



Sarasota Housing Authority (SHA)

269 S. Osprey Avenue, #100, Sarasota, FL 34236

Regular Meeting of the Board of Commissioners

McCown Towers Board Room, 1300 Blvd of the Arts

December 10, 2025, 4:30 P.M.

AGENDA

NOTES

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. ACCEPTANCE OF MINUTES**
 - A. Regular Board Meeting – October 22, 2025
- VI. ACCEPTANCE OF AGENDA**
 - A. Regular Board Meeting – December 10, 2025
- VII. SPECIAL PRESENTATIONS**
 - A. SHA Landlord (Jennifer Kidwell, Concord Management)
 - B. SHA Department Introductions (Preventative Maintenance)
 - C. City Commission Liaison Update
 - D. County Commission Liaison Update
- VIII. PUBLIC PRESENTATIONS (3 Minute Time Limit)**
- IX. RESOLUTIONS – Accepted By Consent**
 - A. Res 25-20: Approval of A-E RFQ Contract
 - B. Res 25-21: Approval of Annual Plan/5-Year Action Plan (CFP Budgets FY23, 24, 25 and 26)
 - B. Res: 25-22: Increase PBV Units at Amaryliss 4 (25 to 30) and PBV 48 units at New McCown Tower
 - C. Res 25-23: Write-Off Approval

X. **OLD BUSINESS**

- A. President/CEO Eval Results Compensation Determination
- B. Development Updates / Redevelopment Report
 - McCown New Tower/Parking Garage
 - Lofts on Lemon Phase II
 - Amaryllis III/Cypress II/Courts II
 - Amaryllis IV/Cypress III & Central Gardens (22nd St.)

XI. **NEW BUSINESS**

- A. None

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

- A. Monthly Financial Statements
 - SHA
 - Janie’s Garden
- B. Board Committee Meeting Minutes
 - Ad Hoc Development – 10/14/25 & 11/18/25
- C. Housing Choice Voucher Report
- D. Housing Management Reports
- E. Capital Improvement Report
- F. Resident Services Monthly Report
- G. Sarasota Housing Authority Agency-Wide Resident Council (SHAARC) Board Report (*if submitted*)

XIII. **COMMISSIONER ANNOUNCEMENTS/COMMENTS**

XIV. **ADJOURNMENT**

Next Meeting: Wednesday, January 28, 2025



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

Regular Board Meeting
McCown Towers Board Room
October 22, 2025
4:30 P.M.

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

Commissioners Present: Chair Ernestine Taylor, Vice Chair John Colón (in at 5:15 pm), Commissioner Jack Meredith, Commissioner Carolyn Mason and Commissioner David Morgan
Commissioners Not Present: Commissioners Nicole Roman and Philip DiMaria Jr.
Invited Attendees: City Commissioner Jen Ahearn-Koch, Attorney Ric Gilmore, Joe Chambers, Jake Zunamon, Rich Larsen (Novogradac), Dennis DiBello (American Property Consultants, Inc.) and County Commissioner Mark Smith
SHA Personnel: William Russell, Viktoriya Coblentz and Andrea Keddell
- V. **ACCEPTANCE OF MINUTES**
 - A. SHA Regular Board Meeting – September 24, 2025
 - Chair Taylor put up the minutes from the September 24, 2025, Regular Board Meeting for approval.
 - Commissioner Mason made a motion to approve the minutes. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously.
- VI. **ACCEPTANCE OF AGENDA**
 - A. SHA Board Agenda – October 22, 2025
 - Chair Taylor put up the agenda for the October 22, 2025, Board Meeting for approval.
 - Commissioner Morgan made a motion to approve the agenda. Commissioner Mason seconded the motion.
 - The motion was voted on and passed unanimously.
- VII. **SPECIAL PRESENTATION**
 - A. Team Member of the Quarter
 - Chair Taylor announced Lakeshia Tart, SHA’s Youth Academic & Attendance Coach for the Youth Thrive Program, as SHA’s Team Member of the Quarter and provided the background and work details responsible for her selection. Lakeshia was present via Zoom and thanked everyone for the recognition.
 - A framed certificate and gift certificate will be presented to Ms. Tart at an upcoming SHA All Team Meeting.

B. Annual Audit (Rich Larsen, Novogradac)

- Mr. Larsen presented, via Zoom presentation, the role of the auditor, key points of the audit and provided a brief overview of the processes of the audit FY Ending 3/31/25.
- Mr. Larsen reported an unmodified opinion on the financial condition of the authority, the highest level of assurance an auditor can provide. He explained that the authority spent over \$37 million of Federal money, necessitating audits in accordance with Government auditing standards and the uniform guidance, a federal law.
- Mr. Larsen reported that 5 major programs that were tested during this audit. Out of hundreds of compliance tests, there was 1 discrepancy with a Notes Payable on the Amaryllis project. Mr. Larsen highlighted that the audit team found no significant deficiencies in the authority's internal control and that general guidelines are being followed and there are no instances of non-compliance.
- Mr. Larsen discussed the financial health of a housing authority, highlighting its strong liquidity position with a surplus of \$18.4 million in working capital, over 2 years of reserves. HUD's recommendation is 4-6 months. Mr. Larsen further explained that a majority of the reserves, however, are designated for certain programs and cannot be utilized for other ventures. The authority has operating revenues of \$42.2 million, operating expenses of \$38.5 million, leaving an operating profit of \$3.8 million.
- Mr. Larsen also offered to answer questions and address concerns privately should any board member desire this. He also gave credit to the Authority staff for their assistance during the audit in providing everything that was requested.
- Commissioner Morgan commented that when the housing authority was in receivership, prior to the current administration, it was insolvent. So, after 20 years, it is in a much better financial position to have 2 years of reserves.
- Discussion took place regarding the importance of having unrestricted cash. Mr. Larson reported that SHA has 6 tax-credit entities. This would allow the authority to buy the credits back to increase their unrestricted cash. However, this requires unrestricted cash to purchase them. He confirmed that he advises authorities to get out of the public housing program and into Section 8 and/or RAD.
- Commissioner Morgan commended SHA staff stating that, after testing 32 files, having only 1 error of \$50 is impressive.

C. City Commission Liaison Update

- None.

D. County Commission Liaison Update

- Commissioner Mark Smith passed out a packet to the board to review regarding his concern about the maintenance of SHA units, based on reports from a recently terminated (disgruntled) employee. He also commented on the Audit that was just presented questioning SHA's request for funding from the County, given their positive cash position.
 - Commissioner Smith requested that SHA email him a written statement of its cash position statement, showing what the unrestricted reserves are for and how they're to be spent, as well as a policy/process for the restricted funds.

