



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

AGENDA

Regular Meeting of the Board
September 27, 2023, 4:30 P.M.

NOTES

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. APPROVAL OF MINUTES**
 - A. Annual Board Meeting – August 2, 2023
- VI. SPECIAL PRESENTATIONS**
 - A. Boys & Girls Club – Roy McBean Club Plan Update
 - B. SHA Housing Inventory Analysis
- VII. PUBLIC PRESENTATIONS**
- VIII. RESOLUTIONS – Accepted By Consent**
 - A. None
- IX. OLD BUSINESS**
 - A. President & CEO Evaluation
 - B. SHA Agency-Wide Resident Council (SHARC)-
Funding Proposal
- X. NEW BUSINESS**
 - A. Landlord Event Report
 - Future Event Notification Procedure

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

A. Monthly Financial Statements

- SHA
- Janie’s Garden

B. Board Committee Meeting Minutes

C. Housing Choice Voucher Report

D. Housing Management Reports

E. Capital Improvement Report

F. Resident Services Monthly Report

XII. **COMMISSIONER ANNOUNCEMENTS/COMMENTS**

XIII. **ADJOURNMENT**

Next Meeting: October 25, 2023



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Annual Board Meeting
August 2, 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 4:24 pm.

II. **INVOCATION**

III. **PLEDGE OF ALLEGIANCE**

IV. **ROLL CALL**

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

Commissioners Not Present: N/A

Attendees: Attorney Ric Gilmore, 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**

A. SHA Regular Board Meeting – June 28, 2023

- Chair Meredith put up the minutes from the June 28, 2023, Regular Board Meeting for approval.
- Commissioner Colón made a motion to approve the minutes. Commissioner Finger seconded the motion.
- Commissioner Sargent stated that she'd like the estimated stipend amount listed on page 3 of the minutes to reflect the actual amount of \$79.35 and inquired as to why the MOU, which was tabled and to be discussed at the next meeting, is not on today's agenda. Mr. Russell responded that it wasn't added to the agenda because the requested budget outline was not submitted to the board for review. Commissioner Sargent stated that they have a partial budget started and that it should be ready sometime around the September meeting.
- Attorney Gilmore indicated that the estimated amount listed in the minutes should stay at the estimated amount, but that Commissioner Sargent can have the corrected amount of \$79.35 listed for public record in this meeting's minutes.
- The above motion was voted on and passed 6 to 1 (Commissioner Sargent-Opposed).
 - Commissioner Sargent reiterated her comments above for public record that the stipend amount is not \$77.19 and is in the amount of \$79.35 and that the MOU wasn't put on the agenda, as voted on during the last meeting.
 - Mr. Russell added that Commissioner Sargent has now informed the board that the Resident Council's budget will be completed by September and that the final MOU can be added to the agenda once it is received.

VI. SPECIAL PRESENTATION

- A. None

VII. PUBLIC PRESENTATION

- A. None

VIII. NOMINATION & ELECTION OF OFFICERS

- A. Nominations for Chair/Vice Chair:

- Commissioner Colón nominated Jack Meredith for Chair.
- Hearing no other nominations, the nominations were closed.
- Commissioner Meredith agreed to serve as Chair.

- B. Nominations for Vice Chair:

- Commissioner Colón nominated Commissioner Taylor for Vice Chair.
- Hearing no other nominations, the nominations were closed.
- Commissioner Taylor agreed to serve as Vice Chair.

IX. APPOINTMENT OF COMMITTEE CHAIRS

It was discussed that committee chairs would remain as they were from last year's appointments:

- A. Resident Interest Committee: Commissioner Sargent accepted the appointment as Chair of the Resident Interest Committee. Commissioner Taylor will remain on the committee.
- B. Development Committee: Commissioner Meredith accepted appointment as Chair of the Development Committee. Commissioners Finger and Vengroff will continue to serve on the committee.
- C. Administration & Finance Committee: Commissioner Taylor accepted appointment as Chair of the Administration & Finance Committee. Commissioner Finger will continue to serve on the committee.
- D. Bylaws Committee – Commissioner Mason accepted appointment as Chair of the Bylaws Committee. Commissioner Sargent will continue to serve on the committee. *(This is what was voted on during last year's appointments, 8/2/2022, not Co-Chairs as was stated during this meeting.)*

X. RESOLUTIONS – ACCEPTED BY CONSENT

- A. None

XI. OLD BUSINESS

- A. None

XII. NEW BUSINESS

- A. President & CEO Evaluation

- Attorney Gilmore addressed the board and requested that all the Board members finalize and submit their completed evaluations to Attorney Gilmore prior to the next board meeting so that the results can be presented during the September board meeting.

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

XIV. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Mason reported that the Community Emergency Response Training (CERT) is scheduled, and she has reminded Mary Butler to notify Valerie Buchand, with SHA’s Resident Council, of the dates so some SHA residents could participate.
- B. Commissioners Colón informed everyone that he attended the recent SHA Backpack Giveaway at MLK Park last weekend to represent the board.
- C. Attorney Gilmore addressed the board on 2 items:
 - 1. It was brought to his attention that there was some confusion about whether there could be changes made to the Board Agenda and how this can be done. His suggestion is to add a section for the approval of the agenda at the beginning of the meeting, before Special Presentations, to give an opportunity for Commissioners to comment on the agenda. He future stated that this should be discussed at an upcoming Bylaws Committee meeting to enact this revision.
 - 2. Attorney Gilmore informed the board that there is an upcoming HDLI conference that he is presenting at that’s being held in Edgartown, Massachusetts during September. They are small sessions (that fill up quickly) and Commissioners that attend the conference receive a more personal training experience. He will make sure SHA staff has the information to send to the board in case anyone is interested. Mr. Russell confirmed that it is a good conference for commissioners to attend.
- D. Mr. Russell reported that SHA put in applications with Florida Housing Funding Corp for funds allocated from disaster recovery funds for Hurricane Ian and was funded just over \$10 million for Lofts on Lemon Phase II. We were 2nd behind another application from Northport for the Courts project. SHA put in a challenge for this application and the Northport application withdrew. So, SHA will get a 2nd project funded. The hope is to start the projects next summer. Commissioner Meredith inquired about another allocation of funds that he read was coming from the State of Florida. Mr. Russell responded this is the CDBG funds the County received in disaster recovery funds and reports that in their action plan they’ve designated \$100 million going towards housing. Within that amount, they’re proposing \$40 million for new construction of multi-family homes and \$50 million for single-family homes. Mr. Russell made an inquiry to see if additional funding could be allocated to the multi-family homes.

XV. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 4:53 pm.

Irving and Marilyn Naiditch Campus Home of **Roy McBean Boys & Girls Club**



Team Introduction



BOYS & GIRLS CLUBS
OF SARASOTA AND DESOTO COUNTIES

- Bill Sadlo, President/CEO
- Michael Beaumier, Osprey Consulting

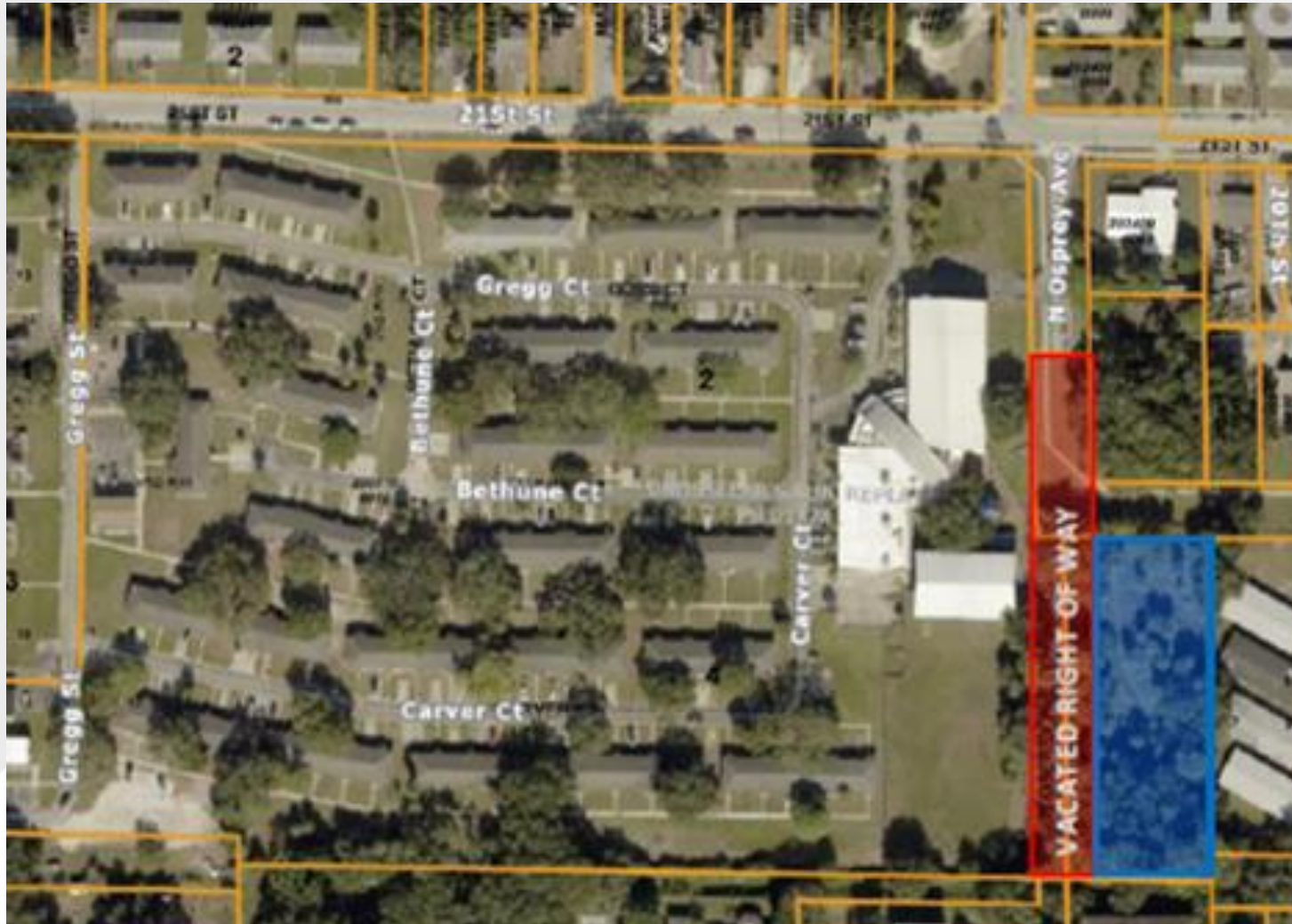


Project Update:

- Previously proposed project included renovations and additions to existing club
- Due to ongoing issues related to the existing clubs exterior envelope, it has been decided that it would be best to build a new structure and demolish the existing club



Existing Site Plan



Revised Proposed Project

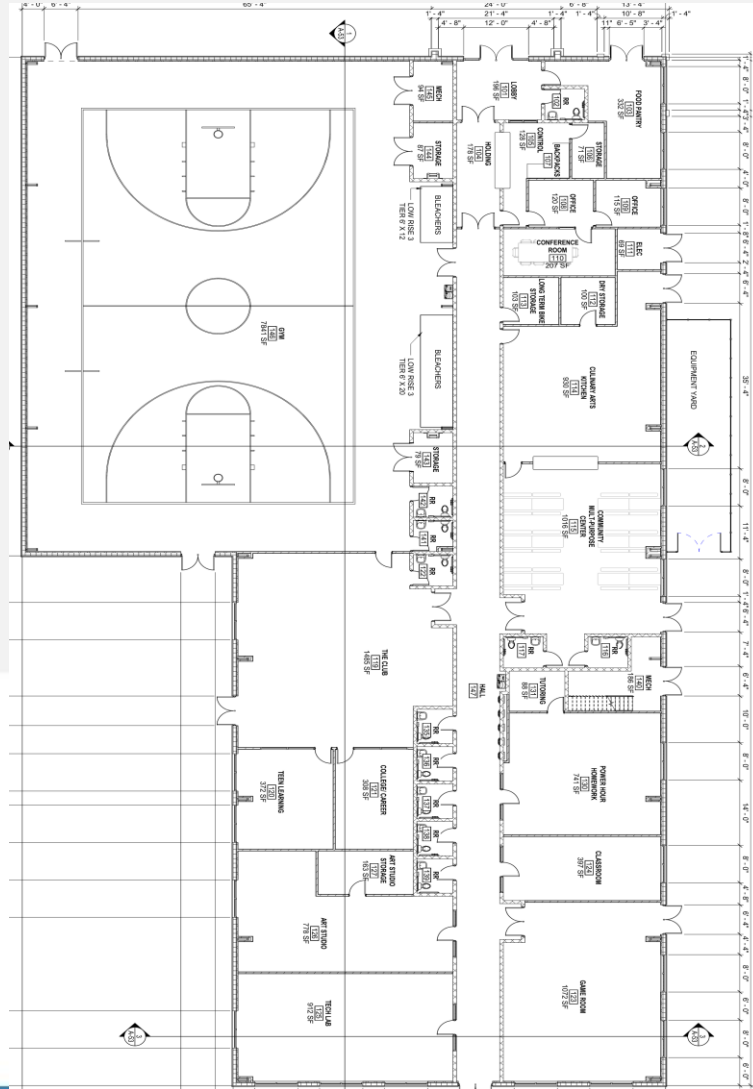


New Free Standing Club
to replace existing.

Early
Childhood
Center



Proposed New Floor Plan



Next Steps

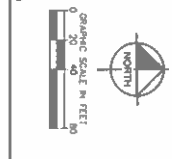
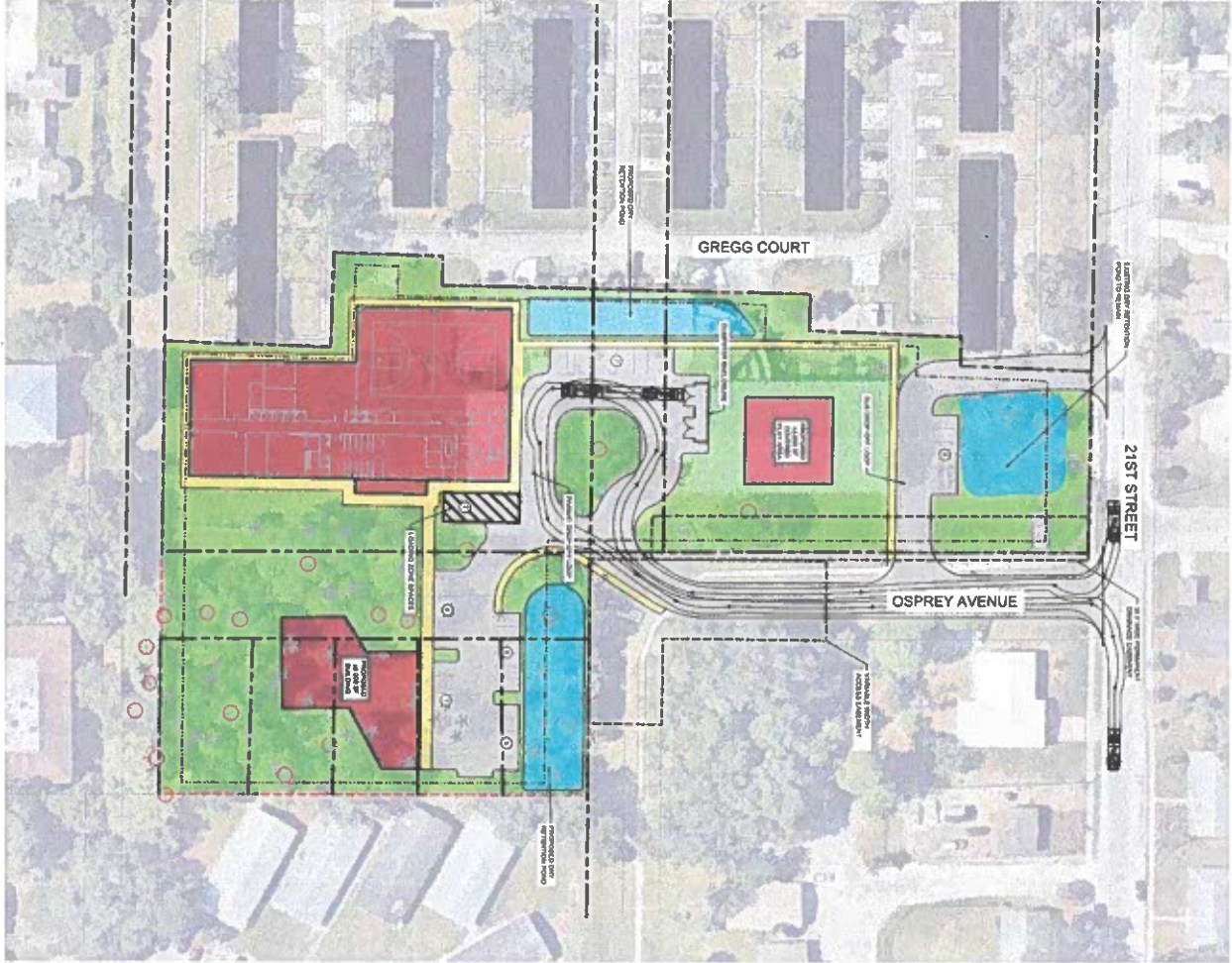


BOYS & GIRLS CLUBS
OF SARASOTA AND DESOTO COUNTIES

Thank you!

