & Tile	0.00	1,000.00	1,000.00	2,188.85	6,000.00	3,811.15	12,000.00
721105 - Water Heaters	0.00	500.00	500.00	0.00	1,000.00	1,000.00	1,000.00
721106 - HVAC Equipment	1,451.03	1,300.00	(151.03)	5,743.95	7,800.00	2,056.05	13,200.00
721109 - Siding / Bldg Ext Repairs	0.00	0.00	0.00	0.00	60,000.00	60,000.00	60,000.00
721111 - System Upgrades	0.00	2,000.00	2,000.00	0.00	10,000.00	10,000.00	20,000.00
721112 - Doors & Wndws (Exterior)	0.00	0.00	0.00	725.58	1,100.00	374.42	1,650.00
<b>TOTAL EQUIPMENT PURCHASES</b>	<b>4,827.95</b>	<b>5,400.00</b>	<b>572.05</b>	<b>13,748.61</b>	<b>90,100.00</b>	<b>76,351.39</b>	<b>116,850.00</b>
<b>TOTAL CORPORATE EXPENSES</b>	<b>33,073.78</b>	<b>51,745.50</b>	<b>18,671.72</b>	<b>301,032.81</b>	<b>410,739.80</b>	<b>109,706.99</b>	<b>798,462.98</b>
<b>NET PROFIT OR LOSS</b>	<b>33,916.29</b>	<b>9,476.17</b>	<b>24,440.12</b>	<b>92,507.06</b>	<b>(46,409.78)</b>	<b>138,916.84</b>	<b>(69,798.94)</b>
<b>NON-OPERATING EXPENSES</b>							
790100 - R/E TAXE ESCROW DEPOSITS	2,666.67	2,675.00	8.33	16,000.02	16,050.00	49.98	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	16,833.34	9,950.00	(6,883.34)	97,500.03	59,700.00	(37,800.03)	119,400.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(38,826.40)	(50,000.00)	(11,173.60)	(119,400.00)
791000 - PROV FOR REPLACEMENTS	1,700.00	1,700.00	0.00	10,200.00	10,200.00	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	2,500.00	2,083.00	(417.00)	12,500.01	12,498.00	(2.01)	25,000.00
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>23,700.01</b>	<b>16,408.00</b>	<b>(7,292.01)</b>	<b>97,373.66</b>	<b>48,448.00</b>	<b>(48,925.66)</b>	<b>(71,450.00)</b>
<b>NET CASH (+) / DEF (-)</b>	<b>10,216.28</b>	<b>(6,931.83)</b>	<b>17,148.11</b>	<b>(4,866.60)</b>	<b>(94,857.78)</b>	<b>89,991.18</b>	<b>1,651.06</b>

# Janies Garden II Balance Sheet

June 30, 2023

## Assets

### Current Assets

#### Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	6,157.83
CASH IN BANK- RECONCILIATION	(4,518.99)
CASH IN BANK - SECURITY DEPOSITS	41,727.78
Total Cash	<u>43,766.62</u>

#### Accounts Receivable

A/R - RESIDENTS	18,267.92
A/R - COMMERCIAL TENANTS	735.00
Voucher / PBV - Suspense	(1,810.00)
A/R - PBV SUBSIDY	2,147.00
A/R - VOUCHER SUBSIDY	857.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	3,869.62
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>19,338.27</u>

#### Deposits & Escrows

DEBT SERVICE RESERVE FUND	166,447.17
REAL ESTATE TAX ESCROW	31,660.50
PROPERTY & LIABILITY INSURANCE ESCROW	153,608.02
RESERVE FOR REPLACEMENTS	132,094.99
ESCROWS - OTHER	92,895.17
OPERATING RESERVE FUND	90,959.28
Total Deposits & Escrows	<u>667,665.13</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

753,595.77

### 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	4,449.84
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)

# Janies Garden II

## Balance Sheet

June 30, 2023

RAR ADJ - ACCUM AMORTIZATION	(53,000.00)
Total Other Assets	<u>(39,074.52)</u>
<b>Total Assets</b>	<b><u><u>6,801,580.16</u></u></b>

# Janies Garden II

## Balance Sheet

June 30, 2023

### Liabilities & Equity

#### Liabilities

##### Current Liabilities

DEVELOPMENT FEE PAYABLE	2,221.00
ACCOUNTS PAYABLE	21,043.91
ACCRUED INTEREST PAYABLE - 3RD MORTG.	38,763.76
ACCRUED EXPENSE	7,866.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	1,756.66

Total Current Liabilities 71,651.33

##### Other Current Liabilities

SECURITY DEPOSIT LIABILITY	39,458.87
SECURITY DEP INT LIABILITY	205.54
PREPAID RENTS	27,333.28

Total Other Current Liabilities 66,997.69

##### Long Term Liabilities

DEFERRED FINANCING FEES	(239,467.00)
1ST MORTGAGE PAYABLE	1,682,500.79
SECOND MORTGAGE PAYABLE (Old)	6,743,500.00
OTHER MORTGAGE PAYABLE (Old)	300,000.00