- Commissioner Smith clarified the reason for wanting SHA's cash statements is to ensure that maintenance to the SHA units is being completed, given the \$5.9 million of unrestricted cash available to the Authority. He's had reports from residents regarding their current living conditions and Commissioner Smith provided information on his questions regarding work orders, inspections and the current NSPIRE report.
 - Commissioner Smith went on to question the HUD reports provided to him by SHA and how deficiencies are documented, counted, tracked and corrected using work orders. He stated that he plans to address his questions about the duplicate entries directly with HUD. He expressed concern that there are no specific work orders tied to each deficiency to ensure they are corrected. He wants to verify that the funds that the County awards to the Authority are put to good use and that units are safe and maintained properly.
 - Commissioner Smith further reported that he's been invited to visit some of the resident units and that he's invited SHA Commissioner DiMaria to join him.
 - Commissioner Smith requested that SHA email him its relocation plan for rehousing residents (i.e. in the case of Cypress Square) using vouchers for those residents that are displaced due to redevelopment of public housing properties.
- E. NSPIRE Inspections (Dennis DiBello, American Property Consultants, Inc.)
- Mr. Russell introduced Dennis DiBello of American Property Consultants, Inc, who is regarded as an expert on the NSPIRE inspection process and recently conducted a training in the area on behalf of The Florida Association of Housing and Redevelopment Officials (FAHRO), the state housing agency.
 - Mr. DiBello addressed the board and went over a brief, online presentation that touched on the scoring that is done for the NSPIRE inspections and the complexity of that scoring system.
 - He reported that, having visited many authorities across the United States, and SHA is doing a great job based on his travels.

VIII. PUBLIC PRESENTATION

- A. Ms. Valerie Buchand, Resident Council Member from Janie's Garden, reported that residents on the voucher program received notices in the middle of October that were dated in August and that the notices did not provide the proper 30-day amount of time for a rent increase notice. She also received a late fee due to the untimely notice, and she feels SHA should have to pay that fee.
- Ms. Buchand also added that this past Saturday was the Big Mamma's Collard Green Festival. The Newtown Farmer's Market recognized the City of Sarasota Housing Authority as one of the area's oldest businesses and no one from SHA was there. So, she delivered the plaque to the board at this meeting.
- B. Melissa Furman, a Sarasota resident who lives in the Rosemary District, reported on the proposed parking garage. She expressed concern about the new tower taking away the current residents' views, the increased noise, crime and the loss of the green area in front of the current McCown Tower. She feels the new tower will be to the detriment of the current community.

- C. David Lough, a Sarasota resident who lives in the Rosemary District and a member of the Rosemary District Associations, reported on the plans for the new McCown Tower development. He states the neighborhood is transforming and he reports there are 500 units being built in the Rosemary Neighborhood and he expressed support for the public parking component being added as a part of the new McCown Tower development. He also presented slides to the City at their commission board meeting.
- D. Melissa Laughlin, a Sarasota resident who is the President of the Rosemary District Association, congratulated SHA on all the work they've done in the Rosemary District in bringing more housing to the area. She reported on the opportunities and tradeoffs of the proposed parking garage and need for public parking. She states that in order for there to be economic development, there needs to be parking. Without parking, the area can't grow. She recognizes that the residents have noise, safety, security, and accessibility concerns about including public parking. These are all valid concerns and can be mitigated if dealt with upfront.
- E. Anand Pallegar, a Sarasota resident who lives in the Rosemary District, reported on the proposed parking garage and expressed support for the new tower and public parking options being included in the project. The area has been transforming positively, but people will leave the area if visitors can't find parking. He's hoping there's a way to achieve the public parking component while keeping the needs of the current residents in mind.
- F. Ms. Pamela Runyon, a resident from the McCown Towers/Annex, thanked the board for getting the fence and lights fixed and inquired if the gym could be reopened. The equipment is already in the room.
 - Mr. Russell responded during the meeting that it's in the works and close to being open again.

IX. RESOLUTIONS – ACCEPTED BY CONSENT

- A. Res 25-18: HCV Admin Plan Amendment
- B. Res 25-19: HCV Payment Standards

-
- Commissioner Morgan made a motion to approve the Consent Agenda. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously.

X. OLD BUSINESS

- A. Development Updates / Redevelopment Report
McCown North Tower Design Options

- Mr. Russell presented the 3 posterboard unit designs (A1A, A1B and A1C) to the board for the proposed layouts for the East and West sides of the new Tower. Following discussion, the board decided they were in favor of a blend of unit designs A1A (on West side) and A1B (on East side). It was also discussed implementing a half wall or block window option to the A1B design to allow for light to enter the bedroom. Commissioner Meredith commented on this option and that this would need to be researched from a design perspective, taking into consideration room height and noise transference.

- Commissioner Morgan made a motion to include a combination of unit designs A1A and A1B. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously.

McCown North Tower Parking Garage / Public Parking Option

- Mr. Russell reported a decision that needs to be made on whether the board wants to entertain the public parking option for this project. The original design for the project was for a 160-unit, 5 story building and 5 levels of a parking deck within the development. The current plan is for 96 units on 4 levels. SHA needs 3 levels of the parking decks for residents, staff, visitors and retail. So, if public parking is desired, the question is if there is a way to maintain the 4 level design to save on cost or if funding can be found for an additional level.
- Mr. Zunamon reported that the current design is a result of all the resident meetings and design feedback they've received. It allows for less obstructed views for current residents and allows the garage to be built ahead of the units to allow current residents access to parking sooner. The residents have expressed concern about security, noise and elevator access. There is also the question of funding and how to move forward without a commitment from the City and/or the County. The 1st floor has 74 parking spaces and additional levels of 80 parking spaces. The cost per parking space is approximately \$50K plus the maintenance of the parking levels.
- Commissioner Meredith mentioned there are other garages in the area that have combinations of resident and public parking and he's in favor of moving forward with a level of parking for the City if SHA is able buffer/mitigate any sound and safety issues for the residents. He'd also want to see if the City is offering to assist financially for construction and maintenance. Commissioner Colón would also be in favor of moving forward with these options in mind. Commissioner Taylor expressed continued concern for securing funding and maintaining safety for the residents. Commissioner Morgan inquired about the funding issue and if it will be a revenue generating source for SHA, as well as who will manage it.
- Mr. Chambers reminded all that a decision needs to be made before the end of the year.
- Commissioner Meredith made a motion to proceed with the added level for the parking garage if a financial arrangements can be made, including funding from the City for 1 level of public parking by the end of the year. Commissioner Mason seconded the motion. Commissioner Morgan asked to receive a proforma for the parking plan and a benefit for SHA. Mr. Chambers responded that a parking study is being conducted but that there's no proforma available yet of any formal commitment.
 - The motion was voted on and passed 4 to 1 (Commissioner Taylor Opposed).

Lofts on Lemon (Phase II)

- Mr. Zunamon reported that the Owner, Architect and Contractor (OAC) meetings continue. Wiseman Construction is well underway on the site, and they should be going vertical soon. FPL power lines are down. Anticipated end date is approximately Q3 or Q4 of 2026.