Questions?





LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE AND PROPERTY BOUNDARY
- EXISTING TREE
- EXISTING
- PROPOSED
- EXISTING
- PROPOSED

SITE DATA

PARCEL NUMBER: 201100131A SECTION 071
 ZONING DISTRICT: Q COMMERCIAL/RESIDENTIAL USE
 EXISTING LAND USE: COMMERCIAL/RESIDENTIAL USE
 PROPOSED LAND USE: DAY CARE CENTER
 ADDRESS: 2101 21ST STREET, NEWTOWN, FL 34213

BUILDING FOOTPRINT

RECOMMENDED: 87,287 SQ. FT. COMBINED
 EXISTING: 18,787 SQ. FT. COMBINED

ZONING REQUIREMENTS

RECOMMENDED FACILITY:
 1 SWIMMING POOL 750 SF OF OVA
 1 SWIMMING POOL 200 SF OF OVA
 3 SWIMMING POOL CHANGING LOCKERS



DATE: MAY 2013 PROJECT NO: 14290003 SHEET NUMBER: EX-01	BOYS & GIRLS CLUB NEWTOWN	CONCEPT PLAN / TRUCK TURN EXHIBIT	SCALE: AS SHOWN DESIGNED BY: JPH DRAWN BY: JPH CHECKED BY: JPH DATE: 5/15/13	LICENSED PROFESSIONAL DESIGNED BY: JON P. SCOTT, P.E. FLORIDA LICENSE NUMBER: 94550	<p>© 2013 KIMLEY-HORN AND ASSOCIATES, INC. 300 CENTRAL AVE., SUITE 600, ST. PETERSBURG, FL 33706 PHONE: 727-547-1515 FAX: 727-547-1500 WWW.KIMLEY-HORN.COM REGISTRY NO. 00 35104</p>	REVISIONS DATE
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Portfolio Analysis 2004-2023

SHA HUD Development Timeline



- 1938: SHA Established
- 1941: Orange Ave (60 units) Opens
- 1950: Courts (100 units) Opens
- 1960: Bertha Mitchell (100 units) Opens
- 1970: McCown (100 units) Opens
- 1971: Janie Poe (128 units) & Cohen Way (72 units) Open
- 1978: McCown Annex (75 units) Opens
- Total HUD Sponsored Units: 635

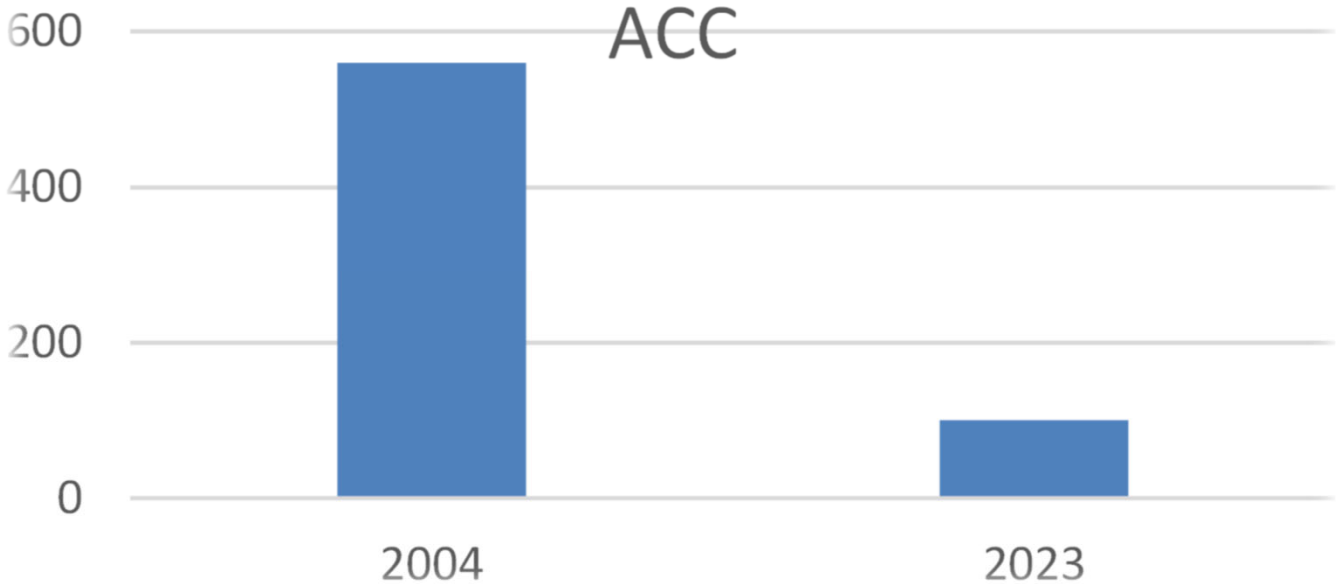
SHA/SHFC

Re-Development Timeline

- 2009: Janie's Garden Phase I (86)
- 2012: Janie's Garden Phase II (68)
- 2013: King Stone (28)
- 2013: Diamond Oaks (15)
- 2016: Janie's Garden Phase III (72)
- 2021 - 2022: Amaryllis Park Place (84)
- 2020-2021: Lofts on Lemon (128)
- 2022-2023: Cypress Square (84)
- Total SHA Sponsored Units: 565