Total Long Term Liabilities 8,486,533.79

Total Liabilities 8,625,182.81

#### Equity

Retained Earnings	(1,916,109.71)
Current Net Income	92,507.06

Total Equity (1,823,602.65)

**Total Liabilities & Equity 6,801,580.16**

# Janies Garden III Budget Operating Report As of June 30, 2023

	Month Ending 06/30/2023			01/01/2023 Through 06/30/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
<b>RENT INCOME</b>							
512000 - APARTMENT RENT - TENANT	36,039.00	80,000.00	(43,961.00)	224,117.00	480,000.00	(255,883.00)	960,000.00
512001 - APARTMENT RENT- TENANT ACC ONLY	1,232.00	0.00	1,232.00	15,605.00	0.00	15,605.00	0.00
512100 - SUBSIDY REVENUE	59,471.00	0.00	59,471.00	345,538.00	0.00	345,538.00	0.00
<b>TOTAL RENT INCOME</b>	<b>96,742.00</b>	<b>80,000.00</b>	<b>16,742.00</b>	<b>585,260.00</b>	<b>480,000.00</b>	<b>105,260.00</b>	<b>960,000.00</b>
<b>VACANCIES</b>							
522000 - VACANCIES - TENANT	(4,071.00)	(2,000.00)	(2,071.00)	(34,758.00)	(12,000.00)	(22,758.00)	(24,000.00)
<b>TOTAL VACANCIES</b>	<b>(4,071.00)</b>	<b>(2,000.00)</b>	<b>(2,071.00)</b>	<b>(34,758.00)</b>	<b>(12,000.00)</b>	<b>(22,758.00)</b>	<b>(24,000.00)</b>
<b>NET RENTAL INCOME</b>	<b>92,671.00</b>	<b>78,000.00</b>	<b>14,671.00</b>	<b>550,502.00</b>	<b>468,000.00</b>	<b>82,502.00</b>	<b>936,000.00</b>
<b>SERVICES INCOME</b>							
531000 - COIN OPERATIONS	0.00	42.00	(42.00)	0.00	252.00	(252.00)	500.00
533000 - TENANT APPLICATION FEE	30.00	42.00	(12.00)	180.00	252.00	(72.00)	500.00
<b>TOTAL SERVICES INCOME</b>	<b>30.00</b>	<b>84.00</b>	<b>(54.00)</b>	<b>180.00</b>	<b>504.00</b>	<b>(324.00)</b>	<b>1,000.00</b>
<b>FINANCIAL INCOME</b>							
541000 - INTEREST INCOME	29.28	0.00	29.28	29.28	0.00	29.28	0.00
541300 - INT INC - AFFORDABILITY RESERVE	23.44	0.00	23.44	93.85	0.00	93.85	0.00
541400 - INT INC - OPERATING RESERVE	88.46	0.00	88.46	437.19	0.00	437.19	0.00
<b>TOTAL FINANCIAL INCOME</b>	<b>141.18</b>	<b>0.00</b>	<b>141.18</b>	<b>560.32</b>	<b>0.00</b>	<b>560.32</b>	<b>0.00</b>
<b>OTHER INCOME</b>							
591000 - SECURITY DEPOSIT FORFEITURE	0.00	0.00	0.00	788.20	0.00	788.20	0.00
592500 - LATE CHARGES	1,100.00	350.00	750.00	6,155.00	2,100.00	4,055.00	4,200.00
593600 - LEGAL INCOME	0.00	0.00	0.00	766.00	0.00	766.00	0.00
593900 - DAMAGES	150.00	167.00	(17.00)	1,818.00	1,002.00	816.00	2,000.00
598200 - RENT CONCESSIONS	0.00	0.00	0.00	(397.00)	0.00	(397.00)	0.00
<b>TOTAL OTHER INCOME</b>	<b>1,250.00</b>	<b>517.00</b>	<b>733.00</b>	<b>9,130.20</b>	<b>3,102.00</b>	<b>6,028.20</b>	<b>6,200.00</b>
<b>TOTAL INCOME</b>	<b>94,092.18</b>	<b>78,601.00</b>	<b>15,491.18</b>	<b>560,372.52</b>	<b>471,606.00</b>	<b>88,766.52</b>	<b>943,200.00</b>
<b>TOTAL CORPORATE EXPENSES</b>							
<b>RENTING EXPENSES</b>							
621000 - ADVERTISING	0.00	63.00	63.00	636.36	378.00	(258.36)	754.50
622500 - CREDIT REPORTS	0.00	42.00	42.00	51.30	252.00	200.70	506.00
624500 - INSPECTION FEES	0.00	83.00	83.00	0.00	498.00	498.00	1,000.00
625500 - EVICTION EXPENSE	2,565.85	501.00	(2,064.85)	2,655.85	3,006.00	350.15	6,000.00