Cypress (Phase II)/ Amaryllis III / Courts II

- Mr. Zunamon reported the Marmer Construction team is moving along with construction and this development has gone vertical.

Cypress III / Amaryllis IV & Central Gardens (22nd St.)

- Mr. Zunamon reported that the development is in permitting and underwriting with Bank of America. They are looking to have the financial closing and begin construction by the 1st quarter of 2026.

Commissioner Morgan made a motion to extend the meeting by 10 minutes. Commissioner Colón seconded the motion. *The motion was voted on and passed unanimously.*

B. President/CEO Evaluation Results-Compensation Determination

- Item was tabled, to be put on the next agenda for discussion, since time was running out for this meeting.

XI. NEW BUSINESS

A. None

XII. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
- B. Board Committee Meeting Minutes
- C. Housing Choice Voucher Report
- D. Housing Management Reports
- E. Capital Improvement Report
- F. Resident Services Monthly Report
- G. Resident Advisory Board/Sarasota Housing Authority Agency-Wide Resident Council (SHAARC) Board Report *(if Submitted)*

-
- 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.

XIII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Meredith thanked County Commissioner Smith for all the due diligence he’s performed on the NSPIRE reports.

XIV. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:30 pm.



Sarasota Housing Authority (SHA)

Board Meeting
October 22, 2025

VIII. PUBLIC PRESENTATION AGENCY RESPONSE

1. **Ms. Valerie Buchand**, Resident Council Member from Janie's Garden, reported that residents on the voucher program received notices in the middle of October that were dated in August and that the notices did not provide the proper 30-day amount of time for a rent increase notice. She also received a late fee due to the untimely notice, and she feels SHA should have to pay that fee.
 - Ms. Buchand also added that this past Saturday was the Big Mamma's Collard Green Festival. The Newtown Farmer's Market recognized the City of Sarasota Housing Authority as one of the area's oldest businesses and no one from SHA was there. So, she delivered the plaque to the board at this meeting.

Agency Response _____ **E-mailed** _____ **to presenter on:** 11/25/25

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on October 22, 2025:

Regarding the voucher program notice you received in October that was dated for August, it was discovered that there was a glitch in the software. A follow-up notice explaining the issue and that it has been resolved was sent to you on 10/27/25 and to all other residents that received the initial, erroneous notice. Thank you for bringing this issue to our attention.

2. **Ms. Melissa Furman**, a Sarasota resident who lives in the Rosemary District, reported on the proposed parking garage. She expressed concern about the new tower taking away the current residents' views, the increased noise, crime and the loss of the green area in front of the current McCown Tower. She feels the new tower will be to the detriment of the current community.

Agency Response _____ **E-mailed** _____ **to presenter on:** 11/25/25

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on October 22, 2025, thank you for sharing your thoughts about parking garage development at McCown Tower. We truly appreciate the feedback we've received from area residents and are taking it under advisement.

3. **Mr. David Lough**, a Sarasota resident who lives in the Rosemary District and a member of the Rosemary District Associations, reported on the plans for the new McCown Tower development. He states the neighborhood is transforming and he reports there are 500 units being built in the Rosemary Neighborhood and he expressed support for the public parking component being added as a part of the new McCown Tower development. He also presented slides to the City at their commission board meeting.

Agency Response _____ **E-mailed** _____ **to presenter on:** 11/25/25

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on October 22, 2025, thank you for sharing your thoughts about parking garage development at McCown Tower. We truly appreciate the feedback we've received from area residents and are taking it under advisement.

4. **Ms. Melissa Laughlin**, a Sarasota resident who is the President of the Rosemary District Association, congratulated SHA on all the work they've done in the Rosemary District in bringing more housing to the area. She reported on the opportunities and tradeoffs of the proposed parking garage and need for public parking. She states that in order for there to be economic development, there needs to be parking. Without parking, the area can't grow. She recognizes that the residents have noise, safety, security, and accessibility concerns about including public parking. These are all valid concerns and can be mitigated if dealt with upfront.

Agency Response E-mailed **to presenter on:** 11/25/25

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on October 22, 2025, thank you for sharing your thoughts about parking garage development at McCown Tower. We truly appreciate the feedback we've received from area residents and are taking it under advisement.

5. **Mr. Anand Pallegar**, a Sarasota resident who lives in the Rosemary District, reported on the proposed parking garage and expressed support for the new tower and public parking options being included in the project. The area has been transforming positively, but people will leave the area if visitors can't find parking. He's hoping there's a way to achieve the public parking component while keeping the needs of the current residents in mind.

Agency Response E-mailed **to presenter on:** 11/25/25

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on October 22, 2025, thank you for sharing your thoughts about parking garage development at McCown Tower. We truly appreciate the feedback we've received from area residents and are taking it under advisement.

6. **Ms. Pamela Runyon**, from the Towers/Annex, thanked the board for getting the fence and lights fixed and inquired if the gym could be reopened. The equipment is already in the room.

Agency Response During Meeting **to presenter on:** 10/22/25

Mr. Russell responded during the meeting that it's in the works and close to being open again.

**SARASOTA HOUSING AUTHORITY (SHA)
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Resolution Number: 25-20

The Board of Commissioners is requested to approve the above-referenced resolution to:

Authorize the CEO to enter into a contracts with Architectural and Engineering firms which have been procured to perform Architectural and Engineering service for various capital improvement projects for SHA.

2. Who is making request:

- A. Entity: SHA
- B. Project: Architectural and Engineering Service
- C. Originator: William Russell

3. Cost Estimate (if applicable):

Per task order.

Narrative:

SHA issued a Request for Qualification (RFQ) for Architectural and Engineering services through the Housing Agency Marketplace e-Procurement System. SHA's Evaluation Committee scored Halflants + Pichette, Bessolo Design Group, Inc. and S.Ly Architecture LLC as the three (3) highest ranked proposers and recommends entering into one-year contracts with each of these three (3) top-rated firms with 4 optional, additional one-year terms pending Architectural and Engineering service needs.

Attachments (if applicable):

Notice of Apparent Successful Proposer

Acknowledgement:

SHA staff assures the Board of Commissioners that this resolution complies with all applicable HUD rules, regulations and/or guidance, and all applicable federal, state, and/or local laws, as may be amended.

RESOLUTION 25-20

APPROVING THE AWARD OF CONTRACT(S) TO CONDUCT ARCHITECTURAL AND ENGINEERING SERVICES FOR THE SARASOTA HOUSING AUTHORITY (SHA)

WHEREAS; SHA issued a Request for Qualification (RFQ) for Architectural and Engineering services through the Housing Agency Marketplace e-Procurement System, and

WHEREAS; SHA received seven (7) responses to the RFQ by the proposal deadline, and

WHEREAS; SHA's Evaluation Committee scored Halflants + Pichette, Bessolo Design Group, Inc. and S.Ly Architecture LLC as the three (3) highest ranked proposers, and

WHEREAS; SHA staff propose to enter into one-year contracts with these three (3) top-rated firms with 4 optional, additional one-year terms pending Architectural and Engineering service needs.