SHA Portfolio Then & Now

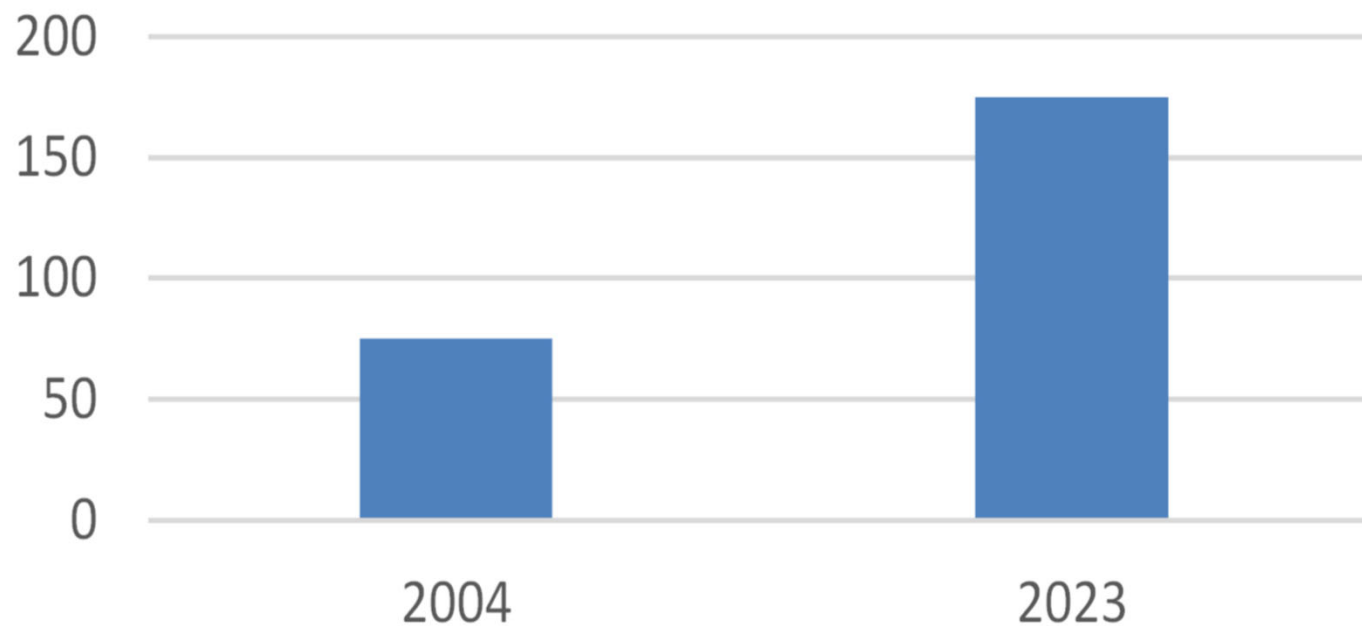


ACC = Public Housing

SHA Portfolio Then & Now



PBRA

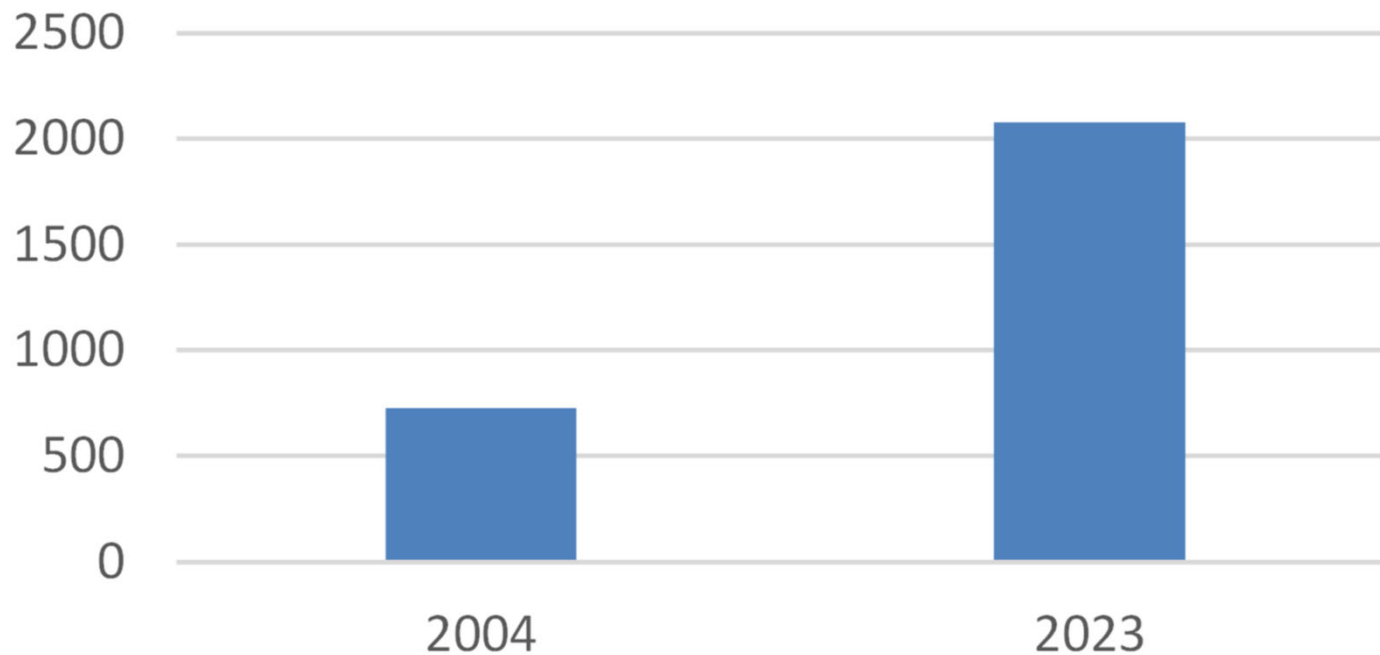


PBRA = Project Based Rental Assistance/Section 8

SHA Portfolio Then & Now



HCV



HCV = Housing Choice Voucher

SHA Portfolio Then & Now



PBV

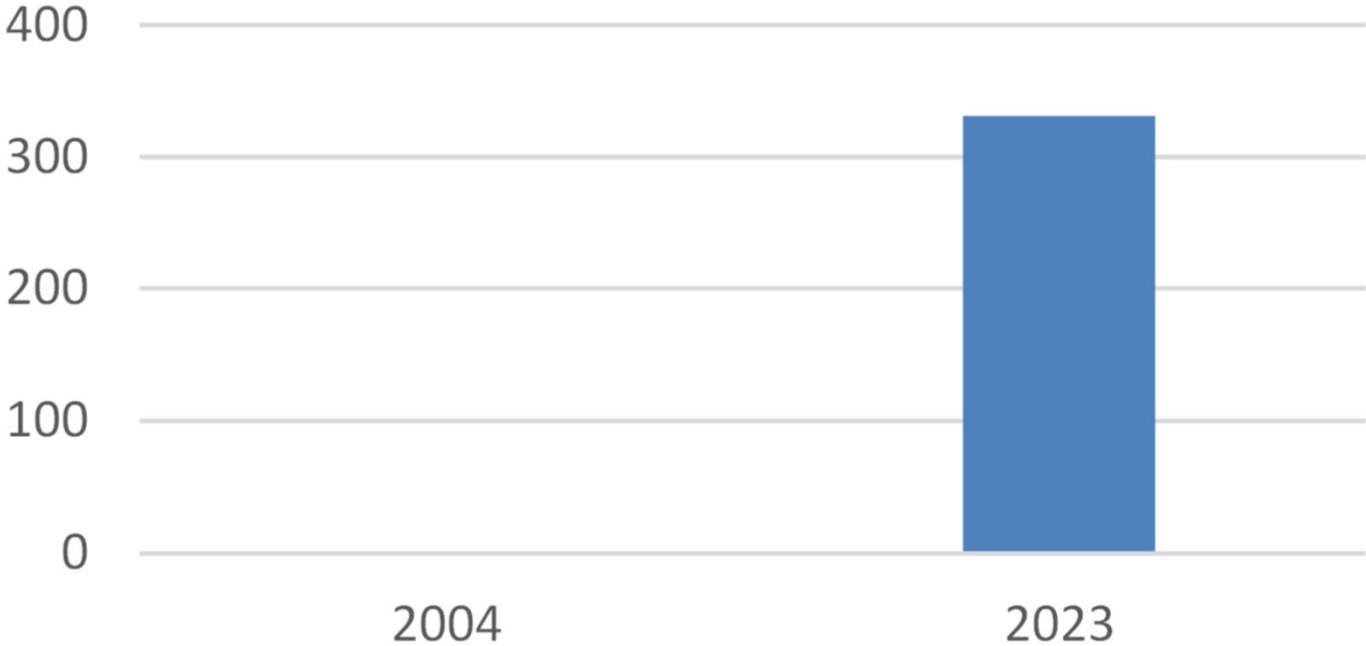


PBV = Project Based Vouchers

SHA Portfolio Then & Now



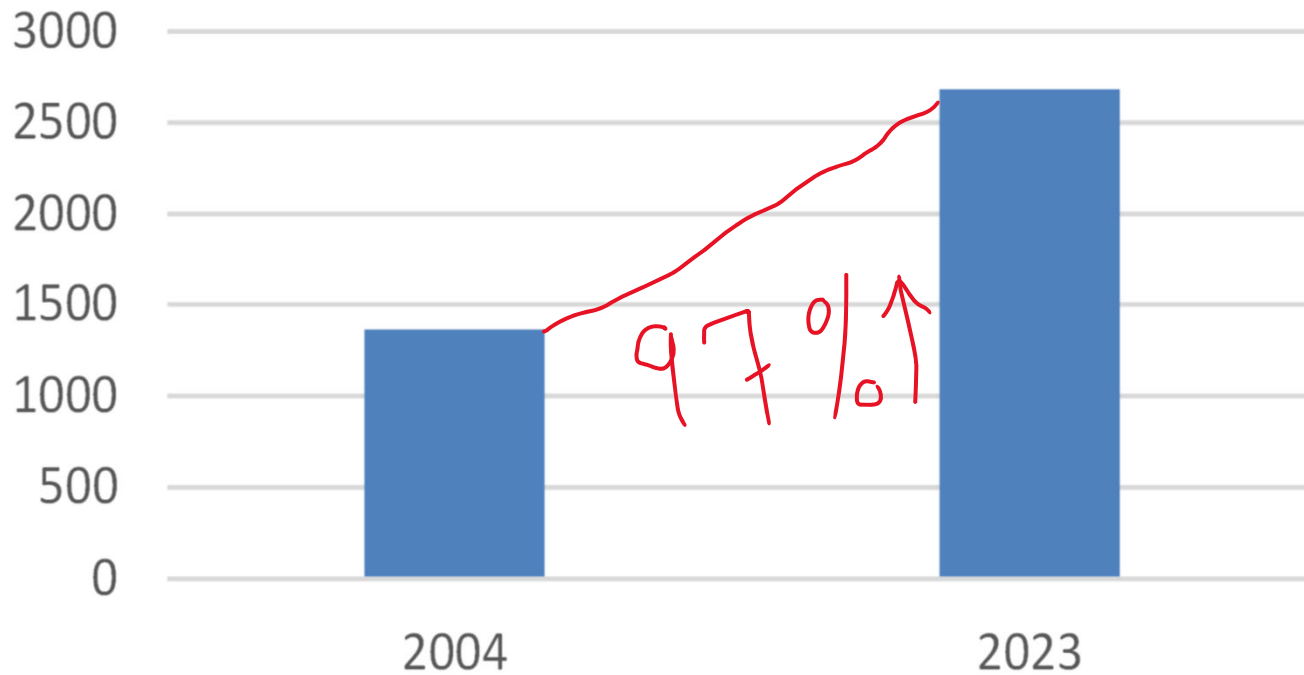
Affordable Units



SHA Portfolio Then & Now



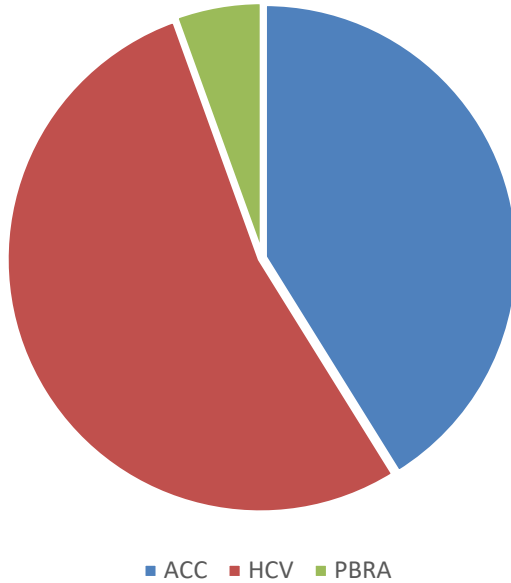
Total Inventory



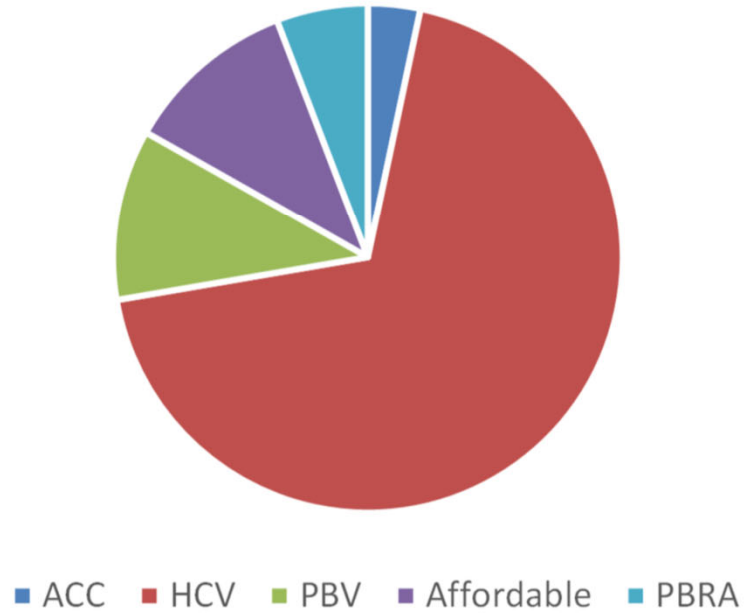
Current Portfolio Mix



2004 INVENTORY MIX



2023
INVENTORY MIX





**Sarasota Housing Authority
Agency-Wide Resident Council, Inc.**

**SHAARC BUDGET
2023-2024**

STATEMENT OF SHAARC:

**The Board is requesting any and all monies
earmarked for SHAARC from
Hud, SHA,**

Be deposited in the Resident Council Bank account.

SHAARC Stipend (placed into the SHAARC bank account at 1st of each month)

Calculated by number of total/all programs SHA units being rented. (Number of Units rented which do paperwork with the SHA.)

Times the \$15 allowed for tenant participation.

SHAARC asks for the \$200.00 per 7 members monthly per Hud's recommendation.

Total = __\$_____per month_____

INCOME

Percentage (60/40) of income from all **vending machines** connected to any and all properties SHA is connected to. Deposit with note of reason for deposit to SHAARC account on 1st (first) week of each quarter.

Percentage (50/50%) of income from all **washing machines** connected to any and all properties SHA is connected to. Direct Deposit with note of reason for deposit to SHAARC account on 1st (first) week of each quarter.

Percentage (3%) of **Developer fees** involving past 4 years, (negotiable) present and future projects. Deposit to SHAARC account on 1st (first) week of each quarter.

Percentage (50/50) of **Late fees** connected to all properties SHA is connected to by yearly recertification paperwork. Drop to SHAARC account on 1st (first) week of each quarter.

EXPENSES

MEMBERSHIP/SUBSCRIPTIONS

CCNA \$60.00 yearly/January

Narsa to be paid and organized through SHA

Nelrod to be paid and organized through SHA

Faces Of HUD Housing \$25.00 monthly

NAHT \$25 Annually

SHAARC **Website** maintenance \$1000.00 yearly/January

SHAARC **SUNBIZ** \$65.00 yearly / January

Office Space (separated from SHA) Looking for inexpensive space with electric hookup, wifi/internet, phoneline and water. With privacy

To be establish at later date possible renting of inexpensive unit under 1,000.00 monthly on Ground Floor.

Office / Supplies

\$1000.00 quarterly

Copy paper

Printer ink for all printers

Pencils, pens, paper clips (small/large)

File folders / spacers

Furniture, accessories

TRAINING

For Residents with SHAARC Advocate \$10,000.00 annually.

CPA for audit and bookkeeping purpose which is not connect or working involvement of SHA

to be established at later date

Legal advocate / council which is not connect or working involvement of SHA.

to be established at later date

Service Coordinator \$55,000 yearly

to be established at later date with RFP

Sarasota Housing Authority
Cash Position
August 31, 2023

COCC	394,547.98
HCV - HAP	1,364,992.31
HCV - Reserve	801,413.26
Bertha Mitchell	1,788,269.26
Towers	304,604.37
Annex	2,843,909.26
Energy Grant Program	8,502.86
Resident Services	269,231.46
SVC	942,187.99
SHMC	13,627.45
Towers LIHTC	172,805.40
Bertha Mitchell-SD	47,528.58
Towers - SD	23,319.14
Annex - SD	20,896.70
Rosemary Cohen	204,426.34
Development	2,640,890.65
Towers LIHTC Reserves	946,947.86
Towers LIHTC Construction	144,240.00
Litigations Proceeds	236,694.89
HCV FSS Escrow	277,304.17
PHA FSS Escrow	96,102.47
SHFC - Operating	1,177,405.72
SHFC - Restricted BB&T	115,455.98
SHFC - Reserve	427,879.44
Petty Cash	<u>500.00</u>
Total Cash	<u><u>15,263,683.54</u></u>
COCC Investments	500,000.00
HCV Investments	<u>1,500,000.00</u>
Total Investments	<u><u>2,000,000.00</u></u>
Total Cash and Investments	<u><u>17,263,683.54</u></u>

Sarasota Housing Authority
Operating Statement
Eight Months Ending 08/31/2023
Program: Towers LIHTC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	23,139.46	67,300.00	(44,160.54)	182,705.01	538,400.00	(355,694.99)	807,600.00	(624,894.99)
HUD Revenue	0.00	0.00	0.00	120,256.00	0.00	120,256.00	0.00	120,256.00
Other Operating Revenue	1,573.53	(2,948.67)	4,522.20	10,474.87	(23,589.33)	34,064.20	(35,384.00)	45,858.87
TOTAL INCOME	24,712.99	64,351.33	(39,638.34)	313,435.88	514,810.67	(201,374.79)	772,216.00	(458,780.12)
EXPENSES								
Administrative Expense	6,198.05	16,996.58	10,798.53	77,576.85	135,972.67	58,395.82	203,959.00	126,382.15
Tenant Services	79.35	0.00	(79.35)	513.75	0.00	(513.75)	0.00	(513.75)
4922.00 Relocation Expenses	439.99	0.00	(439.99)	539.99	0.00	(539.99)	0.00	(539.99)
Utility Expense	11,745.96	12,203.43	457.47	67,814.15	97,627.32	29,813.17	146,441.00	78,626.85
4935.00 Sewer Expense	7,863.58	0.00	(7,863.58)	19,325.58	0.00	(19,325.58)	0.00	(19,325.58)
Maintenance	15,509.86	7,499.99	(8,009.87)	94,247.96	60,000.01	(34,247.95)	90,000.00	(4,247.96)
Protective Services	3,915.90	3,750.00	(165.90)	19,488.56	30,000.00	10,511.44	45,000.00	25,511.44
Insurance Expense	1,818.68	7,500.00	5,681.32	3,093.11	60,000.00	56,906.89	90,000.00	86,906.89
General Expense	41.79	84.33	42.54	(10,454.59)	674.67	11,129.26	1,012.00	11,466.59
TOTAL EXPENSES	47,613.16	48,034.33	421.17	272,145.36	384,274.67	112,129.31	576,412.00	304,266.64
SURPLUS	(22,900.17)	16,317.00	(39,217.17)	41,290.52	130,536.00	(89,245.48)	195,804.00	(154,513.48)

Sarasota Housing Authority
Operating Statement
Five Months Ending 08/31/2023
Program: Towers Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	0.00	0.00	0.00	(155.15)	0.00	(155.15)	0.00	(155.15)
HUD Revenue	22,373.00	0.00	22,373.00	56,794.00	0.00	56,794.00	0.00	56,794.00
Other Operating Revenue	9.64	0.00	9.64	38.34	0.00	38.34	0.00	38.34
TOTAL INCOME	22,382.64	0.00	22,382.64	56,677.19	0.00	56,677.19	0.00	56,677.19
EXPENSES								
Protective Services	0.00	0.00	0.00	3,648.52	0.00	(3,648.52)	0.00	(3,648.52)
TOTAL EXPENSES	0.00	0.00	0.00	3,648.52	0.00	(3,648.52)	0.00	(3,648.52)
SURPLUS	22,382.64	0.00	22,382.64	53,028.67	0.00	53,028.67	0.00	53,028.67

Sarasota Housing Authority
Operating Statement
Five Months Ending 08/31/2023
Program: SVC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703.00 Tenant Dwelling Rental	99,068.00	31,829.67	67,238.33	487,909.01	159,148.33	328,760.68	381,956.00	105,953.01
3704.10 Tenant Revenue - Late Fees	0.00	44.50	(44.50)	420.00	222.50	197.50	534.00	(114.00)
3704.30 Tenant Revenue - Other	0.00	0.00	0.00	(3,466.00)	0.00	(3,466.00)	0.00	(3,466.00)
TOTAL TENANT REVENUE	99,068.00	31,874.17	67,193.83	484,863.01	159,370.83	325,492.18	382,490.00	102,373.01
HUD REVENUE								
3707.50 Other Admin Revenue	6,482.08	0.00	6,482.08	33,200.64	0.00	33,200.64	0.00	33,200.64
3707.60 Admin Fees earned	0.00	185,313.83	(185,313.83)	0.00	926,569.17	(926,569.17)	2,223,766.00	(2,223,766.00)
TOTAL HUD REVENUE	6,482.08	185,313.83	(178,831.75)	33,200.64	926,569.17	(893,368.53)	2,223,766.00	(2,190,565.36)
OTHER OPERATING REVENUE								
3714.50 Vacancy Loss	0.00	(318.33)	318.33	0.00	(1,591.67)	1,591.67	(3,820.00)	3,820.00
3715.00 Other Revenue	0.00	74,269.33	(74,269.33)	25,708.54	371,346.67	(345,638.13)	891,232.00	(865,523.46)
TOTAL OTHER OPERATING REVENUE	0.00	73,951.00	(73,951.00)	25,708.54	369,755.00	(344,046.46)	887,412.00	(861,703.46)
TOTAL INCOME	105,550.08	291,139.00	(185,588.92)	543,772.19	1,455,695.00	(911,922.81)	3,493,668.00	(2,949,895.81)
EXPENSES								
Administrative Expense	18,783.29	33,482.07	14,698.78	92,273.29	167,410.43	75,137.14	401,785.00	309,511.71
Tenant Services	53.09	0.00	(53.09)	53.09	0.00	(53.09)	0.00	(53.09)
Utility Expense	0.00	3,531.41	3,531.41	11,349.59	17,657.09	6,307.50	42,377.00	31,027.41
4935.00 Sewer Expense	0.00	0.00	0.00	25,575.82	0.00	(25,575.82)	0.00	(25,575.82)
Maintenance	28,798.04	5,339.16	(23,458.88)	110,887.57	26,695.84	(84,191.73)	64,070.00	(46,817.57)
INSURANCE EXPENSE								
4961.01 Property Insurance	0.00	748.75	748.75	13,690.31	3,743.75	(9,946.56)	8,985.00	(4,705.31)
4961.02 Liability Insurance	0.00	630.00	630.00	272.40	3,150.00	2,877.60	7,560.00	7,287.60
4961.03 Worker's Compensation Insurance	0.00	631.75	631.75	0.00	3,158.75	3,158.75	7,581.00	7,581.00
4961.04 Auto Insurance	610.62	0.00	(610.62)	2,482.60	0.00	(2,482.60)	0.00	(2,482.60)
TOTAL INSURANCE EXPENSE	610.62	2,010.50	1,399.88	16,445.31	10,052.50	(6,392.81)	24,126.00	7,680.69
General Expense	80.86	16.08	(64.78)	433.94	80.42	(353.52)	193.00	(240.94)
5210.00 Appliances	3,390.00	0.00	(3,390.00)	5,958.00	0.00	(5,958.00)	0.00	(5,958.00)
TOTAL EXPENSES	51,715.90	44,379.22	(7,336.68)	262,976.61	221,896.28	(41,080.33)	532,551.00	269,574.39
SURPLUS	53,834.18	246,759.78	(192,925.60)	280,795.58	1,233,798.72	(953,003.14)	2,961,117.00	(2,680,321.42)

Sarasota Housing Authority

Operating Statement

Five Months Ending 08/31/2023

Program: Sarasota Housing Mgmt Corp Project: Consolidated

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

Sarasota Housing Authority
Operating Statement
Five Months Ending 08/31/2023
Program: SHFC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue Other	74,956.73	77,150.16	(2,193.43)	397,418.96	385,750.84	11,668.12	925,802.00	(528,383.04)
Other Revenue	(16,354.73)	(166.67)	(16,188.06)	31,546.12	(833.33)	32,379.45	(2,000.00)	33,546.12
TOTAL INCOME	58,602.00	76,983.49	(18,381.49)	428,965.08	384,917.51	44,047.57	923,802.00	(494,836.92)
EXPENSES								
Administrative Expense	18,008.11	2,077.68	(15,930.43)	96,990.79	10,388.32	(86,602.47)	24,932.00	(72,058.79)
Utilities Expense	3,863.58	7,932.58	4,069.00	15,473.50	39,662.92	24,189.42	95,191.00	79,717.50
4935.00 Sewer Expense	2,537.13	0.00	(2,537.13)	10,399.70	0.00	(10,399.70)	0.00	(10,399.70)
Maintenance	19,810.95	17,668.75	(2,142.20)	68,275.73	88,343.75	20,068.02	212,025.00	143,749.27
Insurance Expense	10,438.17	21,368.59	10,930.42	41,727.55	106,842.91	65,115.36	256,423.00	214,695.45
General Expense	0.00	1,259.67	1,259.67	33,752.06	6,298.33	(27,453.73)	15,116.00	(18,636.06)
TOTAL EXPENSES	54,657.94	50,307.27	(4,350.67)	266,619.33	251,536.23	(15,083.10)	603,687.00	337,067.67
SURPLUS	3,944.06	26,676.22	(22,732.16)	162,345.75	133,381.28	28,964.47	320,115.00	(157,769.25)