<b>TOTAL RENTING EXPENSES</b>	<b>2,565.85</b>	<b>689.00</b>	<b>(1,876.85)</b>	<b>3,343.51</b>	<b>4,134.00</b>	<b>790.49</b>	<b>8,260.50</b>
<b>ADMINISTRATIVE EXPENSES</b>							
631000 - OFFICE PAYROLL	1,450.42	1,859.00	408.58	8,566.87	12,085.00	3,518.13	25,046.00
631100 - OFFICE EXPENSE	398.94	466.00	67.06	1,030.07	2,796.00	1,765.93	5,596.00
631111 - BANK CHARGES	70.35	50.00	(20.35)	279.69	700.00	420.31	1,000.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	50.00	50.00	0.00	204.00	204.00	500.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	875.00	875.00	651.47	1,750.00	1,098.53	3,500.00
632000 - MANAGEMENT FEES	7,279.86	4,600.00	(2,679.86)	38,879.33	27,600.00	(11,279.33)	55,200.00
632500 - ANSWERING SERVICE	0.00	29.00	29.00	0.00	174.00	174.00	350.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	2,465.60	1,181.00	(1,284.60)	10,277.06	7,629.00	(2,648.06)	15,792.00
634000 - LEGAL EXPENSE	829.35	0.00	(829.35)	829.35	0.00	(829.35)	0.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	508.00	508.00	0.00	1,016.00	1,016.00	2,030.00
635000 - AUDIT EXPENSE	0.00	2,500.00	2,500.00	6,500.00	5,000.00	(1,500.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	609.12	610.00	0.88	1,218.24	1,220.00	1.76	2,440.00
635400 - SOFTWARE LICENSE EXPENSE	49.43	0.00	(49.43)	4,423.67	4,500.00	76.33	4,500.00
636000 - TELEPHONE	210.98	183.00	(27.98)	1,434.30	1,098.00	(336.30)	2,200.00
636500 - CABLE TV / INTERNET EXPENSE	318.52	313.20	(5.32)	1,901.31	1,879.20	(22.11)	3,758.40
637000 - BAD DEBT EXPENSE	3,457.19	2,000.00	(1,457.19)	4,622.52	12,000.00	7,377.48	23,996.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	72.00	72.00	618.84	647.00	28.16	1,002.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,339.00	2,373.00	34.00	10,607.08	14,238.00	3,630.92	28,476.00
638400 - TRAINING EXPENSE	35.46	250.00	214.54	1,857.50	1,500.00	(357.50)	3,000.00
638500 - TRAVEL EXPENSE	787.45	250.00	(537.45)	787.45	1,500.00	712.55	3,000.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	133.00	133.00	138.75	798.00	659.25	1,600.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>20,301.67</b>	<b>18,302.20</b>	<b>(1,999.47)</b>	<b>94,623.50</b>	<b>98,334.20</b>	<b>3,710.70</b>	<b>192,986.40</b>
<b>OPERATING EXPENSE</b>							
641900 - UNIFORMS EXPENSE	0.00	33.00	33.00	0.00	198.00	198.00	400.00
643000 - MAINTENANCE PAYROLL	1,108.25	3,463.00	2,354.75	12,674.32	22,511.00	9,836.68	46,654.00
643100 - JANITOR SUPPLIES	263.99	166.00	(97.99)	1,268.83	996.00	(272.83)	1,997.00
645000 - ELECTRICITY	541.53	986.00	444.47	5,609.37	5,916.00	306.63	11,840.00
645050 - ELECTRICITY - Vacant Unit	821.11	0.00	(821.11)	3,339.66	0.00	(3,339.66)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(347.06)	0.00	347.06	(1,024.41)	0.00	1,024.41	0.00
645100 - WATER	3,541.14	2,700.00	(841.14)	18,699.00	16,200.00	(2,499.00)	32,400.00
645300 - SEWER	5,384.25	4,000.00	(1,384.25)	28,137.88	24,000.00	(4,137.88)	48,000.00