NOW THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners hereby agrees to authorize its President & CEO to award these contracts for Architectural and Engineering services to Halflants + Pichette, Bessolo Design Group, Inc. and S.Ly Architecture LLC.

ACCEPTED BY: _____
Ernestine Taylor,
Board Chair

DATE: _____

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

DATE: _____

**Notice of Top-Rated Proposer
Request For Qualifications (RFQ) No. 2025-S01
Architectural/Engineering Services**

TO: All Proposers in response to the above noted RFQ.

We are pleased to announce that, as a result of our evaluation of the proposals received in response to the above noted RFQ, we are in the process of completing award to the three (3) top-rated responsive and responsible proposers: Bessolo Design Group, Inc., of St. Petersburg, FL; Halfants + Pichette, of Sarasota, FL; and S.Ly architecture LLC, of Sarasota, FL.

As detailed within Section 2.2 of the RFQ 01.0 Document issued, the Agency “reserves the right to complete award to one firm or to complete award to multiple firms, at any time during the ensuing contract period(s).” Accordingly, these may not be the only awards that we complete pursuant to this RFQ process.

Following is listed all proposers and where each placed as the result of our evaluation:

Name of Proposer	Average Points Awarded in Ranking Order
Bessolo Design Group, Inc.	90.3
Halfants + Pichette	90.3
S.Ly architecture LLC	87.0
Hoyt Architects	83.0
GHA Architects & Development Consultants	80.0
1919 Architects	68.3
DSDG Architects	62.7

We remind each proposer of his/her right to a debriefing and the right to protest. Please note that our Agency must receive written notice of either within 10 days of the receipt of this Notice (please note that the Procedure to Protest, which all protestants MUST comply with, is contained within the Supplemental Instructions to Proposers and Contractors document already received by each proposer).

We are grateful for your interest in doing business with our Agency and we will ensure that you receive from our Agency notice of similar opportunities in the future.

**William Russell,
President & CEO**

**SARASOTA HOUSING AUTHORITY (SHA)
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Resolution Number: 25-21

The Board of Commissioners is requested to approve the above-referenced resolution to:

Approve the Housing Authority's Annual Plan/5-Year Plan, Five-Year Action Plan with CFP Budgets. All items HUD requires SHA to submit each year.

2. Who is making request:

- A. Entity: SHA
- B. Project: Annual Plan/5-Year Plan, Five-Year Action Plan w/ CFP Budgets
- C. Originator: William Russell

3. Cost Estimate (if applicable):

n/a

Narrative:

Each year, every Public Housing Authority must complete and submit an Annual Plan to HUD (and every 5 years a Five-Year Plan), along with an approved Public Housing Capital Fund Program (CFP) budget(s), and a Five-Year Action Plan showing a listing of possible work items that CFP can be spent on. We have also met with the Resident Council to discuss these items and received comments from them which HUD requires us to attach to the annual plan submission. The CFP Budget indicates how we plan to expend that year's grant dollars, which we have two years to obligate and four years to expend.

Attachments (if applicable):

SHA FL008 HUD-50075-HP Annual Plan 2026,
HUD 50075.2 Five Year Action Plan 2026-30-From EPIC,
RAB Comments-SHA staff responses,
HUD 50075.1 CFP 2023 Revised Budget,
HUD 50075.1 CFP 2024 Revised Budget,
HUD 50075.1 CFP 2025 Original Budget,
HUD 50075.1 CFP 2026 Original Budget

Acknowledgement:

SHA staff assures the Board of Commissioners that this resolution complies with all applicable HUD rules, regulations and/or guidance, and all applicable federal, state, and/or local laws, as may be amended.

RESOLUTION 25-21

A RESOLUTION APPROVING SARASOTA HOUSING AUTHORITY'S ANNUAL PLAN, FIVE-YEAR PLAN (if applicable), FIVE-YEAR ACTION PLAN AND CFP BUDGETS

WHEREAS the Sarasota Housing Authority (SHA) has developed an Annual Plan as well as a capital improvement budget for 2026;

WHEREAS HUD requires all PHAs to adopt an Annual Plan each year and a Five-Year Plan every five years;

WHEREAS HUD requires the document to describe SHA's plans for the coming year(s) for things like addressing housing needs, capital improvement budgets, and any redevelopment and/or repositioning plans;

WHEREAS SHA's Annual Plan also includes the FY2023, FY2024 and FY 2025 Capital Fund Budgets which list large capital items within the context of its best estimates of funding reasonably expected during the next year(s) from HUD and may be revised, as necessary;

WHEREAS a PHA can exercise fungibility that permits PHA to substitute any work item expressed in the Five-Year Action Plan (attached); and

WHEREAS SHA Staff and Agency-Wide Resident Council / Resident Advisory Board have reviewed the Annual Plan, Five-Year Action Plan and capital fund budgets, as attached, to include a comprehensive, updated detail of large capital items and operating needs, as well as goals for the Agency.

NOW, THEREFORE, BE IT RESOLVED THAT:

SHA Board of Commissioners approves the attached Annual Plan, Five-Year Action Plan and CFP Budgets.

ACCEPTED BY: _____
Ernestine Taylor,
Board Chair

DATE: _____

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

DATE: _____

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 09/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA **do not** need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Sarasota Housing Authority</u> PHA Code: <u>FL008</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>100</u> Number of Housing Choice Vouchers (HCVs) <u>2265</u> Total Combined <u>2365</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>The PHA plan is available for review at the SHA Central Office located at 269 S. Osprey Avenue, Sarasota, FL 34236 during its regular hours of operation, 8:00 a.m. through 5:00 p.m., Monday through Thursday. It can also be viewed on-line at: http://www.sarasotahousing.org/about.aspx?section=policies</p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

At HUD’s suggestion, SHA is proceeding to amend its’ Housing Choice Voucher Admin Plan to give a preference to existing Emergency Housing Voucher families, as Congress sunsets funding for the COVID-era program, which housed homeless or at risk of being homeless individuals and families. By amending the Admin Plan, SHA will give a preference to existing EHV families to that they can transition over to a regular HCV, and maintain continued assistance.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Cypress Square 2 aka Amaryllis Park Place III closed in April 2025 and is now under construction. This new development will consist of 108 units, of which 33 will be PBV.

Lofts on Lemon II closed August 6, 2025, and is now under construction. This new development will feature 100 new units, of which 25 will be project-based vouchers (PBV).

Cypress Square 3 and Central Gardens is fully funded and is expected to close and begin construction in April 2026. This development will feature 100 apartment homes, with 25 PBV units.