Sarasota Housing Authority
Operating Statement
Five Months Ending 08/31/2023
Program: Section 8 Voucher Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3704.30 Tenant Revenue - Other	0.00	194.58	(194.58)	0.00	972.92	(972.92)	2,335.00	(2,335.00)
HUD Revenues	3,514,467.00	1,862,799.16	1,651,667.84	11,393,222.94	9,313,995.84	2,079,227.10	22,353,590.00	(10,960,367.06)
Other Operating Revenue	8,064.99	8,375.50	(310.51)	78,322.86	41,877.50	36,445.36	100,506.00	(22,183.14)
TOTAL INCOME	3,522,531.99	1,871,369.24	1,651,162.75	11,471,545.80	9,356,846.26	2,114,699.54	22,456,431.00	(10,984,885.20)
EXPENSES								
Administrative Expense	119,046.59	122,567.90	3,521.31	530,077.25	612,839.60	82,762.35	1,470,815.00	940,737.75
4921.03 Resident Services - Tenant	105.84	20.25	(85.59)	105.84	101.25	(4.59)	243.00	137.16
Utilities Expense	1,014.91	0.00	(1,014.91)	3,690.80	0.00	(3,690.80)	0.00	(3,690.80)
Maintenance	2,385.86	2,121.91	(263.95)	20,814.40	10,609.59	(10,204.81)	25,463.00	4,648.60
Insurance	581.05	368.92	(212.13)	5,651.89	1,844.58	(3,807.31)	4,427.00	(1,224.89)
General Expense	638.54	645.42	6.88	23,130.24	3,227.08	(19,903.16)	7,745.00	(15,385.24)
4964.00 Bad Debt Expense	0.00	0.00	0.00	365.00	0.00	(365.00)	0.00	(365.00)
4971.50 Misc - Landlord Bonus	4,500.00	1,935.58	(2,564.42)	32,250.00	9,677.92	(22,572.08)	23,227.00	(9,023.00)
4971.51 EHV Reimbursables	0.00	1,470.25	1,470.25	0.00	7,351.25	7,351.25	17,643.00	17,643.00
HAP Expense	2,176,683.52	1,663,309.08	(513,374.44)	10,389,716.18	8,316,545.42	(2,073,170.76)	19,959,709.00	9,569,992.82
TOTAL EXPENSES	2,304,956.31	1,792,439.31	(512,517.00)	11,005,801.60	8,962,196.69	(2,043,604.91)	21,509,272.00	10,503,470.40
SURPLUS	1,217,575.68	78,929.93	1,138,645.75	465,744.20	394,649.57	71,094.63	947,159.00	(481,414.80)

Sarasota Housing Authority
Operating Statement
Five Months Ending 08/31/2023

Program: Resident Services Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3706.20 ROSS Grant	5,810.67	0.00	5,810.67	29,053.35	0.00	29,053.35	0.00	29,053.35
3706.30 HUD FSS Grant	6,468.00	0.00	6,468.00	32,880.97	0.00	32,880.97	0.00	32,880.97
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
TOTAL INCOME	12,278.67	0.00	12,278.67	67,774.32	0.00	67,774.32	0.00	67,774.32
EXPENSES								
4911.00 Administrative Salaries	11,299.20	0.00	(11,299.20)	82,841.20	0.00	(82,841.20)	0.00	(82,841.20)
4912.10 Accounting fees	623.52	0.00	(623.52)	1,870.56	0.00	(1,870.56)	0.00	(1,870.56)
4914.00 Marketing & Advertising	2,500.00	0.00	(2,500.00)	2,500.00	0.00	(2,500.00)	0.00	(2,500.00)
4915.00 Administrative EBC Expenses	3,274.32	0.00	(3,274.32)	21,784.76	0.00	(21,784.76)	0.00	(21,784.76)
4916.00 Office Supplies Expense	0.00	0.00	0.00	73.79	0.00	(73.79)	0.00	(73.79)
4918.00 Travel Expenses	0.00	0.00	0.00	89.97	0.00	(89.97)	0.00	(89.97)
4919.01 Telephone Expense	377.63	0.00	(377.63)	1,972.60	0.00	(1,972.60)	0.00	(1,972.60)
4919.02 Dues/Subscription Expense	0.00	0.00	0.00	68.31	0.00	(68.31)	0.00	(68.31)
4919.04 Training Expense	250.00	0.00	(250.00)	1,970.46	0.00	(1,970.46)	0.00	(1,970.46)
4919.09 Office Lease Expense	501.36	0.00	(501.36)	2,506.80	0.00	(2,506.80)	0.00	(2,506.80)
4919.11 Internet Expense	1,010.44	223.50	(786.94)	2,483.49	1,117.50	(1,365.99)	2,682.00	198.51
4919.112 YT Internet	0.00	223.50	223.50	483.98	1,117.50	633.52	2,682.00	2,198.02
4919.12 Investigations	0.00	3.50	3.50	29.99	17.50	(12.49)	42.00	12.01
4919.15 Admin. General Contracts	718.29	0.00	(718.29)	2,556.73	0.00	(2,556.73)	0.00	(2,556.73)
4919.16 Admin. Equipment Contracts	114.92	0.00	(114.92)	532.59	0.00	(532.59)	0.00	(532.59)
4919.161 Admin Equip Contracts: YT	0.00	29.50	29.50	0.00	147.50	147.50	354.00	354.00
4921.02 Resident Services EBC Expenses	734.02	911.42	177.40	4,716.30	4,557.08	(159.22)	10,937.00	6,220.70
4921.03 Resident Services Tenant Servc	0.00	7.25	7.25	3,625.00	36.25	(3,588.75)	87.00	(3,538.00)
4921.04 Resident Services - Council fee	0.00	0.00	0.00	1,352.49	0.00	(1,352.49)	0.00	(1,352.49)
4921.09 YT- After School Tutors	0.00	184.92	184.92	1,383.76	924.58	(459.18)	2,219.00	835.24
4921.11 YT- Program Supplies/Activities	(16,084.35)	0.00	16,084.35	(12,870.31)	0.00	12,870.31	0.00	12,870.31
4921.111 YT- Program Supplies/Activities	0.00	701.83	701.83	2,149.75	3,509.17	1,359.42	8,422.00	6,272.25
4921.12 YT- Printing/Advertising	0.00	144.42	144.42	0.00	722.08	722.08	1,733.00	1,733.00
4921.13 YT- Travel/Training	0.00	4.75	4.75	1,086.00	23.75	(1,062.25)	57.00	(1,029.00)
4921.14 Shop with a Cop	0.00	166.00	166.00	0.00	830.00	830.00	1,992.00	1,992.00
4932.00 Electricity Expense	0.00	60.58	60.58	1,266.18	302.92	(963.26)	727.00	(539.18)
4941.00 Maintenance Labor	0.00	0.00	0.00	1.33	0.00	(1.33)	0.00	(1.33)
4942.16 Hardware	0.00	3.83	3.83	0.00	19.17	19.17	46.00	46.00
4942.18 HVAC Parts	0.00	86.33	86.33	0.00	431.67	431.67	1,036.00	1,036.00
4942.20 Janitorial Supplies	0.00	13.92	13.92	0.00	69.58	69.58	167.00	167.00
4942.28 Lumber	0.00	11.83	11.83	0.00	59.17	59.17	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	154.17	154.17	370.00	370.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
4942.36 Plumbing parts	0.00	31.67	31.67	0.00	158.33	158.33	380.00	380.00
4943.01 Alarm Expense	35.00	32.33	(2.67)	175.00	161.67	(13.33)	388.00	213.00
4943.04 Electrical Expense	0.00	286.00	286.00	0.00	1,430.00	1,430.00	3,432.00	3,432.00
4943.05 Plumbing Expense	0.00	777.08	777.08	0.00	3,885.42	3,885.42	9,325.00	9,325.00
4943.06 HVAC Expense	0.00	10.42	10.42	0.00	52.08	52.08	125.00	125.00
4943.10 Routine Maintenance Exp.	500.00	407.33	(92.67)	2,624.96	2,036.67	(588.29)	4,888.00	2,263.04
4943.101 YT- Routing Maintenance	0.00	216.67	216.67	124.68	1,083.33	958.65	2,600.00	2,475.32
4943.12 Equipment Leasing	222.93	32.00	(190.93)	764.02	160.00	(604.02)	384.00	(380.02)
4952.00 Protective Services Expense	0.00	4.08	4.08	0.00	20.42	20.42	49.00	49.00
4961.02 Liability Insurance	0.00	0.00	0.00	231.45	0.00	(231.45)	0.00	(231.45)
4961.04 Auto Insurance	439.56	405.58	(33.98)	1,755.56	2,027.92	272.36	4,867.00	3,111.44
4962.00 General Expenses	123.71	83.58	(40.13)	422.51	417.92	(4.59)	1,003.00	580.49
TOTAL EXPENSES	6,640.55	5,094.65	(1,545.90)	130,620.90	25,473.35	(105,147.55)	61,136.00	(69,484.90)
SURPLUS	5,638.12	(5,094.65)	10,732.77	(62,846.58)	(25,473.35)	(37,373.23)	(61,136.00)	(1,710.58)

Sarasota Housing Authority
Operating Statement
Five Months Ending 08/31/2023
Program: Energy Grant Program Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSES								
4911.00 Administrative Salaries	3,043.43	0.00	(3,043.43)	16,417.81	0.00	(16,417.81)	0.00	(16,417.81)
4915.00 Administrative EBC Expenses	1,372.76	0.00	(1,372.76)	6,870.00	0.00	(6,870.00)	0.00	(6,870.00)
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	15.88	0.00	(15.88)	5,060.77	0.00	(5,060.77)	0.00	(5,060.77)
TOTAL EXPENSES	4,432.07	0.00	(4,432.07)	38,368.31	0.00	(38,368.31)	0.00	(38,368.31)
SURPLUS	(4,432.07)	0.00	4,432.07	(38,368.31)	0.00	38,368.31	0.00	38,368.31

Sarasota Housing Authority

Operating Statement

Five Months Ending 08/31/2023

Program: Bertha Mitchell Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	32,629.00	41,486.83	(8,857.83)	144,435.12	207,434.17	(62,999.05)	497,842.00	(353,406.88)
HUD Revenues	102,559.27	181,726.17	(79,166.90)	718,547.78	908,630.83	(190,083.05)	2,180,714.00	(1,462,166.22)
Other Operating Revenue	10,864.44	24,435.58	(13,571.14)	64,602.30	122,177.92	(57,575.62)	293,227.00	(228,624.70)
TOTAL INCOME	146,052.71	247,648.58	(101,595.87)	927,585.20	1,238,242.92	(310,657.72)	2,971,783.00	(2,044,197.80)
EXPENSES								
Administrative Expense	44,740.16	52,771.73	8,031.57	210,467.28	263,858.77	53,391.49	633,261.00	422,793.72
Tenant Services	246.01	150.17	(95.84)	2,606.46	750.83	(1,855.63)	1,802.00	(804.46)
Utility Expense	18,917.46	41,567.67	22,650.21	67,455.95	207,838.33	140,382.38	498,812.00	431,356.05
4935.00 Sewer Expense	16,939.26	0.00	(16,939.26)	46,775.42	0.00	(46,775.42)	0.00	(46,775.42)
Maintenance	43,436.76	39,766.15	(3,670.61)	185,630.34	198,830.85	13,200.51	477,194.00	291,563.66
Protective Services	0.00	98.25	98.25	0.00	491.25	491.25	1,179.00	1,179.00
Insurance Expense	914.47	7,468.08	6,553.61	30,496.44	37,340.42	6,843.98	89,617.00	59,120.56
General Expense	1,689.23	6,947.42	5,258.19	10,175.46	34,737.08	24,561.62	83,369.00	73,193.54
TOTAL EXPENSES	126,883.35	148,769.47	21,886.12	553,607.35	743,847.53	190,240.18	1,785,234.00	1,231,626.65
SURPLUS	19,169.36	98,879.11	79,709.75	373,977.85	494,395.39	120,417.54	1,186,549.00	812,571.15

Sarasota Housing Authority
Operating Statement
Five Months Ending 08/31/2023
Program: Business Activities Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Administrative Revenue	4,386.63	0.00	4,386.63	4,386.63	0.00	4,386.63	0.00	4,386.63
Other Operating Revenue	4,387.13	0.00	4,387.13	19,847.16	0.00	19,847.16	0.00	19,847.16
TOTAL INCOME	8,773.76	0.00	8,773.76	24,233.79	0.00	24,233.79	0.00	24,233.79
EXPENSES								
Administrative Expense	612.36	0.00	(612.36)	14,269.79	0.00	(14,269.79)	0.00	(14,269.79)
4921.04 Resident Services - Council fee	158.70	0.00	(158.70)	634.80	0.00	(634.80)	0.00	(634.80)
Utilities Expense	0.00	0.00	0.00	(34.13)	0.00	34.13	0.00	34.13
Maintenance	1,318.37	0.00	(1,318.37)	976.93	0.00	(976.93)	0.00	(976.93)
Insurance Expense	1,047.66	0.00	(1,047.66)	6,800.16	0.00	(6,800.16)	0.00	(6,800.16)
General Expense	20.26	0.00	(20.26)	30.83	0.00	(30.83)	0.00	(30.83)
TOTAL EXPENSES	3,157.35	0.00	(3,157.35)	22,678.38	0.00	(22,678.38)	0.00	(22,678.38)
SURPLUS	5,616.41	0.00	(5,616.41)	1,555.41	0.00	(1,555.41)	0.00	(1,555.41)

Sarasota Housing Authority
Operating Statement
Five Months Ending 08/31/2023
Program: Annex Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	25,712.82	24,325.91	1,386.91	125,486.25	121,629.59	3,856.66	291,911.00	(166,424.75)
HUD Revenue	73,008.00	85,379.50	(12,371.50)	395,370.00	426,897.50	(31,527.50)	1,024,554.00	(629,184.00)
Other Operating Revenue	8.87	(384.00)	392.87	4,743.80	(1,920.00)	6,663.80	(4,608.00)	9,351.80
TOTAL INCOME	98,729.69	109,321.41	(10,591.72)	525,600.05	546,607.09	(21,007.04)	1,311,857.00	(786,256.95)
EXPENSES								
Administrative Expense	40,158.80	34,124.43	(6,034.37)	205,609.32	170,622.07	(34,987.25)	409,493.00	203,883.68
Tenant Services	478.27	2.00	(476.27)	595.27	10.00	(585.27)	24.00	(571.27)
Utility Expense	13,968.01	9,081.08	(4,886.93)	40,237.58	45,405.42	5,167.84	108,973.00	68,735.42
4935.00 Sewer Expense	8,926.96	0.00	(8,926.96)	19,171.59	0.00	(19,171.59)	0.00	(19,171.59)
Maintenance	20,816.24	13,436.67	(7,379.57)	84,878.71	67,183.33	(17,695.38)	161,240.00	76,361.29
Protective Services	2,839.50	3,662.83	823.33	17,046.19	18,314.17	1,267.98	43,954.00	26,907.81
Insurance Expense	90.02	2,731.92	2,641.90	21,563.90	13,659.58	(7,904.32)	32,783.00	11,219.10
4962.00 General Expenses	308.35	1,389.00	1,080.65	1,154.42	6,945.00	5,790.58	16,668.00	15,513.58
TOTAL EXPENSES	87,586.15	64,427.93	(23,158.22)	390,256.98	322,139.57	(68,117.41)	773,135.00	382,878.02
SURPLUS	11,143.54	44,893.48	33,749.94	135,343.07	224,467.52	89,124.45	538,722.00	403,378.93