# Janies Garden III Budget Operating Report As of June 30, 2023

	Month Ending 06/30/2023			01/01/2023 Through 06/30/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
645500 - UTILITY PROCESSING / COMMISSIONS	138.24	72.00	(66.24)	414.72	432.00	17.28	864.00
645551 - Vacant Unit Recovery Fees	29.40	0.00	(29.40)	158.39	0.00	(158.39)	0.00
646000 - EXTERMINATING	402.96	500.00	97.04	1,212.96	3,000.00	1,787.04	6,000.00
647000 - GARBAGE & RUBBISH REMOVAL	15.91	999.60	983.69	706.01	5,997.60	5,291.59	12,000.00
647050 - GARBAGE & RUBBISH REMOVAL - Vacant Unit	269.10	0.00	(269.10)	2,786.51	0.00	(2,786.51)	0.00
647100 - FIRE SERVICE FEE / REPAIRS	251.88	2,266.55	2,014.67	7,709.20	5,019.30	(2,689.90)	10,000.00
649000 - MISC OPERATING EXPENSE	0.00	250.00	250.00	1,060.00	1,500.00	440.00	3,000.00
<b>TOTAL OPERATING EXPENSE</b>	<b>12,420.70</b>	<b>15,436.15</b>	<b>3,015.45</b>	<b>82,752.44</b>	<b>85,769.90</b>	<b>3,017.46</b>	<b>173,155.00</b>
<b>MAINTENANCE EXPENSE</b>							
650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	498.00	498.00	996.00
652000 - GROUNDS	(1,200.00)	0.00	1,200.00	(800.00)	0.00	800.00	0.00
652001 - GROUNDS - Supplies	4.99	0.00	(4.99)	1,754.99	3,500.00	1,745.01	3,500.00
652002 - GROUNDS - Contract	1,415.00	1,570.65	155.65	8,690.00	10,533.90	1,843.90	20,499.80
653000 - EXTERIOR PAINTING / REPAIRS	0.00	150.00	150.00	1,835.12	900.00	(935.12)	1,800.00
653500 - CLEANING EXPENSE	22.96	0.00	(22.96)	4,172.96	3,000.00	(1,172.96)	5,000.00
654100 - REPAIRS - APPLIANCES	469.70	375.00	(94.70)	2,246.13	1,875.00	(371.13)	3,750.00
654200 - REPAIRS - CARPET & FLOORS	200.00	150.00	(50.00)	200.00	900.00	700.00	1,800.00
654300 - REPAIRS - CARPENTRY	3,906.33	410.00	(3,496.33)	5,336.56	2,580.00	(2,756.56)	5,000.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	10.88	0.00	(10.88)	0.00
654400 - REPAIRS - ELECTRICAL	434.42	333.00	(101.42)	1,401.66	2,798.00	1,396.34	4,996.00
654600 - REPAIRS - PLUMBING	361.25	550.00	188.75	3,904.00	3,300.00	(604.00)	6,000.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	(168,685.59)	0.00	168,685.59	(166,558.66)	0.00	166,558.66	0.00
654800 - SERVICE CONTRACTS	0.00	150.00	150.00	430.27	900.00	469.73	1,800.00
655100 - REPAIRS - HVAC	2,312.04	670.00	(1,642.04)	8,931.65	4,020.00	(4,911.65)	8,000.00
656000 - DECORATING EXPENSE	1,313.73	1,830.00	516.27	7,545.56	5,124.00	(2,421.56)	8,800.00
657000 - MOTOR VEHICLE REPAIRS	0.00	125.00	125.00	0.00	750.00	750.00	1,506.00
658000 - MAIN EQUIPMENT REPAIR	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
658500 - SMALL TOOLS EXPENSE	243.96	30.00	(213.96)	402.47	1,180.00	777.53	1,300.00
659000 - MISC MAINTENANCE EXPENSE	7.47	200.00	192.53	82.47	1,200.00	1,117.53	2,000.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>(159,193.74)</b>	<b>6,626.65</b>	<b>165,820.39</b>	<b>(120,413.94)</b>	<b>43,558.90</b>	<b>163,972.84</b>	<b>77,747.80</b>
<b>INTEREST EXPENSE</b>							
682000 - 1ST MORTGAGE INTEREST	6,497.22	6,497.00	(0.22)	38,237.01	38,238.00	0.99	76,473.00
<b>TOTAL INTEREST EXPENSE</b>	<b>6,497.22</b>	<b>6,497.00</b>	<b>(0.22)</b>	<b>38,237.01</b>	<b>38,238.00</b>	<b>0.99</b>	<b>76,473.00</b>
<b>TAXES &amp; INSURANCE</b>							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00
671100 - PAYROLL TAXES	370.91	504.00	133.09	2,499.97	4,089.00	1,589.03	7,597.00
672000 - INSURANCE EXPENSE	0.00	1,100.00	1,100.00	41,110.30	54,100.00	12,989.70	140,600.00
672100 - HEALTH INSURANCE	1,087.62	1,000.00	(87.62)	3,544.58	6,000.00	2,455.42	12,000.00
672200 - WORKERS COMP INSURANCE	59.00	143.00	84.00	484.41	930.00	445.59	1,929.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,517.53</b>	<b>2,747.00</b>	<b>1,229.47</b>	<b>47,639.26</b>	<b>65,119.00</b>	<b>17,479.74</b>	<b>195,126.00</b>
<b>EQUIPMENT PURCHASES</b>							
721101 - Kitchen Appliances	2,431.52	2,000.00	(431.52)	2,669.47	3,500.00	830.53	6,500.00
721102 - Flooring: Carpet & Tile	3,249.69	0.00	(3,249.69)	6,499.38	2,000.00	(4,499.38)	2,000.00
721104 - Tubs & Surrounds	1,100.00	0.00	(1,100.00)	1,100.00	0.00	(1,100.00)	0.00
721105 - Water Heaters	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
721106 - HVAC Equipment	9,560.65	2,000.00	(7,560.65)	14,172.19	5,500.00	(8,672.19)	7,200.00
721109 - Siding / Bldg Ext Repairs	0.00	10,000.00	10,000.00	2,074.96	30,000.00	27,925.04	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 & Wndws (Exterior)	0.00	0.00	0.00	722.20	1,300.00	577.80	1,300.00
721199 - OTHER	722.25	0.00	(722.25)	722.25	0.00	(722.25)	0.00
<b>TOTAL EQUIPMENT PURCHASES</b>	<b>17,064.11</b>	<b>14,000.00</b>	<b>(3,064.11)</b>	<b>27,960.45</b>	<b>52,800.00</b>	<b>24,839.55</b>	<b>68,000.00</b>
<b>TOTAL CORPORATE EXPENSES</b>	<b>(98,826.66)</b>	<b>64,298.00</b>	<b>163,124.66</b>	<b>174,142.23</b>	<b>387,954.00</b>	<b>213,811.77</b>	<b>791,748.70</b>
<b>NET PROFIT OR LOSS</b>	<b>192,918.84</b>	<b>14,303.00</b>	<b>178,615.84</b>	<b>386,230.29</b>	<b>83,652.00</b>	<b>302,578.29</b>	<b>151,451.30</b>
<b>NON-OPERATING EXPENSES</b>							
790100 - R/E TAXE ESCROW DEPOSITS	2,802.21	2,750.00	(52.21)	18,801.94	16,500.00	(2,301.94)	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	10,401.91	11,625.00	1,223.09	82,202.89	69,750.00	(12,452.89)	139,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(41,110.30)	(53,000.00)	(11,889.70)	(139,500.00)
791000 - PROV FOR REPLACEMENTS	2,086.69	2,087.00	0.31	12,520.14	12,522.00	1.86	25,230.00
793000 - PROV FOR MORT PRIN AMORT	1,014.37	1,014.00	(0.37)	6,832.53	6,833.00	0.47	13,667.00
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>16,305.18</b>	<b>17,476.00</b>	<b>1,170.82</b>	<b>79,247.20</b>	<b>52,605.00</b>	<b>(26,642.20)</b>	<b>38,897.00</b>
<b>NET CASH (+) / DEF (-)</b>	<b>176,613.66</b>	<b>(3,173.00)</b>	<b>179,786.66</b>	<b>306,983.09</b>	<b>31,047.00</b>	<b>275,936.09</b>	<b>112,554.30</b>