3 McCown Tower is in the planning phase and is expected to close by late 2025 or early 2026. This development will feature 96 new elderly, affordable units with at least half being project-based vouchers (PBV).

It is planned that Bertha Mitchell, SHA's remaining 100 public housing units, will be converted to Section 8 once capital improvements are completed.

Our board and staff have had initial discussions about issuing an RFP in the community for the purpose of project-basing privately owned units in the community to provide for more long-term, deeply subsidized inventory in our local market.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

SHA continues to make progress on several goals. We continue to serve more families each year, through an increased voucher program as well as increased units in our portfolio of affordable housing.

Our redevelopments continue to replace obsolete and/or blighted housing and increase housing density which also adds to the affordable housing inventory in our community. The second phase of the Courts redevelopment will add an additional 108 units. This new development – Cypress Square 2 aka Amaryllis Park Place III – closed and is under construction.

We continue our efforts to offer after-school programming and summer camps. SHA continues to leverage numerous partnerships to enhance programming for our youth.

SHA also continues to help more families achieve their goal of home ownership.

<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See Capital Fund 5-Year Action Plan in EPIC, HUD Form 50075.2, approved by HUD, Gilbert Geneus, on 09/19/25.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>There were two findings. One was an accounting finding for not properly recording two loans SHA made to the Amaryllis Park Place II/Cypress Square partnership at closing back in 2021. The second finding was for one miscalculation of income in one of 32 files tested in the HCV Program. The miscalculation resulted in a \$50 discrepancy in HAP paid to the landlord.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR 903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR 943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR 903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR 903.7(b). Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR 903.7(b) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing 24 CFR 903.7(b).

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR 903.7(c)).

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR 903.7(d)).

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.11(c)(1)).

Safety and Crime Prevention. A description of PHA’s plan for safety and crime prevention. For High Performing PHAs, the information required by 24 CFR 903.7(m) must be included only to the extent this information is required for PHA’s participation in the public housing drug elimination program and the PHA anticipates participating in this program in the applicable year (24 CFR 903.11(c)(1)).

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the applicable Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Choice Neighborhoods Grants. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

Modernization or Development (Conventional & Mixed-Finance). 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6/mfph#4.

Demolition and/or Disposition. With respect to public housing only, describe (1) any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h)).

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) An analysis of the projects or buildings required to be converted under Section 33; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD). Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.11(c)(1)).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in (24 CFR 983.55(b)(1)) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites) and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b), 24 CFR 903.7(r)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants). For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 903.7(o)(1), and 903.15(d).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 5.26 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Interoffice Memorandum

To: Amner Fernandez, Office of Public & Indian Housing, Miami FO
From: William O. Russell III, CEO, Sarasota Housing Authority (SHA)
Date: 12/10/2025
Re: RAB Comments to Annual Plan

I am attaching the Annual Plan comments submitted by our Resident Advisory Board (RAB) along with SHA's analysis and recommendations/decisions.

If you have any questions regarding this, please don't hesitate to contact me.

PHA 1-5 YEAR ANNUAL PLAN
Beginning 04/01/2026
Sarasota Housing Authority (SHA)
Agency-Wide Resident Council (RC)/Resident Advisory Board (RAB)
C-1 Comments

1. **RAB Comment** - The council is advocating for SHA to hold classes for SHA residents that are being issued vouchers upon being relocated, so that Valerie Buchand, as the RC president, can better prepare them to follow more stringent standards of behavior and what they can and can't get away with.

SHA Analysis/Decision – SHA has invited Valerie Buchand to address residents who were relocating with vouchers before and would be happy to do so next time we have a relocation.

2. **RAB Comment** – RAB members expressed a concern about including public parking in the proposed new tower on the site of the current parking lot of McCown Tower, suggesting it will invite late night crime and increase noise pollution.

SHA Analysis/Decision – SHA is aware that residents have expressed numerous concerns about not wanting to include public parking in the new development at two meetings held with the residents, as well as at several board meetings. While mindful of expressed concerns, SHA's Board voted to continue discussions with the city about possibly including some public parking in the overall parking deck to be built. A final decision has yet to be made pending discussions with the city.

3. **RAB Comment** – The RAB requested storage areas and/or ample closet space be added to the planned units and that an elevator be included in the plans for Cypress III /Central Gardens Project.

SHA Analysis/Decision – An elevator is planned for the four-story Central Gardens development. We are evaluating unit design plans to determine whether ample closet space is being designed for the upcoming Cypress Square 3 & Central Gardens development.

4. **RAB Comment** – The RAB expressed a desire to continue with the monthly meetings being held with the SHA President & CEO and the City Commission Liaison.

SHA Analysis/Decision – There cannot exist a partnership between SHA and the Resident Council when the president of the council continually denigrates SHA. The council president says frequently that she wants to have a partnership. But this is disingenuous when she then turns around and make every effort to discredit SHA and hold us accountable for perceived wrongdoings. Therefore, SHA is not sure that meeting with the council on a monthly basis is fruitful.

5. **RAB Comment** – The RAB requests that SHA increase the Resident Council's Travel Budget.

SHA Analysis/Decision – The resident council budget will be considered and determined by the board in the coming months.

6. **RAB Comment** – The RAB is asking for an Empowerment Center to be constructed for the use of the Resident Council as part of the new development(s). A center with offices that provides space for meetings, training and services. This is very important to the Resident Council.

SHA Analysis/Decision – SHA will consider this request. SHA also wrote a letter of support for the Newtown Family Center being funded.

7. **RAB Comment** – The RAB would like on-the-job training programs implemented for the new development(s) and for local residents to be hired as a priority.

SHA Analysis/Decision – SHA agrees this would be a positive feature of our redevelopment and pledges to discuss this with Fortis and our general contractors.

From: [Valerie Buchand](#)
To: [William Russell](#); [John Colon](#); [Andrea Keddell](#); [Jack Meredith](#); [Carolyn Mason](#); [Nicole Roman](#); [Ernestine Taylor](#); [Philip Dimaria Jr.](#); [David Morgan](#)
Cc: [Mark Smith](#); [Jen Ahearn-Koch](#); georgia.castro@hud.gov; robert.c.peterson@hud.gov; [Victor B](#); [Alex. Tai M](#); [Elaine Andrew](#); [Carolyn Spencer](#); [Agnes Kirkland](#); agneskirkland41@gmail.com; [Charles Jackson](#); [Louise Machinist](#); [Mike Lasche](#)
Subject: Response to Annual Plana
Date: Thursday, November 13, 2025 7:02:16 AM

November 2025

Dear Mr. Russell, and SHA Board,

I'd like to clarify something related to Mr. Russell's statement in the Annual Plan. Yes—I often speak up, advocating for SHA residents. But my point is never to attack you, but to make you aware of problems that residents express. We want you to be aware, so that we can work in partnership to resolve challenges on both sides and find solutions.