Janies Garden
Budget Operating Report
As of August 31, 2023

	Month Ending 08/31/2023			01/01/2023 Through 08/31/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	49,177.00	77,500.00	(28,323.00)	394,138.00	620,000.00	(225,862.00)	930,000.00
512100 - SUBSIDY REVENUE	32,158.00	0.00	32,158.00	264,683.00	0.00	264,683.00	0.00
TOTAL RENT INCOME	81,335.00	77,500.00	3,835.00	658,821.00	620,000.00	38,821.00	930,000.00
VACANCIES							
522000 - VACANCIES - TENANT	(3,259.00)	(1,666.00)	(1,593.00)	(19,084.00)	(13,328.00)	(5,756.00)	(20,000.00)
528000 - EMPLOYEE APARTMENT/DISCOUNT	(603.00)	(850.00)	247.00	(6,553.00)	(6,800.00)	247.00	(10,200.00)
TOTAL VACANCIES	(3,862.00)	(2,516.00)	(1,346.00)	(25,637.00)	(20,128.00)	(5,509.00)	(30,200.00)
NET RENTAL INCOME	77,473.00	74,984.00	2,489.00	633,184.00	599,872.00	33,312.00	899,800.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	21.00	(21.00)	0.00	168.00	(168.00)	250.00
533000 - TENANT APPLICATION FEE	810.00	100.00	710.00	1,530.00	800.00	730.00	1,200.00
TOTAL SERVICES INCOME	810.00	121.00	689.00	1,530.00	968.00	562.00	1,450.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	0.00	0.00	0.00	96.96	0.00	96.96	0.00
541200 - INT INC - RESERVES & ESCROWS	355.10	0.00	355.10	524.17	0.00	524.17	0.00
TOTAL FINANCIAL INCOME	355.10	0.00	355.10	621.13	0.00	621.13	0.00
OTHER INCOME							
591000 - SECURITY DEPOSIT FORFEITURE	581.33	0.00	581.33	581.33	0.00	581.33	0.00
592500 - LATE CHARGES	1,100.00	433.00	667.00	7,545.00	3,214.00	4,331.00	4,950.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	100.00	0.00	100.00	0.00
593900 - DAMAGES	1,365.69	300.00	1,065.69	3,767.32	2,400.00	1,367.32	3,596.00
594000 - PET FEE	0.00	0.00	0.00	150.00	0.00	150.00	0.00
TOTAL OTHER INCOME	3,047.02	733.00	2,314.02	12,143.65	5,614.00	6,529.65	8,546.00
TOTAL INCOME	81,685.12	75,838.00	5,847.12	647,478.78	606,454.00	41,024.78	909,796.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	43.00	43.00	729.18	594.00	(135.18)	756.00
622500 - CREDIT REPORTS	65.55	88.00	22.45	1,918.76	704.00	(1,214.76)	1,012.00
624500 - INSPECTION FEES	0.00	200.00	200.00	0.00	400.00	400.00	400.00
625500 - EVICTION EXPENSE	814.66	367.00	(447.66)	1,651.66	2,936.00	1,284.34	4,000.00
629000 - MISC RENTING EXPENSE	0.00	14.00	14.00	0.00	112.00	112.00	168.00
TOTAL RENTING EXPENSES	880.21	712.00	(168.21)	4,299.60	4,746.00	446.40	6,336.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,425.82	2,160.00	734.18	12,651.74	18,358.00	5,706.26	28,841.00
631100 - OFFICE EXPENSE	595.41	434.00	(161.41)	5,082.34	3,472.00	(1,610.34)	5,204.00
631101 - OFFICE SUPPLIES	0.00	0.00	0.00	120.16	0.00	(120.16)	0.00
631111 - BANK CHARGES	0.00	48.00	48.00	404.32	1,208.00	803.68	1,400.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	160.00	160.00	0.00	730.00	730.00	1,040.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	1,556.24	1,230.00	(326.24)	2,460.00
632000 - MANAGEMENT FEES	5,212.19	4,400.00	(812.19)	37,617.07	35,200.00	(2,417.07)	52,800.00
632500 - ANSWERING SERVICE	0.00	33.00	33.00	0.00	264.00	264.00	400.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,161.88	1,403.00	241.12	10,269.06	11,868.00	1,598.94	18,759.00
634000 - LEGAL EXPENSE	3,900.00	0.00	(3,900.00)	4,501.00	0.00	(4,501.00)	0.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	0.00	0.00	500.00	500.00	0.00	500.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	6,500.00	5,000.00	(1,500.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	1,700.46	1,190.00	(510.46)	2,380.00
635400 - SOFTWARE LICENSE EXPENSE	79.58	0.00	(79.58)	5,571.03	5,500.00	(71.03)	5,500.00
636000 - TELEPHONE	215.45	153.00	(62.45)	2,199.41	1,233.00	(966.41)	1,845.00
637000 - BAD DEBT EXPENSE	0.00	420.21	420.21	6,872.00	3,361.68	(3,510.32)	5,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	167.00	167.00	648.35	1,336.00	687.65	2,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,776.00	2,791.00	15.00	19,168.71	22,328.00	3,159.29	33,492.00
638400 - TRAINING EXPENSE	0.00	150.00	150.00	2,037.97	1,500.00	(537.97)	2,100.00
638500 - TRAVEL EXPENSE	0.00	95.00	95.00	864.99	760.00	(104.99)	1,140.00
639000 - MISC ADMINISTRATIVE EXPENSE	100.00	250.00	150.00	494.75	2,000.00	1,505.25	3,000.00
639002 - MISC ADMIN EXP - Consultant Fees	0.00	0.00	0.00	1,516.67	0.00	(1,516.67)	0.00
Total ADMINISTRATIVE EXPENSES	15,466.33	12,664.21	(2,802.12)	120,276.27	117,038.68	(3,237.59)	177,861.00
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	250.00	250.00	0.00	500.00	500.00	500.00
643000 - MAINTENANCE PAYROLL	2,857.90	4,113.00	1,255.10	20,884.07	34,960.00	14,075.93	54,768.00
643100 - JANITOR SUPPLIES	247.49	250.00	2.51	1,225.35	2,000.00	774.65	2,000.00
645000 - ELECTRICITY	1,031.47	833.00	(198.47)	5,532.39	6,664.00	1,131.61	10,000.00
645050 - ELECTRICITY - Vacant Unit	(47.62)	0.00	47.62	485.56	0.00	(485.56)	0.00
645100 - WATER	3,352.45	4,000.00	647.55	28,507.56	32,000.00	3,492.44	48,000.00
645300 - SEWER	4,748.34	4,836.00	87.66	38,914.21	38,688.00	(226.21)	58,000.00

Janies Garden
Budget Operating Report
As of August 31, 2023

	Month Ending 08/31/2023			01/01/2023 Through 08/31/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
645500 - UTILITY PROCESSING / COMMISSIONS	82.56	86.00	3.44	660.48	688.00	27.52	1,032.00
646000 - EXTERMINATING	219.00	415.00	196.00	6,123.31	5,820.00	(303.31)	7,000.00
647000 - GARBAGE & RUBBISH REMOVAL	3,634.21	2,499.60	(1,134.61)	29,476.59	19,996.80	(9,479.79)	30,000.00
647100 - FIRE SERVICE FEE / REPAIRS	763.00	832.50	69.50	8,700.83	6,660.00	(2,040.83)	9,995.00
649000 - MISC OPERATING EXPENSE	0.00	166.00	166.00	0.00	1,328.00	1,328.00	2,000.00
TOTAL OPERATING EXPENSE	16,888.80	18,281.10	1,392.30	140,510.35	149,304.80	8,794.45	223,295.00
MAINTENANCE EXPENSE							
650500 - PROTECTION/SECURITY COSTS	538.24	0.00	(538.24)	538.24	0.00	(538.24)	0.00
652000 - GROUNDS	669.51	0.00	(669.51)	(530.49)	0.00	530.49	0.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	4.99	2,000.00	1,995.01	2,000.00
652002 - GROUNDS - Contract	3,890.00	1,754.50	(2,135.50)	15,255.00	14,036.00	(1,219.00)	21,100.00
653000 - EXTERIOR PAINTING / REPAIRS	0.00	582.40	582.40	1,067.14	4,670.20	3,603.06	6,999.80
653500 - CLEANING EXPENSE	19.44	58.00	38.56	2,061.86	464.00	(1,597.86)	700.00
654100 - REPAIRS - APPLIANCES	744.02	250.00	(494.02)	2,034.76	2,250.00	215.24	2,500.00
654200 - REPAIRS - CARPET & FLOORS	250.00	204.00	(46.00)	3,629.86	2,182.00	(1,447.86)	2,996.00
654300 - REPAIRS - CARPENTRY	5,192.03	583.05	(4,608.98)	13,671.99	4,664.40	(9,007.59)	7,002.45
654305 - REPAIRS - Doors	0.00	0.00	0.00	92.33	0.00	(92.33)	0.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	10.90	0.00	(10.90)	0.00
654308 - REPAIRS - Locks	0.00	0.00	0.00	265.02	0.00	(265.02)	0.00
654400 - REPAIRS - ELECTRICAL	706.90	150.00	(556.90)	4,110.88	1,200.00	(2,910.88)	2,000.00
654600 - REPAIRS - PLUMBING	259.63	648.00	388.37	3,039.66	3,456.00	416.34	5,040.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	(10,157.45)	0.00	10,157.45	0.00
654709 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / SANDY)	0.00	0.00	0.00	3.00	0.00	(3.00)	0.00
654800 - SERVICE CONTRACTS	0.00	46.00	46.00	254.32	817.00	562.68	1,000.00
655100 - REPAIRS - HVAC	826.90	667.20	(159.70)	16,133.83	5,337.60	(10,796.23)	8,000.00
656000 - DECORATING EXPENSE	1,061.39	835.00	(226.39)	9,729.93	6,680.00	(3,049.93)	10,000.00
656001 - DECORATING - Painting Supplies	0.00	0.00	0.00	918.60	0.00	(918.60)	0.00
657000 - MOTOR VEHICLE REPAIRS	1.95	124.50	122.55	100.82	996.00	895.18	1,500.00
658500 - SMALL TOOLS EXPENSE	464.45	0.00	(464.45)	919.88	600.00	(319.88)	600.00
659000 - MISC MAINTENANCE EXPENSE	133.34	0.00	(133.34)	215.80	500.00	284.20	500.00
TOTAL MAINTENANCE EXPENSE	14,757.80	5,902.65	(8,855.15)	63,370.87	49,853.20	(13,517.67)	71,938.25
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	7,906.84	7,907.00	0.16	62,573.16	62,573.00	(0.16)	93,481.00
TOTAL INTEREST EXPENSE	7,906.84	7,907.00	0.16	62,573.16	62,573.00	(0.16)	93,481.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	42,000.00
671100 - PAYROLL TAXES	408.20	592.00	183.80	3,523.36	5,996.00	2,472.64	8,868.00
672000 - INSURANCE EXPENSE	714.06	0.00	(714.06)	49,818.03	167,800.00	117,981.97	167,800.00
672100 - HEALTH INSURANCE	698.67	1,300.00	601.33	4,349.64	10,400.00	6,050.36	15,600.00
672200 - WORKERS COMP INSURANCE	99.60	171.00	71.40	754.83	1,451.00	696.17	2,274.00
672300 - LITIGATION SETTLEMENT	4,072.50	167.00	(3,905.50)	5,186.50	1,336.00	(3,850.50)	2,000.00
672500 - EMPLOYEE BENEFITS	356.09	325.00	(31.09)	2,987.12	2,600.00	(387.12)	3,900.00
TOTAL TAXES & INSURANCE	6,349.12	2,555.00	(3,794.12)	66,619.48	189,583.00	122,963.52	242,442.00
OTHER EXPENSES							
687000 - AGENCY SERVICE FEE	0.00	0.00	0.00	712.50	1,000.00	287.50	1,000.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	712.50	1,000.00	287.50	1,000.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	4,252.18	0.00	(4,252.18)	10,908.47	4,000.00	(6,908.47)	4,500.00
721102 - Flooring: Carpet & Tile	3,039.04	1,000.00	(2,039.04)	12,186.03	8,000.00	(4,186.03)	10,000.00
721103 - Cabinets/Countertops	0.00	0.00	0.00	640.00	0.00	(640.00)	0.00
721104 - Tubs & Surrounds	0.00	0.00	0.00	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	9,680.08	0.00	(9,680.08)	26,851.07	10,000.00	(16,851.07)	10,000.00
721112 - Doors & Wndows (Exterior)	16,800.00	0.00	(16,800.00)	17,686.83	0.00	(17,686.83)	0.00
TOTAL EQUIPMENT PURCHASES	33,771.30	1,000.00	(32,771.30)	69,372.40	22,500.00	(46,872.40)	25,000.00
TOTAL CORPORATE EXPENSES	96,020.40	49,021.96	(46,998.44)	527,734.63	596,598.68	68,864.05	841,353.25
NET PROFIT OR LOSS	(14,335.28)	26,816.04	(41,151.32)	119,744.15	9,855.32	109,888.83	68,442.75
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	4,085.00	3,500.00	(585.00)	32,680.00	28,000.00	(4,680.00)	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	21,215.00	13,875.00	(7,340.00)	162,174.05	111,000.00	(51,174.05)	166,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(49,103.97)	(166,500.00)	(117,396.03)	(166,500.00)
791000 - PROV FOR REPLACEMENTS	2,332.42	2,310.00	(22.42)	18,031.39	18,011.00	(20.39)	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	3,901.68	3,902.00	0.32	31,895.00	31,895.00	0.00	48,222.00
TOTAL NON-OPERATING EXPENSES	31,534.10	23,587.00	(7,947.10)	195,676.47	7,406.00	(188,270.47)	60,473.00
NET CASH (+) / DEF (-)	(45,869.38)	3,229.04	(49,098.42)	(75,932.32)	2,449.32	(78,381.64)	7,969.75

Janies Garden Balance Sheet

August 31, 2023

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	14,725.34
CASH IN BANK- RECONCILIATION	(9,440.82)
CASH IN BANK - SECURITY DEPOSITS	51,919.78
Total Cash	<u>57,604.30</u>

Accounts Receivable

A/R - RESIDENTS	9,929.50
Voucher / PBV - Suspense	8,767.82
A/R - PBV SUBSIDY	1,387.00
A/R - VOUCHER SUBSIDY	417.00
DUE FROM PARTNERS	200.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(2,130.44)
Total Accounts Receivable	<u>18,570.88</u>

Deposits & Escrows

REAL ESTATE TAX ESCROW	69,320.04
PROPERTY & LIABILITY INSURANCE ESCROW	199,085.75
RESERVE FOR REPLACEMENTS	46,290.30
OPERATING RESERVE FUND	216,206.86
Total Deposits & Escrows	<u>530,902.95</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

640,920.38

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

7,804,375.21

Janies Garden Balance Sheet

August 31, 2023

Liabilities & Equity

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	292,683.66
ACCOUNTS PAYABLE	46,788.36
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	2,172.00
Total Current Liabilities	<u>3,237,632.56</u>

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	49,354.91
SECURITY DEP INT LIABILITY	589.63
PREPAID RENTS	26,129.22
Total Other Current Liabilities	<u>76,073.76</u>

Long Term Liabilities

DEFERRED FINANCING FEES	(113,408.68)
1ST MORTGAGE PAYABLE	1,465,239.75
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>4,311,331.07</u>