# Janies Garden III

## Balance Sheet

June 30, 2023

### Assets

#### Current Assets

##### Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	418,634.36
CASH IN BANK - DEVELOPMENT	129,949.18
CASH IN BANK - SECURITY DEPOSITS	51,012.07
Total Cash	<u>599,995.61</u>

##### Accounts Receivable

A/R - RESIDENTS	12,862.40
A/R - RESIDENTS - ACC UNITS	2.00
Voucher / PBV - Suspense	(5,750.00)
A/R - PBV SUBSIDY	47.00
A/R - VOUCHER SUBSIDY	2,180.00
A/R - ACC SUBSIDY	15,148.65
DUE FROM PARTNERS	100.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(8,909.24)
Total Accounts Receivable	<u>15,680.81</u>

##### Deposits & Escrows

REAL ESTATE TAX ESCROW	22,417.71
PROPERTY & LIABILITY INSURANCE ESCROW	100,684.64
RESERVE FOR REPLACEMENTS	113,140.01
ESCROWS - OTHER	278,860.62
OPERATING RESERVE FUND	25,058.61
AFFORDABILITY RESERVE	146,947.41
Total Deposits & Escrows	<u>687,109.00</u>

##### Other Current Assets

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

#### Total Current Assets

1,331,024.42

#### 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	3,304.64
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)
Total Other Assets	<u>157,139.64</u>

# Janies Garden III

## Balance Sheet

June 30, 2023

**Total Assets**

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**9,931,506.85**



# Janies Garden III

## Balance Sheet

June 30, 2023

### Liabilities & Equity

#### Liabilities

##### Current Liabilities

ACCOUNTS PAYABLE	18,660.78
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 834,504.50

##### Other Current Liabilities

SECURITY DEPOSIT LIABILITY	50,397.00
SECURITY DEP INT LIABILITY	215.61
PREPAID RENTS	14,637.11

Total Other Current Liabilities 65,249.72

##### Long Term Liabilities

DEFERRED FINANCING FEES	(134,334.82)
1ST MORTGAGE PAYABLE	1,235,896.04
2ND MORTGAGE PAYABLE	2,815,931.00

Total Long Term Liabilities 3,917,492.22

Total Liabilities 4,817,246.44

#### Equity

Retained Earnings	4,728,030.12
Current Net Income	386,230.29

Total Equity 5,114,260.41

**Total Liabilities & Equity 9,931,506.85**



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

Development Committee  
Zoom Meeting  
July 11, 2023  
4:30 P.M.