I appreciate that you meet with me regularly. Also, the McCown residents and I are very glad that you understand our position and concerns against public parking in the proposed garage. Thank you for listening and advocating for residents on that issue.

But there are other issues. It's true that there is sometimes unequal treatment of residents without an opportunity to resolve issues with all parties. Staff members sometimes overreact to residents who need additional help and compassion.

A number of maintenance problems were noted by County Commissioner Mark Smith at the October SHA meeting. Yes, problems do occur in SHA buildings. All we ask is that there should be a good process for settling problems, like having a meeting with all residents who are involved in an issue with the property manager and the resident rep/ SHARC.

For example, the notices going out to the citizens about rent increases: On October 14, some residents received notices of increases for October. And all calculations were not properly done. Another example, residents have been waiting for years for the McCown gym to be usable. We wonder, was the equipment stolen? Why has this taken so long?

Problems happen in every organization. We just want them to be resolved promptly, in good ways, when they happen. When people bring their issues to me, I am bound to advocate for them.

Hoping to work together to make things better for SHA residents,

Respectfully,

Thank You,

Valerie Buchand

Make a Conscious Decision to be a Blessing

Part II: Supporting Pages								
PHA Name: SARASOTA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: FL14P008501-23 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2023 Obligation Deadline: 2/16/2025		
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	1406 Operations	1406		\$879,161.00	\$0.00	\$879,161.00	\$879,161.00	100.0%
PHA Wide	1408 Management Improvements	1408						
	Staff/Resident/Board Training			\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
PHA Wide	1410 Administration (10%)	1410		\$97,454.00	\$97,454.00	\$97,454.00	\$97,454.00	100.00%
PHA Wide	1480 General Capital Activity	1480						
	<u>1430 Fees and Costs</u>							
	A & E			\$0.00	\$0.00	0.00	0.00	#DIV/0!
	<u>1450 Site Improvement</u>							
	Security Cameras (Phase II)			\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	<u>1460 Dwelling Structures</u>							
	Replace existing shingle roofing with Metal		100 Units	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	<u>1465.1 Dwelling Equipment - Nonexpendable</u>							
	Range, refrigerator, HWH and Fans			\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	<u>1470 Non Dwelling Structures</u>					\$0.00	\$0.00	#DIV/0!
	Replace existing shingle roofing with Metal		1 Building	\$1,000.00	\$0.00	\$0.00	\$0.00	0.00%
				\$9,766.00				
	<u>1495 Relocation Costs</u>			\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	Total General Capital Activity	1480		\$10,766.00	\$0.00	\$0.00	\$0.00	0.00%
FL14P008-001	1503 RAD-CFP	1503		\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	PAGE TOTAL			\$987,381.00	\$97,454.00	\$976,615.00	\$976,615.00	98.91%

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: SARASOTA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: FL14P008501-24 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2024 Obligation Deadline: 5/5/2026		
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	1406 Operations	1406		\$484,196.00	\$0.00	\$0.00	\$0.00	0.00%
PHA Wide	1408 Management Improvements	1408						
	Staff Training			\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	Resident/Board Training			\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	Total Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
PHA Wide	1410 Administration (10%)	1410		\$54,319.00	\$0.00	\$0.00	\$0.00	0.00%
PHA Wide	1480 General Capital Activity	1480						
	<u>1430 Fees and Costs</u>							
	A & E			\$0.00	\$0.00	0.00	0.00	#DIV/0!
	<u>1450 Site Improvement</u>							
	Security Cameras (Phase II)			\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	<u>1460 Dwelling Structures</u>							
	Continuation of CFP 2022 & 2023 project incl. front and back doors		100 Units	\$1,000.00	\$0.00	\$0.00	\$0.00	0.00%
	<u>1465.1 Dwelling Equipment - Nonexpendable</u>							
	Range, refrigerator, HWH and Fans			\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	<u>1470 Non Dwelling Structures</u>					\$0.00	\$0.00	#DIV/0!
	Replace existing shingle roofing with Metal		1 Building	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	<u>1495 Relocation Costs</u>			\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	Total General Capital Activity	1480		\$1,000.00	\$0.00	\$0.00	\$0.00	0.00%
FL14P008-001	1503 RAD-CFP	1503		\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
	PAGE TOTAL			\$539,515.00	\$0.00	\$0.00	\$0.00	0.00%

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: SARASOTA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: FL14P008501-25 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2025 Obligation Deadline:		
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	1406 Operations	1406		\$485,696.00		\$0.00	\$0.00	0.00%
PHA Wide	1408 Management Improvements	1408						
	Staff Training			\$0.00		\$0.00	\$0.00	#DIV/0!
	Resident/Board Training			\$0.00		\$0.00	\$0.00	#DIV/0!
	Total Management Improvements	1408		\$0.00		\$0.00	\$0.00	#DIV/0!
PHA Wide	1410 Administration (10%)	1410		\$53,819.00		\$0.00	\$0.00	0.00%
PHA Wide	1480 General Capital Activity	1480						
	<u>1430 Fees and Costs</u>							
	A & E			\$0.00		0.00	0.00	#DIV/0!
	<u>1450 Site Improvement</u>							
	Security Cameras (Phase II)			\$0.00		\$0.00	\$0.00	#DIV/0!
	<u>1460 Dwelling Structures</u>							
	Continuation of CFP 2022 & 2023 project incl. front and back doors		100 Units	\$0.00		\$0.00	\$0.00	#DIV/0!
	<u>1465.1 Dwelling Equipment - Nonexpendable</u>							
	Range, refrigerator, HWH and Fans			\$0.00		\$0.00	\$0.00	#DIV/0!
	<u>1470 Non Dwelling Structures</u>					\$0.00	\$0.00	#DIV/0!
	Replace existing shingle roofing with Metal		1 Building	\$0.00		\$0.00	\$0.00	#DIV/0!
	<u>1495 Relocation Costs</u>			\$0.00		\$0.00	\$0.00	#DIV/0!
	Total General Capital Activity	1480		\$0.00		\$0.00	\$0.00	#DIV/0!
FL14P008-001	1503 RAD-CFP	1503		\$0.00		\$0.00	\$0.00	#DIV/0!
	PAGE TOTAL			\$539,515.00		\$0.00	\$0.00	0.00%