Total Liabilities 7,625,037.39

Equity

Retained Earnings	59,622.97
Current Net Income	119,714.85

Total Equity 179,337.82

Total Liabilities & Equity 7,804,375.21

Janies Garden II

Budget Operating Report

As of August 31, 2023

	Month Ending 08/31/2023			01/01/2023 Through 08/31/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	30,397.00	61,666.67	(31,269.67)	250,618.00	493,333.36	(242,715.36)	740,000.04
512100 - SUBSIDY REVENUE	32,830.00	0.00	32,830.00	257,473.00	0.00	257,473.00	0.00
TOTAL RENT INCOME	63,227.00	61,666.67	1,560.33	508,091.00	493,333.36	14,757.64	740,000.04
VACANCIES							
522000 - VACANCIES - TENANT	(2,015.00)	(1,000.00)	(1,015.00)	(6,086.00)	(12,000.00)	5,914.00	(18,000.00)
TOTAL VACANCIES	(2,015.00)	(1,000.00)	(1,015.00)	(6,086.00)	(12,000.00)	5,914.00	(18,000.00)
NET RENTAL INCOME	61,212.00	60,666.67	545.33	502,005.00	481,333.36	20,671.64	722,000.04
SERVICES INCOME							
533000 - TENANT APPLICATION FEE	60.00	0.00	60.00	90.00	0.00	90.00	0.00
TOTAL SERVICES INCOME	60.00	0.00	60.00	90.00	0.00	90.00	0.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	0.00	0.00	0.00	34.19	0.00	34.19	0.00
541200 - INT INC - RESERVES & ESCROWS	1,443.90	0.00	1,443.90	7,262.68	0.00	7,262.68	0.00
541400 - INT INC - OPERATING RESERVE	374.27	0.00	374.27	2,422.48	0.00	2,422.48	0.00
541500 - INT INC - DEBT SERVICE RESERVE	684.88	0.00	684.88	4,336.43	0.00	4,336.43	0.00
TOTAL FINANCIAL INCOME	2,503.05	0.00	2,503.05	14,055.78	0.00	14,055.78	0.00
OTHER INCOME							
592500 - LATE CHARGES	950.00	455.00	495.00	7,995.00	3,640.00	4,355.00	5,464.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	75.00	0.00	75.00	0.00
593600 - LEGAL INCOME	0.00	0.00	0.00	338.20	0.00	338.20	0.00
593800 - CLEANING FEE	60.00	0.00	60.00	60.00	0.00	60.00	0.00
593900 - DAMAGES	70.00	100.00	(30.00)	861.00	800.00	61.00	1,200.00
594000 - PET FEE	0.00	0.00	0.00	300.00	0.00	300.00	0.00
TOTAL OTHER INCOME	1,080.00	555.00	525.00	9,629.20	4,440.00	5,189.20	6,664.00
TOTAL INCOME	64,855.05	61,221.67	3,633.38	525,779.98	485,773.36	40,006.62	728,664.04
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	50.00	50.00	609.84	400.00	(209.84)	500.00
622500 - CREDIT REPORTS	0.00	29.00	29.00	0.00	232.00	232.00	350.00
624500 - INSPECTION FEES	0.00	100.00	100.00	1,000.00	520.00	(480.00)	520.00
625500 - EVICTION EXPENSE	898.66	332.00	(566.66)	1,709.16	2,656.00	946.84	3,996.00
TOTAL RENTING EXPENSES	898.66	511.00	(387.66)	3,319.00	3,808.00	489.00	5,366.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,170.58	1,745.00	574.42	10,626.52	14,831.00	4,204.48	23,507.00
631100 - OFFICE EXPENSE	270.91	533.00	262.09	1,691.74	3,464.00	1,772.26	4,802.00
631101 - OFFICE SUPPLIES	0.00	0.00	0.00	95.01	0.00	(95.01)	0.00
631111 - BANK CHARGES	0.00	65.00	65.00	557.65	540.00	(17.65)	800.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	25.00	25.00	0.00	200.00	200.00	297.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	1,230.51	980.00	(250.51)	1,960.00
632000 - MANAGEMENT FEES	3,711.32	3,475.00	(236.32)	30,117.39	27,800.00	(2,317.39)	41,700.00
632500 - ANSWERING SERVICE	89.60	32.00	(57.60)	716.80	256.00	(460.80)	381.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	877.80	1,108.00	230.20	12,554.06	9,372.00	(3,182.06)	14,813.00
634000 - LEGAL EXPENSE	0.00	0.00	0.00	427.35	0.00	(427.35)	0.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	6,500.00	5,000.00	(1,500.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	1,725.84	1,204.00	(521.84)	2,408.00
635400 - SOFTWARE LICENSE EXPENSE	63.22	0.00	(63.22)	4,265.23	4,200.00	(65.23)	4,200.00
636000 - TELEPHONE	170.09	210.25	40.16	1,736.43	1,682.00	(54.43)	2,523.00
636500 - CABLE TV / INTERNET EXPENSE	93.30	102.00	8.70	756.40	816.00	59.60	1,220.00
637000 - BAD DEBT EXPENSE	2,397.83	500.00	(1,897.83)	2,427.83	4,000.00	1,572.17	6,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	83.00	83.00	535.39	664.00	128.61	1,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,193.00	2,250.00	57.00	14,336.09	18,000.00	3,663.91	27,000.00
638400 - TRAINING EXPENSE	0.00	101.79	101.79	1,795.12	1,023.12	(772.00)	1,425.19
638500 - TRAVEL EXPENSE	0.00	75.04	75.04	761.48	600.32	(161.16)	900.00
639000 - MISC ADMINISTRATIVE EXPENSE	100.00	300.00	200.00	238.75	2,400.00	2,161.25	3,600.00
639002 - MISC ADMIN EXP - Consultant Fees	0.00	0.00	0.00	216.67	0.00	(216.67)	0.00
Total ADMINISTRATIVE EXPENSES	11,137.65	10,605.08	(532.57)	93,312.26	97,032.44	3,720.18	148,536.19
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	50.00	50.00	0.00	400.00	400.00	500.00
643000 - MAINTENANCE PAYROLL	2,256.24	3,295.00	1,038.76	15,699.58	28,006.00	12,306.42	44,367.00
643100 - JANITOR SUPPLIES	247.49	150.00	(97.49)	1,099.45	1,600.00	500.55	2,000.00
645000 - ELECTRICITY	256.23	500.00	243.77	2,017.47	4,000.00	1,982.53	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	2,692.68	2,500.00	(192.68)	20,930.05	20,000.00	(930.05)	30,000.00
645300 - SEWER	4,357.58	4,083.00	(274.58)	38,022.18	32,664.00	(5,358.18)	49,000.00

Janies Garden II

Budget Operating Report

As of August 31, 2023

	Month Ending 08/31/2023			01/01/2023 Through 08/31/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
645500 - UTILITY PROCESSING / COMMISSIONS	65.28	70.00	4.72	522.24	560.00	37.76	840.00
645551 - Vacant Unit Recovery Fees	0.00	0.00	0.00	20.09	0.00	(20.09)	0.00
646000 - EXTERMINATING	153.00	250.00	97.00	1,743.41	2,000.00	256.59	3,000.00
647000 - GARBAGE & RUBBISH REMOVAL	768.59	833.00	64.41	6,495.21	6,664.00	168.79	10,000.00
647100 - FIRE SERVICE FEE / REPAIRS	995.55	933.00	(62.55)	9,026.98	7,464.00	(1,562.98)	11,200.00
649000 - MISC OPERATING EXPENSE	0.00	83.00	83.00	0.00	664.00	664.00	1,000.00
TOTAL OPERATING EXPENSE	11,792.64	12,747.00	954.36	95,382.87	104,022.00	8,639.13	157,907.00
MAINTENANCE EXPENSE							
650500 - PROTECTION/SECURITY COSTS	561.78	83.00	(478.78)	561.78	664.00	102.22	1,000.00
652000 - GROUNDS	1,310.65	0.00	(1,310.65)	1,710.65	0.00	(1,710.65)	0.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	4.99	1,000.00	995.01	1,000.00
652002 - GROUNDS - Contract	3,400.00	1,498.50	(1,901.50)	13,050.00	11,988.00	(1,062.00)	18,000.00
653000 - EXTERIOR PAINTING / REPAIRS	656.61	263.00	(393.61)	4,202.46	5,104.00	901.54	6,906.00
653500 - CLEANING EXPENSE	15.34	40.00	24.66	622.02	320.00	(302.02)	480.00
654100 - REPAIRS - APPLIANCES	725.17	250.50	(474.67)	2,327.36	2,004.00	(323.36)	2,999.75
654200 - REPAIRS - CARPET & FLOORS	0.00	150.00	150.00	650.00	1,610.00	960.00	2,000.00
654300 - REPAIRS - CARPENTRY	2,839.39	595.00	(2,244.39)	4,987.77	4,284.00	(703.77)	5,000.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	10.90	0.00	(10.90)	0.00
654308 - REPAIRS - Locks	0.00	0.00	0.00	209.49	0.00	(209.49)	0.00
654400 - REPAIRS - ELECTRICAL	534.02	251.00	(283.02)	4,023.31	2,204.00	(1,819.31)	3,400.00
654600 - REPAIRS - PLUMBING	106.46	300.00	193.54	4,217.11	3,300.00	(917.11)	4,602.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	(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	654.93	1,125.00	470.07	13,873.30	8,047.50	(5,825.80)	9,000.00
656000 - DECORATING EXPENSE	11.39	316.92	305.53	4,138.65	3,333.36	(805.29)	5,000.04
657000 - MOTOR VEHICLE REPAIRS	1.95	100.00	98.05	100.82	800.00	699.18	1,200.00
658000 - MAIN EQUIPMENT REPAIR	0.00	42.00	42.00	0.00	336.00	336.00	500.00
658500 - SMALL TOOLS EXPENSE	404.35	42.00	(362.35)	820.00	416.00	(404.00)	500.00
659000 - MISC MAINTENANCE EXPENSE	133.36	83.00	(50.36)	215.82	664.00	448.18	1,000.00
TOTAL MAINTENANCE EXPENSE	11,355.40	5,139.92	(6,215.48)	43,507.40	46,074.86	2,567.46	62,587.79
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	10,210.41	10,241.00	30.59	86,329.36	81,928.00	(4,401.36)	122,892.00
TOTAL INTEREST EXPENSE	10,210.41	10,241.00	30.59	86,329.36	81,928.00	(4,401.36)	122,892.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	32,100.00
671100 - PAYROLL TAXES	322.30	477.00	154.70	3,037.74	4,814.00	1,776.26	7,172.00
672000 - INSURANCE EXPENSE	98,074.08	0.00	(98,074.08)	136,900.48	120,400.00	(16,500.48)	120,400.00
672100 - HEALTH INSURANCE	502.79	1,000.00	497.21	4,559.86	8,000.00	3,440.14	12,000.00
672200 - WORKERS COMP INSURANCE	78.25	138.00	59.75	616.71	1,171.00	554.29	1,852.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	98.00	1,336.00	1,238.00	2,000.00
TOTAL TAXES & INSURANCE	98,977.42	1,782.00	(97,195.42)	145,212.79	135,721.00	(9,491.79)	175,524.00
OTHER EXPENSES							
687000 - AGENCY SERVICE FEE	297.71	325.00	27.29	2,387.29	2,600.00	212.71	3,900.00
687500 - TRUSTEE FEES	406.33	408.00	1.67	3,250.64	3,266.00	15.36	4,900.00
TOTAL OTHER EXPENSES	704.04	733.00	28.96	5,637.93	5,866.00	228.07	8,800.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	3,098.72	600.00	(2,498.72)	8,637.28	6,000.00	(2,637.28)	9,000.00
721102 - Flooring: Carpet & Tile	0.00	1,000.00	1,000.00	2,188.85	8,000.00	5,811.15	12,000.00
721105 - Water Heaters	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
721106 - HVAC Equipment	8,238.22	1,300.00	(6,938.22)	26,644.55	10,400.00	(16,244.55)	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	2,500.00	2,500.00	0.00	15,000.00	15,000.00	20,000.00
721112 - Doors & Windows (Exterior)	0.00	0.00	0.00	725.58	1,650.00	924.42	1,650.00
TOTAL EQUIPMENT PURCHASES	11,336.94	5,400.00	(5,936.94)	38,196.26	102,050.00	63,853.74	116,850.00
TOTAL CORPORATE EXPENSES	156,413.16	47,159.00	(109,254.16)	510,897.87	576,502.30	65,604.43	798,462.98
NET PROFIT OR LOSS	(91,558.11)	14,062.67	(105,620.78)	14,882.11	(90,728.94)	105,611.05	(69,798.94)
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	2,666.67	2,675.00	8.33	21,333.36	21,400.00	66.64	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)	131,166.71	79,600.00	(51,566.71)	119,400.00
790201 - PROPERTY INS ESC WITHDRAWALS	(97,323.71)	0.00	97,323.71	(136,150.11)	(119,400.00)	16,750.11	(119,400.00)
791000 - PROV FOR REPLACEMENTS	1,700.00	1,700.00	0.00	13,600.00	13,600.00	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)	17,500.01	16,664.00	(836.01)	25,000.00
TOTAL NON-OPERATING EXPENSES	(73,623.70)	16,408.00	90,031.70	47,449.97	11,864.00	(35,585.97)	(71,450.00)
NET CASH (+) / DEF (-)	(17,934.41)	(2,345.33)	(15,589.08)	(32,567.86)	(102,592.94)	70,025.08	1,651.06

Janies Garden II

Balance Sheet

August 31, 2023

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	14,206.82
CASH IN BANK- RECONCILIATION	(15,000.81)
CASH IN BANK - SECURITY DEPOSITS	41,867.48
Total Cash	<u>41,473.49</u>

Accounts Receivable

A/R - RESIDENTS	20,891.66
A/R - COMMERCIAL TENANTS	735.00
Voucher / PBV - Suspense	(2,088.00)
A/R - PBV SUBSIDY	2,147.00
A/R - VOUCHER SUBSIDY	60.00
DUE FROM PARTNERS	200.00
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>17,017.39</u>

Deposits & Escrows

DEBT SERVICE RESERVE FUND	167,831.19
REAL ESTATE TAX ESCROW	37,241.54
PROPERTY & LIABILITY INSURANCE ESCROW	91,130.08
RESERVE FOR REPLACEMENTS	136,583.46
ESCROWS - OTHER	93,101.67
OPERATING RESERVE FUND	91,715.61
Total Deposits & Escrows	<u>617,603.55</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 698,920.18

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)
RAR ADJ - ACCUM AMORTIZATION	(53,000.00)

Janies Garden II

Balance Sheet

August 31, 2023

Total Other Assets	<u>(39,074.52)</u>
Total Assets	<u>6,746,904.57</u>

Janies Garden II

Balance Sheet

August 31, 2023

Liabilities & Equity

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	2,221.00
ACCOUNTS PAYABLE	49,792.78
ACCRUED INTEREST PAYABLE - 3RD MORTG.	38,763.76
ACCRUED EXPENSE	7,866.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	1,756.66

Total Current Liabilities 100,400.20

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	38,161.87
SECURITY DEP INT LIABILITY	288.10
PREPAID RENTS	27,748.21

Total Other Current Liabilities 66,198.18

Long Term Liabilities

DEFERRED FINANCING FEES	(239,467.00)
1ST MORTGAGE PAYABLE	1,677,500.79
SECOND MORTGAGE PAYABLE (Old)	6,743,500.00
OTHER MORTGAGE PAYABLE (Old)	300,000.00

Total Long Term Liabilities 8,481,533.79

Total Liabilities 8,648,132.17

Equity

Retained Earnings	(1,916,109.71)
Current Net Income	14,882.11

Total Equity (1,901,227.60)