**I. CALL TO ORDER:** The Development Committee meeting was called to order at 4:33 pm.

**II. ROLL CALL**

Commissioners Present: Duane Finger and Mark Vengroff

Committee Members Not Present: Jack Meredith (Out of Town)

SHA Personnel/Development Partners/General Attendees: William Russell, Andrea Keddell and Joe Chambers

**III. CYPRESS SQUARE (COURTS-PHASE I)**

- Mr. Chambers provided an update on redevelopment progress. They are working to get 2 of the buildings and the clubhouse done this year, by November. Leasing activity should start in approximately 3 months. An email for inquiries has been set up.
- Mr. Russell inquired about if there has been any impact on the number of workers on site due to the recent documented workers legislation requiring employers to use E-Verify. Mr. Chambers stated that the new law has spooked some of the workers but that he's not noticed anything on the worksite. He can provide more of a report next month.
- Mr. Russell shared pictures of the project banners that are up at the worksite.
- Commissioner Finger inquired about concrete construction vs wood for future construction. Mr. Chambers stated that you get less units with concrete, but they will always try to continue with concrete.

**IV. MCCOWN TOWER**

- Mr. Chambers provided an update on redevelopment progress. Phase II is completed, and they are now moving on to Phase III. The plan is to complete 75 units this year and to finish all units by the 1<sup>st</sup> quarter of next year. It takes approximately 3-4 months to turn the units.

**V. LOFTS ON LEMON (PHASE II)**

- Mr. Chambers reported that Lofts on Lemon Phase II (93 Highrise Units) was approved for \$10.8 Million in funding from the FHFC storm fund applications (DLI-Disaster Low-Income). The challenge by other applicant(s) was dropped. So now they're looking at any remaining options to fill the funding gap.
- The playground is currently being built and Mr. Chambers confirmed that additional insurance will be required, and they are working on securing it.

**VI. POTENTIAL CHURCH PARTNERSHIP**

- Mr. Russell reported that SHA was approached by Reverend Patrick Miller from the Bethlehem Baptist Church regarding some property they own that they want to partner with SHA on to build affordable housing. The property is near our current Janies Garden, King Stone and Lemon Ave properties. They would want to receive some sort of cash flow or benefit to the church from the potential development. Mr. Russell mentioned the property may need to be rezoned. There is the possibility of building approximately 30 units.
- Commissioner Vengroff inquired if there is equity in the property or a mortgage. Mr. Russell stated he'd need to get that information.

**VII. MISCELLANEOUS**

- Mr. Russell reported SHA may still receive FHFC funding for Cypress Square Phase II. Mr. Chambers stated that they are challenging several other applications in an effort to get our application accepted.
- Commissioner Finger inquired about the 22<sup>nd</sup> Street Project. Mr. Russell reported that the DRC met and a public workshop is being held July 19<sup>th</sup> at Amaryllis Park Place in the community space.

**VIII. ADJOURNMENT**

The Development Committee meeting was adjourned at 5:13 pm.

## HOUSING CHOICE VOUCHER MONTHLY BOARD REPORT

### HAP Utilization YTD

**All HAP Funds 101%**

**Annual ABA only 120%**

### Leasing Update

	January	February	March	April	May	June	July	August	September	October	November	December
Homeownership	26	26	27	26	27	27						
Family Unification Program	37	37	34	34	32	34						
Port out vouchers that belong to us	19	19	23	21	21	20						
Veterans Supportive Vouchers Housed	165	163	162	161	163	165						
Tenant Protection Vouchers	82	80	80	80	80	81						
Regular Vouchers leased up	1058	1069	1078	1093	1084	1087						
Project Based Vouchers	252	263	266	279	298	289						
Mainstream	68	72	77	77	77	87						
Emergency Housing Vouchers	49	51	49	53	52	53						
City Homeless Preference	33	33	33	33	35	35						
YMCA Homeless Preference	11	11	11	11	11	11						
<b>Total Vouchers Leased first of month</b>	<b>1800</b>	<b>1824</b>	<b>1840</b>	<b>1868</b>	<b>1880</b>	<b>1889</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Port In vouchers that we administer for other agencies

1	1	1	1	5	7
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Total vouchers issued and not leased up

128	158	153	167	151	133
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### Homeless Preference Report

	YMCA	CITY
Number of Vouchers Approved	15	60
Number of Vouchers Leased	11	35
Number of Referrals pending approval	0	0
Number of Referrals looking for units	4	0
Number of Empty Slots without a Referral	4	25

Report Instructions: Run VMS Summary Rpt

**Sarasota Housing Authority**

**HUD - 50072: PHAS Management Operation Certification**

**Program: Towers LIHTC Project: Towers LIHTC Date From: 04/01/2023 Through: 06/30/2023**

**Sub Indicator # 1: Vacant Unit Turnaround Time Summary**

Code	Description	Result
V12400	Total number of turnaround days	<b>956</b>
V12500	Total number of vacancy days exempted for Capital Fund.	<b>0</b>
V12600	Total number of vacancy days exempted for Other.	<b>0</b>
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	<b>22</b>
V12800	Average number of calendar days units were in downtime.	<b>0.00</b>
V12900	Average number of calendar days units were in make ready time	<b>0.00</b>
V13000	Average number of calendar days units were in lease up time.	<b>43.45</b>
V13100	Average unit turnaround days.	<b>43.45</b>