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: SARASOTA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: FL14P008501-26 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2026 Obligation Deadline:		
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	1406 Operations	1406		\$492,285.00		\$0.00	\$0.00	0.00%
PHA Wide	1408 Management Improvements	1408						
	Staff Training			\$0.00		\$0.00	\$0.00	#DIV/0!
	Resident/Board Training			\$0.00		\$0.00	\$0.00	#DIV/0!
	Total Management Improvements	1408		\$0.00		\$0.00	\$0.00	#DIV/0!
PHA Wide	1410 Administration (10%)	1410		\$54,698.00		\$0.00	\$0.00	0.00%
PHA Wide	1480 General Capital Activity	1480						
	<u>1430 Fees and Costs</u>							
	A & E			\$0.00		0.00	0.00	#DIV/0!
	<u>1450 Site Improvement</u>							
	Security Cameras (Phase II)			\$0.00		\$0.00	\$0.00	#DIV/0!
	<u>1460 Dwelling Structures</u>							
	Continuation of CFP 2022 & 2023 project incl. front and back doors		100 Units	\$0.00		\$0.00	\$0.00	#DIV/0!
	<u>1465.1 Dwelling Equipment - Nonexpendable</u>							
	Range, refrigerator, HWH and Fans			\$0.00		\$0.00	\$0.00	#DIV/0!
	<u>1470 Non Dwelling Structures</u>					\$0.00	\$0.00	#DIV/0!
	Replace existing shingle roofing with Metal		1 Building	\$0.00		\$0.00	\$0.00	#DIV/0!
	<u>1495 Relocation Costs</u>			\$0.00		\$0.00	\$0.00	#DIV/0!
	Total General Capital Activity	1480		\$0.00		\$0.00	\$0.00	#DIV/0!
FL14P008-001	1503 RAD-CFP	1503		\$0.00		\$0.00	\$0.00	#DIV/0!
	PAGE TOTAL			\$546,983.00		\$0.00	\$0.00	0.00%

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**SARASOTA HOUSING AUTHORITY (SHA)
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Resolution Number: 25-22

The Board of Commissioners is requested to approve the above-referenced resolution to:

Approval to project-base Housing Choice Vouchers at Amaryllis Park Place 4 and 3 McCown Tower.

2. Who is making request:

A. Entity: SHA

B. Project: Redevelopments

C. Originator: William Russell

3. Cost Estimate (if applicable):

N/A

Narrative:

SHA is seeking to increase the project-base vouchers (PBV) at Amaryllis Park Place 4 from 25 to 30, out of a total of 100 units.

SHA is also seeking to designate forty-eight (48) project-based units at 3 McCown Tower, out of a total of 96 units.

Attachments (if applicable):

Acknowledgement:

SHA staff assures the Board of Commissioners that this resolution complies with all applicable HUD rules, regulations and/or guidance, and all applicable federal, state, and/or local laws, as may be amended.

RESOLUTION 25-22

RESOLUTION APPROVING THE INCREASE IN PROJECT BASED HOUSING CHOICE VOUCHERS AT AMARYLLIS PARK PLACE 4 AND APPROVAL OF PROJECT BASED HOUSING CHOICE VOUCHERS AT 3 MCCOWN TOWER

WHEREAS the Sarasota Housing Authority ("**SHA**") previously adopted that certain resolution approving the application to the U.S. Department of Housing and Urban Development to project-base twenty-five (25) units for Amaryllis Park Place 4 dated August 28, 2024 (the "**Original Resolution**");

WHEREAS SHA desires to supplement the Original Resolution and increase the number of project-based units at Amaryllis Park Place 4 to thirty (30) units, out of a total of 100 units;

WHEREAS SHA desires to project base forty-eight (48) units at 3 McCown Tower, out of a total of 96 units; and

WHEREAS SHA believes that by increasing the number of project-based units at Amaryllis Park Place 4 and approving forty-eight (48) project-based units at McCown Towner, SHA is advancing the mission of increasing the supply of well-designed, safe, affordable and sustainable housing.

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners hereby approves in all respects the increase in the number of project-based units for Amaryllis Park Place 4 to thirty (30) units and to project base forty-eight (48) units at 3 McCown Tower, and directs the President and Chief Executive Officer of SHA, William O. Russell, III, or his designee, and the officers of SHA, or either or all of them to take such other lawful actions they deem necessary, advisable or appropriate in connection with the transactions contemplated by this Resolution.

ACCEPTED BY: _____ DATE: _____
Ernestine Taylor,
Board Chair

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

**SARASOTA HOUSING AUTHORITY (SHA)
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Resolution Number: 25-23

The Board of Commissioners is requested to approve the above-referenced resolution to:

Write off uncollectable accounts.

2. Who is making request:

- A. Entity: SHA
- B. Project: Collection Loss Write Off
- C. Originator: William Russell

3. Cost Estimate (if applicable):

\$17,144.15

Narrative:

The Sarasota Housing Authority (SHA) has reviewed accounts for past due rents, repayment agreements, and damages from persons who have terminated residency with SHA and have been unable to collect the monies due to the Authority for these accounts.

Attachments (if applicable):

Write-Off Details Spreadsheet

Acknowledgement:

SHA staff assures the Board of Commissioners that this resolution complies with all applicable HUD rules, regulations and/or guidance, and all applicable federal, state, and/or local laws, as may be amended.

RESOLUTION 25-23

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners authorizes the President & CEO to write off uncollectible accounts in the final, year-end amount of \$17,144.15 as of November 30, 2025, and to continue all reasonable efforts to collect such monies owed.

ACCEPTED BY: _____ DATE: _____
Ernestine Taylor,
Board Chair

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

**SARASOTA HOUSING AUTHORITY (SHA)
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Resolution Number: 25-23

The Board of Commissioners is requested to approve the above-referenced resolution to:

Write off uncollectable accounts.

2. Who is making request:

- A. Entity: SHA
- B. Project: Collection Loss Write Off
- C. Originator: William Russell

3. Cost Estimate (if applicable):

\$ _____

Narrative:

The Sarasota Housing Authority (SHA) has reviewed accounts for past due rents, repayment agreements, and damages from persons who have terminated residency with SHA and have been unable to collect the monies due to the Authority for these accounts.

Attachments (if applicable):

Write-Off Details Spreadsheet

Acknowledgement:

SHA staff assures the Board of Commissioners that this resolution complies with all applicable HUD rules, regulations and/or guidance, and all applicable federal, state, and/or local laws, as may be amended.

RESOLUTION 25-23

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners authorizes the President & CEO to write off uncollectible accounts in the final, year-end amount of \$_____ as of December 31, 2025, and to continue all reasonable efforts to collect such monies owed.