Total Liabilities & Equity 6,746,904.57

Janies Garden III Budget Operating Report As of August 31, 2023

	Month Ending 08/31/2023			01/01/2023 Through 08/31/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	37,299.00	80,000.00	(42,701.00)	297,762.00	640,000.00	(342,238.00)	960,000.00
512001 - APARTMENT RENT- TENANT ACC ONLY	1,232.00	0.00	1,232.00	18,069.00	0.00	18,069.00	0.00
512100 - SUBSIDY REVENUE	61,793.00	0.00	61,793.00	473,601.00	0.00	473,601.00	0.00
TOTAL RENT INCOME	100,324.00	80,000.00	20,324.00	789,432.00	640,000.00	149,432.00	960,000.00
VACANCIES							
522000 - VACANCIES - TENANT	(5,991.00)	(2,000.00)	(3,991.00)	(46,569.00)	(16,000.00)	(30,569.00)	(24,000.00)
TOTAL VACANCIES	(5,991.00)	(2,000.00)	(3,991.00)	(46,569.00)	(16,000.00)	(30,569.00)	(24,000.00)
NET RENTAL INCOME	94,333.00	78,000.00	16,333.00	742,863.00	624,000.00	118,863.00	936,000.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	42.00	(42.00)	0.00	336.00	(336.00)	500.00
533000 - TENANT APPLICATION FEE	0.00	42.00	(42.00)	180.00	336.00	(156.00)	500.00
TOTAL SERVICES INCOME	0.00	84.00	(84.00)	180.00	672.00	(492.00)	1,000.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	0.00	0.00	0.00	29.28	0.00	29.28	0.00
541300 - INT INC - AFFORDABILITY RESERVE	306.05	0.00	306.05	425.77	0.00	425.77	0.00
541400 - INT INC - OPERATING RESERVE	624.97	0.00	624.97	1,155.25	0.00	1,155.25	0.00
TOTAL FINANCIAL INCOME	931.02	0.00	931.02	1,610.30	0.00	1,610.30	0.00
OTHER INCOME							
591000 - SECURITY DEPOSIT FORFEITURE	0.00	0.00	0.00	788.20	0.00	788.20	0.00
592500 - LATE CHARGES	1,350.00	350.00	1,000.00	8,655.00	2,800.00	5,855.00	4,200.00
593600 - LEGAL INCOME	0.00	0.00	0.00	766.00	0.00	766.00	0.00
593900 - DAMAGES	0.00	167.00	(167.00)	2,706.00	1,336.00	1,370.00	2,000.00
598200 - RENT CONCESSIONS	0.00	0.00	0.00	(397.00)	0.00	(397.00)	0.00
TOTAL OTHER INCOME	1,350.00	517.00	833.00	12,518.20	4,136.00	8,382.20	6,200.00
TOTAL INCOME	96,614.02	78,601.00	18,013.02	757,171.50	628,808.00	128,363.50	943,200.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	63.00	63.00	636.36	504.00	(132.36)	754.50
622500 - CREDIT REPORTS	26.22	42.00	15.78	77.52	336.00	258.48	506.00
624500 - INSPECTION FEES	0.00	83.00	83.00	0.00	664.00	664.00	1,000.00
625500 - EVICTION EXPENSE	666.50	501.00	(165.50)	3,372.35	4,008.00	635.65	6,000.00
TOTAL RENTING EXPENSES	692.72	689.00	(3.72)	4,086.23	5,512.00	1,425.77	8,260.50
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,234.40	1,859.00	624.60	11,216.63	15,803.00	4,586.37	25,046.00
631100 - OFFICE EXPENSE	395.61	466.00	70.39	1,882.45	3,728.00	1,845.55	5,596.00
631101 - OFFICE SUPPLIES	0.00	0.00	0.00	100.62	0.00	(100.62)	0.00
631111 - BANK CHARGES	0.00	50.00	50.00	392.64	800.00	407.36	1,000.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	50.00	50.00	0.00	304.00	304.00	500.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	1,302.89	1,750.00	447.11	3,500.00
632000 - MANAGEMENT FEES	7,177.10	4,600.00	(2,577.10)	53,224.99	36,800.00	(16,424.99)	55,200.00
632500 - ANSWERING SERVICE	0.00	29.00	29.00	0.00	232.00	232.00	350.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	936.32	1,181.00	244.68	10,890.98	9,991.00	(899.98)	15,792.00
634000 - LEGAL EXPENSE	0.00	0.00	0.00	1,423.35	0.00	(1,423.35)	0.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	0.00	0.00	0.00	1,016.00	1,016.00	2,030.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	7,550.00	5,000.00	(2,550.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	1,218.24	1,220.00	1.76	2,440.00
635400 - SOFTWARE LICENSE EXPENSE	33.11	0.00	(33.11)	4,502.56	4,500.00	(2.56)	4,500.00
636000 - TELEPHONE	181.43	183.00	1.57	1,852.13	1,464.00	(388.13)	2,200.00
636500 - CABLE TV / INTERNET EXPENSE	318.52	313.20	(5.32)	2,538.35	2,505.60	(32.75)	3,758.40
637000 - BAD DEBT EXPENSE	3,493.50	2,000.00	(1,493.50)	8,705.58	16,000.00	7,294.42	23,996.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	72.00	72.00	618.84	791.00	172.16	1,002.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,339.00	2,373.00	34.00	15,285.08	18,984.00	3,698.92	28,476.00
638400 - TRAINING EXPENSE	0.00	250.00	250.00	1,857.50	2,000.00	142.50	3,000.00
638500 - TRAVEL EXPENSE	0.00	250.00	250.00	787.45	2,000.00	1,212.55	3,000.00
639000 - MISC ADMINISTRATIVE EXPENSE	100.00	133.00	33.00	238.75	1,064.00	825.25	1,600.00
639002 - MISC ADMIN EXP - Consultant Fees	0.00	0.00	0.00	216.66	0.00	(216.66)	0.00
Total ADMINISTRATIVE EXPENSES	16,208.99	13,809.20	(2,399.79)	125,805.69	125,952.60	146.91	192,986.40
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	33.00	33.00	0.00	264.00	264.00	400.00
643000 - MAINTENANCE PAYROLL	2,406.64	3,463.00	1,056.36	17,602.41	29,437.00	11,834.59	46,654.00
643100 - JANITOR SUPPLIES	341.76	166.00	(175.76)	1,832.96	1,328.00	(504.96)	1,997.00
645000 - ELECTRICITY	1,264.36	986.00	(278.36)	8,041.03	7,888.00	(153.03)	11,840.00
645050 - ELECTRICITY - Vacant Unit	134.33	0.00	(134.33)	3,764.14	0.00	(3,764.14)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	57.13	0.00	(57.13)	(1,024.41)	0.00	1,024.41	0.00

Janies Garden III

Budget Operating Report

As of August 31, 2023

	Month Ending 08/31/2023			01/01/2023 Through 08/31/2023			Year Ending 12/31/2023
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
645100 - WATER	3,518.39	2,700.00	(818.39)	25,456.82	21,600.00	(3,856.82)	32,400.00
645300 - SEWER	5,436.78	4,000.00	(1,436.78)	38,509.32	32,000.00	(6,509.32)	48,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	69.12	72.00	2.88	552.96	576.00	23.04	864.00
645551 - Vacant Unit Recovery Fees	36.34	0.00	(36.34)	214.07	0.00	(214.07)	0.00
646000 - EXTERMINATING	162.00	500.00	338.00	1,998.96	4,000.00	2,001.04	6,000.00
647000 - GARBAGE & RUBBISH REMOVAL	15.91	999.60	983.69	962.47	7,996.80	7,034.33	12,000.00
647050 - GARBAGE & RUBBISH REMOVAL - Vacant Unit	429.46	0.00	(429.46)	3,565.04	0.00	(3,565.04)	0.00
647100 - FIRE SERVICE FEE / REPAIRS	3,503.73	121.55	(3,382.18)	11,464.81	5,262.40	(6,202.41)	10,000.00
649000 - MISC OPERATING EXPENSE	0.00	250.00	250.00	1,060.00	2,000.00	940.00	3,000.00
TOTAL OPERATING EXPENSE	17,375.95	13,291.15	(4,084.80)	114,000.58	112,352.20	(1,648.38)	173,155.00
MAINTENANCE EXPENSE							
650500 - PROTECTION/SECURITY COSTS	482.68	83.00	(399.68)	482.68	664.00	181.32	996.00
652000 - GROUNDS	669.53	0.00	(669.53)	(130.47)	0.00	130.47	0.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	1,754.99	3,500.00	1,745.01	3,500.00
652002 - GROUNDS - Contract	3,530.00	1,570.65	(1,959.35)	13,635.00	13,675.20	40.20	20,499.80
653000 - EXTERIOR PAINTING / REPAIRS	754.54	150.00	(604.54)	4,914.62	1,200.00	(3,714.62)	1,800.00
653500 - CLEANING EXPENSE	16.37	0.00	(16.37)	4,589.33	4,000.00	(589.33)	5,000.00
654100 - REPAIRS - APPLIANCES	239.81	300.00	60.19	2,745.76	2,475.00	(270.76)	3,750.00
654200 - REPAIRS - CARPET & FLOORS	0.00	150.00	150.00	200.00	1,200.00	1,000.00	1,800.00
654300 - REPAIRS - CARPENTRY	2,520.03	410.00	(2,110.03)	9,154.44	3,440.00	(5,714.44)	5,000.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	10.88	0.00	(10.88)	0.00
654308 - REPAIRS - Locks	0.00	0.00	0.00	221.81	0.00	(221.81)	0.00
654400 - REPAIRS - ELECTRICAL	836.80	333.00	(503.80)	2,552.84	3,514.00	961.16	4,996.00
654600 - REPAIRS - PLUMBING	285.57	550.00	264.43	4,755.92	4,400.00	(355.92)	6,000.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	(166,558.66)	0.00	166,558.66	0.00
654800 - SERVICE CONTRACTS	0.00	150.00	150.00	430.27	1,200.00	769.73	1,800.00
655100 - REPAIRS - HVAC	985.56	670.00	(315.56)	12,323.77	5,360.00	(6,963.77)	8,000.00
656000 - DECORATING EXPENSE	11.39	366.00	354.61	8,956.95	5,856.00	(3,100.95)	8,800.00
657000 - MOTOR VEHICLE REPAIRS	1.96	125.00	123.04	100.78	1,000.00	899.22	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	419.36	30.00	(389.36)	1,166.95	1,240.00	73.05	1,300.00
659000 - MISC MAINTENANCE EXPENSE	178.20	200.00	21.80	260.67	1,600.00	1,339.33	2,000.00
TOTAL MAINTENANCE EXPENSE	10,931.80	5,087.65	(5,844.15)	(98,431.47)	54,824.20	153,255.67	77,747.80
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	6,485.43	6,485.00	(0.43)	51,004.91	51,005.00	0.09	76,473.00
TOTAL INTEREST EXPENSE	6,485.43	6,485.00	(0.43)	51,004.91	51,005.00	0.09	76,473.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00
671100 - PAYROLL TAXES	342.78	504.00	161.22	3,229.51	5,097.00	1,867.49	7,597.00
672000 - INSURANCE EXPENSE	170,350.55	0.00	(170,350.55)	211,460.85	140,600.00	(70,860.85)	140,600.00
672100 - HEALTH INSURANCE	534.05	1,000.00	465.95	4,844.48	8,000.00	3,155.52	12,000.00
672200 - WORKERS COMP INSURANCE	83.03	143.00	59.97	656.52	1,216.00	559.48	1,929.00
TOTAL TAXES & INSURANCE	171,310.41	1,647.00	(169,663.41)	220,191.36	154,913.00	(65,278.36)	195,126.00
OTHER EXPENSES							
723100 - INCENTIVE MANAGEMENT FEE	(974.80)	0.00	974.80	8,773.16	0.00	(8,773.16)	0.00
TOTAL OTHER EXPENSES	(974.80)	0.00	974.80	8,773.16	0.00	(8,773.16)	0.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	4,244.42	2,000.00	(2,244.42)	10,664.56	5,500.00	(5,164.56)	6,500.00
721102 - Flooring: Carpet & Tile	0.00	0.00	0.00	6,499.38	2,000.00	(4,499.38)	2,000.00
721104 - Tubs & Surrounds	0.00	0.00	0.00	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	9,336.69	0.00	(9,336.69)	27,850.94	7,200.00	(20,650.94)	7,200.00
721109 - Siding / Bldg Ext Repairs	0.00	0.00	0.00	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 & Windows (Exterior)	0.00	0.00	0.00	722.20	1,300.00	577.80	1,300.00
721199 - OTHER	0.00	0.00	0.00	722.25	0.00	(722.25)	0.00
TOTAL EQUIPMENT PURCHASES	13,581.11	2,000.00	(11,581.11)	49,634.29	56,500.00	6,865.71	68,000.00
TOTAL CORPORATE EXPENSES	235,611.61	43,009.00	(192,602.61)	475,064.75	561,059.00	85,994.25	791,748.70
NET PROFIT OR LOSS	(138,997.59)	35,592.00	(174,589.59)	282,106.75	67,749.00	214,357.75	151,451.30
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	2,802.21	2,750.00	(52.21)	24,406.36	22,000.00	(2,406.36)	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	43,647.21	11,625.00	(32,022.21)	136,252.01	93,000.00	(43,252.01)	139,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	(169,551.77)	0.00	169,551.77	(210,662.07)	(139,500.00)	71,162.07	(139,500.00)
791000 - PROV FOR REPLACEMENTS	2,086.69	2,087.00	0.31	16,693.52	16,696.00	2.48	25,230.00
793000 - PROV FOR MORT PRIN AMORT	1,026.16	1,026.00	(0.16)	9,087.81	9,088.00	0.19	13,667.00
TOTAL NON-OPERATING EXPENSES	(119,989.50)	17,488.00	137,477.50	(24,222.37)	1,284.00	25,506.37	38,897.00
NET CASH (+) / DEF (-)	(19,008.09)	18,104.00	(37,112.09)	306,329.12	66,465.00	239,864.12	112,554.30

Janies Garden III

Balance Sheet

August 31, 2023

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	379,678.46
CASH IN BANK- RECONCILIATION	(1,875.00)
CASH IN BANK - DEVELOPMENT	129,949.18
CASH IN BANK - SECURITY DEPOSITS	51,034.48

Total Cash 559,187.12

Accounts Receivable

A/R - RESIDENTS	12,673.38
A/R - RESIDENTS - ACC UNITS	2.00
Voucher / PBV - Suspense	(5,750.00)
A/R - PBV SUBSIDY	1,828.00
A/R - VOUCHER SUBSIDY	3,525.00
A/R - ACC SUBSIDY	15,148.65
DUE FROM PARTNERS	100.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(8,909.24)

Total Accounts Receivable 18,617.79

Deposits & Escrows

REAL ESTATE TAX ESCROW	28,022.13
PROPERTY & LIABILITY INSURANCE ESCROW	(14,818.01)
RESERVE FOR REPLACEMENTS	117,313.39
ESCROWS - OTHER	279,578.68
OPERATING RESERVE FUND	25,058.61
AFFORDABILITY RESERVE	147,279.33

Total Deposits & Escrows 582,434.13

Other Current Assets

PREPAID PROPERTY INSURANCE	28,239.00
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Total Other Current Assets 28,239.00

Total Current Assets 1,188,478.04

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 (3,078,889.00)

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)

Janies Garden III

Balance Sheet

August 31, 2023

Total Other Assets	<u>157,139.64</u>
Total Assets	<u>9,788,960.47</u>

Janies Garden III

Balance Sheet

August 31, 2023

Liabilities & Equity

Liabilities

Current Liabilities

ACCOUNTS PAYABLE	18,496.14
ACTS PAY - RES EXCESS HSING ASST P	58.00
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	768,009.44
ACCRUED INTEREST PAYABLE - 2ND MORTG.	6,528.00
ACCRUED EXPENSE	7,016.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	2,346.24

Total Current Liabilities 802,453.82

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	47,430.00
SECURITY DEP INT LIABILITY	314.87
PREPAID RENTS	14,387.44

Total Other Current Liabilities 62,132.31

Long Term Liabilities

DEFERRED FINANCING FEES	(134,334.82)
1ST MORTGAGE PAYABLE	1,233,640.76
2ND MORTGAGE PAYABLE	2,815,931.00

Total Long Term Liabilities 3,915,236.94

Total Liabilities 4,779,823.07

Equity

Retained Earnings	4,727,055.32
Current Net Income	282,082.08

Total Equity 5,009,137.40

Total Liabilities & Equity 9,788,960.47



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

Resident Interest Committee
Zoom Meeting
September 5, 2023
4:30 pm

I. **CALL TO ORDER:** Commissioner Sargent called the Resident Interest Committee meeting to order at 4:30 p.m.

II. **INVOCATION**

III. **ROLL CALL**

Commissioners Present: Committee Chair Deborah Sargent and Commissioner Ernestine Taylor

Resident Leaders: Valerie Buchand (Janie's Garden), Agnes Kirkland (McCown Tower) and Elena Andrews (Bertha Mitchell)

SHA Personnel: William Russell, Ken Waters, Wanda Lopez, Viktoriya Coblentz, Helen Blanc and Andrea Keddell

General Attendees: Rachel Johnson (Faces of HUD Housing Unity Project), Susan Brucklacher (Unitarian Church), Susan Ladwig (Unitarian Church), Jamie Grove, Felicity Deck, Doug Francis, Ken McKenney, Chaplain Tom Pfaff and Natashia Green

IV. **SHA PROGRAM UPDATES**

- SHA will be receiving an additional 125 Homeless VASH Vouchers from the local Veteran's Association. The Veteran's Association is hiring additional staff to take care of the additional vouchers.
- Mr. Russell reported the Contracted Human Services (CHS) process with the County has been restructured so our grant application has changed. SHA submitted the grant application (\$60,000) and did receive full funding of the application again this year for our Youth Thrive program.
- SHA also applied for a Capital Grant (\$20,000) to improve the portable classrooms over at the Courts area. A site visit was held that Vice Chair Taylor attended on behalf of the SHA Board. We should know in November if we receive the grant funds.
- SHA is in the final process of acquiring Janie's Garden Phase I from the tax credit investor. We are at the year 15 mark and now have the 1st right of refusal to become the management agent.
- Mr. Russell reported that SHA is still looking to raise the remaining \$4 million in funding for Lofts on Lemon II. There are several avenues that are being pursued to raise this funding.
- An RFP is being held to secure a Construction Manager to partner with SHA and our Architect to do a design-build project for new, affordable housing on 22nd Street/Central Gardens, across from Janie's Garden III.
- Mr. Russell reported that SHA is updating its employee orientation process through our HR consultant. We currently have 40+ employees at SHA.

V. RESIDENT SERVICES UPDATES

Resident Services (SHA)

- Mr. Waters reported that SHA wrapped up its Summer Kick-Off events and is now working on the Back-to-School events.
- Mr. Waters reported that 22-28 students per day are participating in the after-school program. Mr. Waters reported that they applied for a grant to fund another intern to assist with the students this semester.
- Mr. Waters reported an orientation was held last month for the Homeownership program. There were 16 participants. There is one family that is closing on a home at the end of this month.

Resident Services (Janie's Garden)

- Ms. Grove responded about activity that Commissioner Sargent asked about, stating that it was an eviction that was taking place. Maintenance staffing was discussed, and Ms. Grove reported that work orders are in the process of getting caught up and they are in the process of hiring a 4th worker.
- Ms. Buchand inquired about the waitlist and when and how the empty apartments are getting leased up. Ms. Grove responded that the work off of a weighted waiting list that utilizes preference points, so they need to lease to the people that are next on the list, based on these preference points and what unit people are qualified to receive.