**Sub Indicator # 3: Work Order (Emergency)**

Code	Description	Result
W10000	Total number of emergency work orders.	<b>45</b>
W10100	Total number of emergency work orders completed / abated within 24 hours.	<b>45</b>
W10200	Percentage of emergency work orders completed / abated within 24 hours.	<b>100.00%</b>

**Sub Indicator # 3: Work Order (Non-Emergency)**

Code	Description	Result
W10500	Total number of non-emergency work orders.	<b>263</b>
W10600	Total number of calendar days it took to complete non-emergency work orders.	<b>423</b>
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	<b>0.00</b>
W10800	Average completion days.	<b>1.61</b>

Totals for Towers LIHTC Rent: \$22,770.42 Paid: \$22,479.42 (98.7%)

**Sarasota Housing Authority**  
**HUD - 50072: PHAS Management Operation Certification**  
**Program: Annex Project: Annex Date From: 04/01/2023 Through: 06/30/2023**

**Sub Indicator # 1: Vacant Unit Turnaround Time Summary**

Code	Description	Result
V12400	Total number of turnaround days	25
V12500	Total number of vacancy days exempted for Capital Fund.	0
V12600	Total number of vacancy days exempted for Other.	28
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	4
V12800	Average number of calendar days units were in downtime.	0.00
V12900	Average number of calendar days units were in make ready time	5.75
V13000	Average number of calendar days units were in lease up time.	0.50
V13100	Average unit turnaround days.	6.25

**Sub Indicator # 3: Work Order (Emergency)**

Code	Description	Result
W10000	Total number of emergency work orders.	23
W10100	Total number of emergency work orders completed / abated within 24 hours.	23
W10200	Percentage of emergency work orders completed / abated within 24 hours.	100.00%

**Sub Indicator # 3: Work Order (Non-Emergency)**

Code	Description	Result
W10500	Total number of non-emergency work orders.	153
W10600	Total number of calendar days it took to complete non-emergency work orders.	290
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	0.00
W10800	Average completion days.	1.90

Totals for Annex Rent: \$24,234.00 Paid: \$24,016.00 (99.1%)

**Sarasota Housing Authority**  
**HUD - 50072: PHAS Management Operation Certification**  
**Program: Bertha Mitchell Project: Date From: 04/01/2023 Through: 06/30/2023**

**Sub Indicator # 1: Vacant Unit Turnaround Time Summary**

Code	Description	Result
V12400	Total number of turnaround days	421
V12500	Total number of vacancy days exempted for Capital Fund.	0
V12600	Total number of vacancy days exempted for Other.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	8
V12800	Average number of calendar days units were in downtime.	6.63
V12900	Average number of calendar days units were in make ready time	33.50
V13000	Average number of calendar days units were in lease up time.	12.50
V13100	Average unit turnaround days.	52.63

**Sub Indicator # 3: Work Order (Emergency)**

Code	Description	Result
W10000	Total number of emergency work orders.	77
W10100	Total number of emergency work orders completed / abated within 24 hours.	77
W10200	Percentage of emergency work orders completed / abated within 24 hours.	100.00%

**Sub Indicator # 3: Work Order (Non-Emergency)**

Code	Description	Result
W10500	Total number of non-emergency work orders.	145
W10600	Total number of calendar days it took to complete non-emergency work orders.	209
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	0.00
W10800	Average completion days.	1.44

Totals for Bertha Mitchell Rent: \$17,228.00 Paid: \$17,018.00 (98.8%)

**Sarasota Housing Authority**  
**HUD - 50072: PHAS Management Operation Certification**  
**Program: SVC Project: SVC Courts Date From: 04/01/2023 Through: 06/30/2023**

**Sub Indicator # 1: Vacant Unit Turnaround Time Summary**

Code	Description	Result
V12400	Total number of turnaround days	267
V12500	Total number of vacancy days exempted for Capital Fund.	0
V12600	Total number of vacancy days exempted for Other.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	2
V12800	Average number of calendar days units were in downtime.	116.00
V12900	Average number of calendar days units were in make ready time	16.00
V13000	Average number of calendar days units were in lease up time.	1.50
V13100	Average unit turnaround days.	133.50

**Sub Indicator # 3: Work Order (Emergency)**

Code	Description	Result
W10000	Total number of emergency work orders.	23
W10100	Total number of emergency work orders completed / abated within 24 hours.	23
W10200	Percentage of emergency work orders completed / abated within 24 hours.	100.00%

**Sub Indicator # 3: Work Order (Non-Emergency)**

Code	Description	Result
W10500	Total number of non-emergency work orders.	66
W10600	Total number of calendar days it took to complete non-emergency work orders.	88
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	0.01
W10800	Average completion days.	1.33

Totals for SVC Courts Rent: \$15,491.00 Paid: \$14,833.99 (95.8%)