VI. PROPERTY REPORTS

Towers / Annex Report

- Ms. Buchand inquired why the waitlists are no longer posted in the lobby areas of the properties. Mr. Russell responded that they could look up on the website portal to see where they are on the list. Ms. Coblentz added that for the Tower/Annex property, a HUD auditor instructed SHA to take it down due to privacy concerns but that they do periodically send out notices and purge letters that inform people where they are on the waitlist. This waitlist is also based off of preference points and people are contacted when they near the top of the list.
 - Discussion took place about a computer that used to be available in the Towers lobby but that it stopped working and hasn't been replaced.
- Commissioner Sargent inquired when Ms. Coblentz would be moving into her new position as Director of Asset Management. Ms. Coblentz plans to work out of the Towers office at least until the renovations are completed at the Towers. Ms. Coblentz reported that any residents that were moved due to the renovations that want to return are being returned to a renovated unit.

Orange, Courts and Bertha Mitchell (OCB)

- Ms. Blanc reports they are working on some modernization projects on several units and that she is working on resolving a couple of potential lease violation evictions so they can stay in their units.

- Ms. Natasha Green, a resident of Bethune Court, addressed the group about a mold issue she continues to have and that she and her son are becoming increasingly ill from the mold. She has submitted doctor notices and she requested to know what's going to be done. Ms. Blanc responded that steps had been taken to remedy the situation but that a mold inspector will be scheduled to come out and inspect the unit. Ms. Green was satisfied with this course of action.
 - Commissioner Sargent requested that she and the board receive a report on the outcome of this issue at the September Board Meeting. Mr. Russell will follow up and provide a report on this to the board.

Janie's Garden

- Janie's Garden discussion took place above.

VII. MISC BUSINESS

- Ms. Buchand re-addressed Mr. Nix's eviction case and maintained that SHA did not investigate this incident properly and that he's now homeless and is dependent on others to assist him, providing him with places to stay. She maintains that Mr. Nix was threatened, and he was only protecting himself and that now he has a criminal record even after the case was thrown out. Ms. Buchand discussed other violators that she states are not evicted but Mr. Nix was evicted. Ms. Grove responded that one of these violators' cases is still in the court process and they are monitoring the case for possible eviction.
 - Mr. Russell responded that Mr. Nix was arrested, and that SHA was not the party that reported the suspected crime to the authorities. The police arrested Mr. Nix, investigated the incident, reviewed the video footage and charged Mr. Nix with committing this crime. He further stated that Ms. Coblentz and the Housing Authority took steps to get alternative housing for Mr. Nix when he was evicted in an effort to assist him.

Faces of HUD Housing Unity Project Presentation

- Ms. Rachel Johnson, a housing advocate/organizer for people living in low-income housing, provided a brief description of her history and background and how she became involved in becoming an advocate. Ms. Johnson discussed that there are curable and non-curable offenses that can end in evictions and she and Ms. Buchand believe Mr. Nix's case could have been a curable offense and he should still be housed. She maintains there are many errors made by the Housing Authority staff and evictions are taking place due to the errors.
- Ms. Johnson discussed Public Housing, Section 8 Voucher Multi-Family and RAD and that residents aren't given the proper information to understand the different types of programs. She further states that tenants are losing their Section 8 Vouchers because Payment Standards are so low, and rents are too high. Ms. Johnson maintains that Mr. Russell has blocked her emails on several occasions.

- Commissioner Sargent interjected and asked that she not start accusations, keep focus on the presentation for resident and utilized positions, programs and situations without making direct comments towards specific people.
- Ms. Johnson and Ms Buchand reiterated that they are looking to speak to what they believe is the truth and what is happening. Ms. Johnson states that people are losing their housing for reasons that are curable and that Mr. Russell and the Board of Commissioners are excusing activity and ignoring what people are saying.
- Ms. Johnson went on to discuss an instance where a woman was evicted and is sleeping in her car due to an error in her rent calculation. She added knowing of another woman from another property who lost her Section 8 Voucher, but they're working with HUD on getting it back, and she is also sleeping in her car. Ms. Johnson inquired if this is the business of the Housing Authority? (*Response: Unfortunately, if they're not our voucher participant nor our resident, we had no role in the matter. Mr. Russell agreed to meet with the resident and discussed it with Janie's management, but the eviction was already in process.*)
- Ms. Johnson went on to discuss RAD and that the units that are supposed to have been renovated with these funds are still not safe/decent. She states that there are problems with this Housing Authority and what are tenants to do when they don't get support from the CEO, the Board and the local community?
- Ms. Johnson added that the Resident Council has been trying to get the MOU signed for years and this still is not completed. The Council is trying to get the development funds that HUD states they qualify for in community benefit agreements and no meetings have been held. Resident Councils have a right to be involved in the operation of Public Housing (PH) at all levels and stated this is in the HUD rules (24CFR-964, 24CFR-245, RAD conversion from Public Housing).
- Residents are supposed to be partners with the Housing Authority. There's no access for the residents to information or PH documents that were submitted to HUD.
- Question raised: Is there ever going to be a meeting with the developers and the Resident Council so they can receive the community benefit agreement funding they need for their budget in order to do other things as a Resident Council?
 - Mr. Russell responded that a meeting was held with members of the Resident Council and the developer to discuss this but he's not familiar with this agreement and asked Ms. Johnson to send this agreement to him for review.
 - Ms. Johnson maintained that the meeting that was held was not a designated meeting to discuss this funding source and the developer was only present during part of the meeting. Ms. Johnson wants another meeting scheduled to discuss development funding for the Resident Council.
 - Mr. Russell stated another meeting can be held and asked for clarification on if Ms. Johnson is asking about amenities or facilities or is this agreement deals with actual funding that gets paid to the Resident Council? Ms. Johnson states that in a community benefit agreement a developer gets a fee, and a portion of that fee is to go to the Resident Council. The Council should also be receiving funds from property revenue sources such as laundry facilities and the \$25 per unit funding

from HUD. She maintains that with RAD conversions, the Council also qualifies for additional funds.

- Ms. Buchand added that the Resident Council had discussed with Mr. Russell that the Council wanted 3% of the negotiable Development fee. She further stated that a budget was done in the past where they included in the budget everything the Resident Council needs to operate, including hiring a CPA, attorney, resident training and maintaining a council office. But they've never received funds from any of the current developments.
- Ms. Johnson added that the new council office space is not comparable to the former space; the council no longer has ROSS Grant fund for their coordinator and the funds SHA received from ROSS were used to employ someone new who does less. She maintains that the Resident Services line item in the budget has no money listed in it and they need funding to do things. Errors are being made by SHA and the tenants are paying for it in homelessness and displacement. Mr. Nix's case was curable. The case was dismissed, and he was still evicted. She's requesting SHA be accountable.

VIII. CLOSING PRAYER

IX. ADJOURNMENT

The Resident Interest Committee meeting was adjourned at 5:43 p.m.

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	28	28				
Family Unification Program	37	37	34	34	32	34	34	36				
Port out vouchers that belong to us	19	19	23	21	21	20	24	22				
Veterans Supportive Vouchers Housed	165	163	162	161	163	165	173	170				
Tenant Protection Vouchers	82	80	80	80	80	81	79	78				
Regular Vouchers leased up	1058	1069	1078	1093	1084	1087	1082	1087				
Project Based Vouchers	252	263	266	279	298	289	294	294				
Mainstream	68	72	77	77	77	87	93	103				
Emergency Housing Vouchers	49	51	49	53	52	53	53	55				
City Homeless Preference	33	33	33	33	35	35	37	37				
YMCA Homeless Preference	11	11	11	11	11	11	11	11				
Total Vouchers Leased first of month	1800	1824	1840	1868	1880	1889	1908	1921	0	0	0	0

Port In vouchers that we administer for other agencies

1 1 1 1 5 7

Total vouchers issued and not leased up

128 158 153 167 151 133

Homeless Preference Report

	YMCA	CITY
Number of Vouchers Approved	15	60
Number of Vouchers Leased	11	37
Number of Referrals pending approval	0	0
Number of Referrals looking for units	4	0
Number of Empty Slots without a Referral	4	23

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: 08/31/2023

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	1342
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.	25
V12800	Average number of calendar days units were in downtime.	0.00
V12900	Average number of calendar days units were in make ready time	0.00
V13000	Average number of calendar days units were in lease up time.	53.68
V13100	Average unit turnaround days.	53.68

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.	446
W10600	Total number of calendar days it took to complete non-emergency work orders.	681
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.	1.53

Totals for Towers LIHTC Rent: \$23,077.00 Paid: \$23,076.77 (100.0%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Annex Project: Annex Date From: 04/01/2023 Through: 08/31/2023

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	27
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.	6
V12800	Average number of calendar days units were in downtime.	0.00
V12900	Average number of calendar days units were in make ready time	3.83
V13000	Average number of calendar days units were in lease up time.	0.67
V13100	Average unit turnaround days.	4.50

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	46
W10100	Total number of emergency work orders completed / abated within 24 hours.	46
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.	246
W10600	Total number of calendar days it took to complete non-emergency work orders.	446
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.	1.81

Totals for Annex Rent: \$24,077.00 Paid: \$23,637.00 (98.2%)

Sarasota Housing Authority

HUD - 50072: PHAS Management Operation Certification

Program: Bertha Mitchell Project: Bertha Mitchell Date From: 04/01/2023 Through: 08/31/2023

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	548
V12500	Total number of vacancy days exempted for Capital Fund.	314
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.	12
V12800	Average number of calendar days units were in downtime.	4.42
V12900	Average number of calendar days units were in make ready time	31.50
V13000	Average number of calendar days units were in lease up time.	9.75
V13100	Average unit turnaround days.	45.67

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	156
W10100	Total number of emergency work orders completed / abated within 24 hours.	156
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.	285
W10600	Total number of calendar days it took to complete non-emergency work orders.	358
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.	1.26

Totals for Bertha Mitchell Rent: \$32,629.00 Paid: \$29,054.00 (89.0%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: SVC Project: SVC Courts Date From: 04/01/2023 Through: 08/31/2023

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	350
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.	3
V12800	Average number of calendar days units were in downtime.	77.33
V12900	Average number of calendar days units were in make ready time	14.67
V13000	Average number of calendar days units were in lease up time.	24.67
V13100	Average unit turnaround days.	116.67

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	50
W10100	Total number of emergency work orders completed / abated within 24 hours.	50
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.	143
W10600	Total number of calendar days it took to complete non-emergency work orders.	201
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.	1.41

Totals for SVC Courts Rent: \$16,842.00 Paid: \$15,190.00 (90.2%)

Resident Characteristics Report

As of August 31, 2023

Program type : **Public Housing**

Level of Information : **State**

Effective Dates Included : **May 01, 2022** through **August 31, 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	914,165	755,777	709,556
FL	25,063	20,814	19,047

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	366,846	51	177,703	25	98,844	14	56,160	8	23,345	3
FL	11,020	54	4,568	23	2,769	14	1,291	6	573	3

Average Annual Income (\$)

State	Average Annual Income
US	17,857
FL	17,848

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	9	32	12	8	21
FL	3	9	9	37	11	8	22

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	6	36	15	27
FL	0	0	7	4	6	40	14	28

Average Monthly TTP (\$)	
State	Average Monthly TTP
US	429
FL	426

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	121,265	17	4,747	1	110,363	15	211,827	29	133,024	18	5,154	1	106,728	15	29,790	4	229,102	32
FL	3,258	16	152	1	2,168	11	7,221	36	4,327	21	152	1	2,062	10	881	4	7,914	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	460	713	480	428	391	620	356	477	425
FL	394	670	519	472	341	545	355	463	470

Family Race/Ethnicity Information
--

<i>Distribution by Head of Household's Race as a % of 50058 Received</i>

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

<i>Distribution by Head of Household's Ethnicity as a % of 50058 Received</i>
--

State	Hispanic or Latino	Non - Hispanic or Latino
US	27	73
FL	26	74

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	156,092	11	359,336	24	499,400	34	162,115	11	258,341	18	32,759	2
FL	5,361	12	14,067	30	14,408	31	3,606	8	7,704	17	1,156	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	14	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	1,468,006	2	722,898
FL	46,302	2.3	20,221

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	121,488	17	54,991	8	131,976	18	141,602	20	143,471	20	129,370	18
FL	3,239	16	1,550	8	4,338	21	4,881	24	4,234	21	1,979	10

Janie's Garden Occupancy Report-2023

Month-End: **August 2023**

Phase I

	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (26)	25	1	19	26	0	96%
LIHTC (41)	38	2	14	10		95%
PBV - None						
Market (19)	18	1	12	4		94%
Total (86)	81	4	45	40	0	95%

Phase II

	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (21)	18	1	28	21	0	94%
LIHTC (33)	30	3	0	7	0	90%
PBV (14)	14	0	0	14	0	
Market(0)						
Total (68)	62	4	28	42	0	94%

Phase III

	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
PBV/TPV (26)	24	2	19	0	0	92%
LIHTC (18)	15	3	24	9		80%
PBV (40)	13	1		14		92%
Market (14)	13	1	14	1		92%
Total (72)	65	7	57	24	0	89%

PH 3: Units in phase three were left in terrible condition, maintenance is working on these specific units as they can but it is taking longer. All vacancies are preleased with expected move in dates of September and Mid October.

UNIT TURNAROUND TIME (Average # of Days/Per Month/Per Unit) - 2023-24

Total Number of Vacant Days Per Month

	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	YTD	YTD-Ave
SARASOTA HOUSING AUTHORITY													#Units	Per Month
McCown Towers (LIHTC)	5	-	951	246	140								25	53.68
Annex	-	24	1	2	-								6	4.50
Bertha Mitchell	364	-	57	71	56								12	45.67
Courts (SVC-PBV)	189	-	129	-	32								3	116.67
SARASOTA HOUSING FUNDING CORPORATION														
King Stone	-	187	-	61	-								2	124.00
Diamond Oaks	-	-	-	-	-								-	-
Flint River	-	-	-	-	-								-	-
Homes	-	-	-	-	-								-	-

(-) = 0

WAIT LIST REPORT - FY 2023-24

Number on List/Open or Closed

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
McCown Towers (LIHTC)	Closed	Closed	Closed	Closed	Closed							
	156	154	139	90	85							
Annex	Closed	Closed	Closed	Closed	Closed							
	129	126	114	72	68							
Courts/Bertha Mitchell (SVC-PBV)	Closed	Closed	Closed	Closed	Closed							
	440	440	438	432	425							
King Stone	Closed	Closed	Closed	Closed	Closed							
	1196	1194	1194	1194	1194							
Diamond Oaks	Closed	Closed	Closed	Closed	Closed							
	456	456	456	456	456							
Flint River	Closed	Closed	Closed	Closed	Closed							
	590	590	46	46	46							
Homes	Closed	Closed	Closed	Closed	Closed							
	67	67	67	67	67							
HCV/Section 8	Closed	Closed	Closed	Closed	Closed							
	1279	1286	1248	1281	1303							

MEMO

To: William Russell
From: Lance Clayton
CC: File
Date: September 21, 2023
Re: **CFP Report – September**

ONGOING PROJECTS:

McCown Towers and Annex – Non-CFP

Annex Emergency Stairway Exit, Painting and HVAC repairs and replacements – Plans have been completed; due to the McCown project taking up almost half of the parking lot, we are having to postpone this project until the McCown renovation is complete. Staging both projects would not work in the limited space we have.

Betha Mitchell - CFP

Bertha Mitchell – HVAC, HWH and phase III of Sewer repairs – New exterior doors, new kitchen cabinets and counter tops and new bathrooms – We finally received the revised plans from Hoyt and are working on reissuing the IFB.

GENERAL

Courts – Meetings with FEMA and the FDEM continue; We received \$89k on 9/18/23 and Red Dog Roofing is starting the repairs on 9/25/2023.

Courts – 1743 Gore Court - fire unit, construction is almost complete.

Flint River – Interior painting of the units is complete, planning on which property to do next.

End of Report

Resident Services Monthly Report August 2023

Resident Assistance

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

After School Program - Youth THRIVE

The afterschool program wrapped up the school year with assisting an average of 28 students per day. Students are assisted with homework by staff and high school students. Students also participate in enrichment activities with our partnering agencies 4H, Sarasota County Library, FunDucation, Suncoast Fab Lab, Suncoast Black Arts Collaborative, SRQ Strong, and Suncoast Conservatory.

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. Art classes have resumed and remain a favorite among the residents.

Agency Bus

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

Homeownership

During the month of August there was a Homeownership Orientation with 11 participants in attendance. We currently have one participant that has a contract on a home with a closing date of late September.