# Resident Characteristics Report

## As of June 30, 2023

Program type : **Public Housing**

Level of Information : **State**

Effective Dates Included : **March 01, 2022** through **June 30, 2023**



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

### Units Information

State	ACC Units	50058 Required	50058 Received
US	918,297	758,445	713,461
FL	25,247	20,922	19,271

**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	371,256	51	176,306	24	97,499	13	54,527	8	23,267	3
FL	11,223	55	4,625	23	2,747	13	1,245	6	584	3

***Average Annual Income (\$)***

State	Average Annual Income
US	17,649
FL	17,664

***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	10	33	12	8	21
FL	3	9	10	37	11	8	21

***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	37	60	21	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	36	15	26
FL	0	0	7	4	7	40	14	27

**Average Monthly TTP (\$)**

State	Average Monthly TTP
US	424
FL	422

**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	120,662	17	4,728	1	110,043	15	212,442	29	132,301	18	5,140	1	107,537	15	30,002	4	229,774	32
FL	3,254	16	160	1	2,191	11	7,340	36	4,353	21	159	1	2,088	10	879	4	8,026	39

**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	453	706	476	424	385	609	351	473	420
FL	393	642	520	464	338	559	348	454	461

<b>Family Race/Ethnicity Information</b>
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<b><i>Distribution by Head of Household's Race as a % of 50058 Received</i></b>									
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State	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiiin/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

<b><i>Distribution by Head of Household's Ethnicity as a % of 50058 Received</i></b>		
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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	157,314	11	360,115	25	499,342	34	162,585	11	257,024	17	32,462	2
FL	5,430	12	14,255	30	14,581	31	3,665	8	7,764	17	1,143	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	44	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	1,468,800	2	722,855
FL	46,840	2.3	20,424

***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	28	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	121,348	17	55,442	8	133,925	19	141,941	20	143,045	20	127,154	18
FL	3,202	16	1,610	8	4,428	22	4,953	24	4,255	21	1,976	10

## Janie's Garden Occupancy Report-2023

**Month-End: June 2023**

### Phase I

	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (26)	25	1	26	26	0	96%
LIHTC (41)	40	1	41	10		98%
PBV - None						
Market (19)	18	1	19	4		94%
<b>Total (86)</b>	<b>83</b>	<b>3</b>	<b>86</b>	<b>40</b>	<b>0</b>	<b>96%</b>

### Phase II

	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (21)	18	1	19	21	0	94%
LIHTC (33)	33	0	33	7	0	100%
PBV (14)	14	0	14	14	0	
Market(0)						
<b>Total (68)</b>	<b>65</b>	<b>1</b>	<b>66</b>	<b>42</b>	<b>0</b>	<b>98%</b>

### Phase III

	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
PBV/TPV (26)	24	2	26	0	0	92%
LIHTC (18)	16	2	18	9		88%
PBV (40)	13	0	13	14		100%
Market (14)	13	1	14	1		92%
<b>Total (72)</b>	<b>66</b>	<b>5</b>	<b>71</b>	<b>24</b>	<b>0</b>	<b>92%</b>

PH 3: 2/5 of the current vacant units were not left in a good condition, needing additional work done which takes longer due to being short staffed with maintenance, plan to have all phase 3 vacancies filled by the end of august





## Resident Services Monthly Report July 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.

### Summer Enrichment - Youth THRIVE

The summer enrichment program consists of 12 students in grades K -3. The program focuses on providing our youth with quality programming and structured activities that will help reduce summer learning loss. Students receive an hour of reading recovery with a Reading Specialist that's provided by Sarasota County Schools. Some of this summer's partners are 4H, Angel's Attic, Community Foundation of Sarasota County, Conservation Foundation of the Gulf Coast, Core SRQ, Funducation, Marie Selby Botanical Gardens, NAMI, North Sarasota Library, The Ringling Museum, Sarasota County Contracted Human Services, Sarasota County Schools-Food & Nutrition Services, Sarasota County Schools- Kids Read, Marie Selby Botanical Gardens, SRQ Strong, Van Wezel Performing Arts Hall, and Suncoast Conservatory.

### McCown Towers

McCown Towers Service Coordinator has been utilizing 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. This month twelve of our McCown residents had an outing at Selby Gardens. This visit to Selby Gardens was a first for a few of them. They were all pleased with the opportunity to have activities available to them.

### Book Rich Environments / Summer Enrichment

SHA will hold the first of its three Book Rich Environments "Books and Badges" on July 13<sup>th</sup> at the public housing sites. The Books and Badges event was held on July 13<sup>th</sup>, we were able to distribute books to over 165 students that live on our property. Thanks to Chic-fil-A for their donation of 150 sandwiches to students that received books during the event.

### Agency Bus

During the month of June, the SHA used the bus to transport students of the summer enrichment program to and from the many activities that they were able to participate in. The resident of McCown Towers had two trips to Wal-Mart this month. These trips give resident the opportunity to shop for many items that they would not be able to carry on public transportation or taxi service.

### Homeownership

During the month of June there was a Homeownership Orientation with 13 participants in attendance. there was one family that was able to close on a home that was purchased on partnership with Habitat for Humanity.