ACCEPTED BY: _____ DATE: _____
Ernestine Taylor,
Chairman

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

SHA Write Offs through November 30, 2025

Tenant	Balance Owed	Move Out Date	Breakdown of Charges
ANNEX			
RB	\$364.00	9/16/2025	After SD refund, still owes \$325 rent for August 2025 and \$39 partial rent for September 2025 - deceased
LS	\$127.00	4/8/2025	After SD refund, still owes \$127 partial rent for April 2025 - moved to rehab center
	<u>\$ 491.00</u>		
Towers			
EW	\$279.00	4/1/2025	After SD refund, stil owes rent of \$279.00 for month of March - Moved to Rehab center
	<u>\$279.00</u>		
Bertha Mitchell			
KB	\$474.00	3/3/2025	After SD refund, owes \$339 rent and \$135 late fees-eviction
FD	\$832.50	6/2/2025	After SD refund owes \$832.50 - evicted
RD	\$937.00	5/26/2025	After SD owes \$937 - Moved
NDA	\$860.00	9/15/2025	After SD refund, owes \$790 rent and \$70 late fees -moved out no notice
KF	\$464.00	10/15/2025	After SD refund owes \$429 rent and \$35 late fees-eviction
LH	\$2,318.00	5/1/2025	After SD refund owes \$2318 rent which went to flat and fee
VM	\$368.00	6/11/2025	After SD refund owes \$298 plus \$70 late fee-moved out no notice
BW	\$1,072.00	7/1/2025	After SD refund owes \$932 rent and \$140 late fees-went into hospice
	<u>\$7,325.50</u>		
SECTION 8			
Housing Choice Voucher			
LB	\$ 820.00	8/31/2025	Defaulted on Repayment - evicted for nonpayment of rent-unreported income
KB	\$ 420.00	9/30/2023	Defaulted on Repayment-unreported income
SG	\$ 898.65	10/31/2025	Moved w/o approval-unreported income
AP	\$ 306.00	8/31/2024	Moved out of Jurisdiction / unreported income/defaulted on repayment
PR	\$ 2,586.00	10/31/2025	Terminated/unreported income/defaulted on previous repayment and did it again, owes SHA \$7806
DS	\$ 2,196.00	6/1/2023	Defaulted on Repayment - unreported income
TS	\$ 1,822.00	5/31/2025	Defaulted on Repayment - unreported income
SECTION 8 TOTAL	<u>\$ 9,048.65</u>		
SHA TOTAL			
	<u>\$ 17,144.15</u>		

Sarasota Housing Authority
Cash Position
October 31, 2025

Cash	
Annex Operating	2,239,284.91
Bertha Mitchell	2,329,080.32
Business Activities Operating	1,677,922.10
The Courts	56,696.10
Energy Grant Program	6.93
HCV - HAP	911,828.92
HCV - Admin Reserve	1,759,722.15
McCown Tower/Tower LIHTC Operating	149,449.25
Resident Services	150,663.99
SHMC	23,066.98
Towers Operating	9,151.26
Annex Security Deposit	27,245.92
Bertha Mitchell Security Deposit	23,993.48
Tower LIHTC Security Deposit	27,723.75
McCown Tower Development/Construction	37,518.00
McCown Tower Replacement Reserve	278,578.09
McCown Tower Operating Deficit Reserve	306,014.98
McCown Tower Insurance Escrow	259,636.40
Rosemary Cohen	5,331.25
Development Account	2,069,111.66
Litigations Proceeds Account	1,037.24
HCV FSS Escrow	257,940.63
PHA FSS Escrow	36,472.60
FSS Escrow	189,671.78
SHFC - Operating	1,230,067.21
SHFC - Reserve	545,366.08
Total Cash	<u><u>14,602,581.98</u></u>
 Investments	
Courts Investment Account # 7321	1,046,703.79
Development Investment Account # 7320	2,855,003.88
HCV Reserve Investment Account # 2520	1,669,416.88
Litigation Investment Account # 2523	806,338.09
Rosemary Investment Account # 8524	205,685.57
Tower Investment Account # 8525	257,098.24
Annex Investment Account #9026	<u>1,024,999.14</u>
Total Investments	<u><u>7,865,245.59</u></u>
Total Cash and Investments	<u><u>22,467,827.57</u></u>

Sarasota Housing Authority
Operating Statement
Seven Months Ending 10/31/2025
Program: Annex 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	38,752.00	19,741.67	19,010.33	200,428.00	138,191.67	62,236.33	236,900.00	(36,472.00)
3703.01 Vacancy Loss	(11,143.00)	0.00	(11,143.00)	(11,143.00)	0.00	(11,143.00)	0.00	(11,143.00)
3704.00.old Tenant Revenue Other	0.00	47.27	(47.27)	0.00	330.86	(330.86)	567.19	(567.19)
3704.10 Tenant Revenue - Late Fees	0.00	19.42	(19.42)	16.00	135.92	(119.92)	233.00	(217.00)
3704.20 Tenant Revenue - Maintenance Fees	372.00	114.42	257.58	4,546.05	800.92	3,745.13	1,373.00	3,173.05
3704.30 Tenant Revenue - Other	20.00	22.83	(2.83)	140.00	159.83	(19.83)	274.00	(134.00)
TOTAL TENANT REVENUE	28,001.00	19,945.61	8,055.39	193,987.05	139,619.20	54,367.85	239,347.19	(45,360.14)
HUD REVENUE								
3710.00 HUD HAP Revenue	140,086.00	107,513.50	32,572.50	1,008,413.00	752,594.50	255,818.50	1,290,162.00	(281,749.00)
TOTAL HUD REVENUE	140,086.00	107,513.50	32,572.50	1,008,413.00	752,594.50	255,818.50	1,290,162.00	(281,749.00)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	2.31	0.00	2.31	17.90	0.00	17.90	0.00	17.90
3714.50 Vacancy Loss	0.00	(987.08)	987.08	0.00	(6,909.58)	6,909.58	(11,845.00)	11,845.00
3715.00 Other Revenue	1,699.82	183.08	1,516.74	12,512.16	1,281.58	11,230.58	2,197.00	10,315.16
3715.01 Laundry Revenue	458.71	480.67	(21.96)	2,592.50	3,364.67	(772.17)	5,768.00	(3,175.50)
3715.02 Dividend Revenues	0.00	0.00	0.00	3,700.15	0.00	3,700.15	0.00	3,700.15
3715.05 Other Revenue (Change In Value)	0.00	0.00	0.00	10,640.81	0.00	10,640.81	0.00	10,640.81
TOTAL OTHER OPERATING REVENUE	2,160.84	(323.33)	2,484.17	29,463.52	(2,263.33)	31,726.85	(3,880.00)	33,343.52
TOTAL INCOME	170,247.84	127,135.78	43,112.06	1,231,863.57	889,950.37	341,913.20	1,525,629.19	(293,765.62)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	39,788.42	29,024.67	(10,763.75)	236,192.88	203,172.67	(33,020.21)	348,296.00	112,103.12
4912.00 Audit Fee Expense	0.00	987.08	987.08	6,132.00	6,909.58	777.58	11,845.00	5,713.00
4912.10 Accounting Fees	324.36	268.92	(55.44)	4,482.62	1,882.42	(2,600.20)	3,227.00	(1,255.62)
4914.00 Marketing & Advertising	119.14	17.17	(101.97)	512.73	120.17	(392.56)	206.00	(306.73)
4914.01 Marketing/Advertising Expense	0.00	0.00	0.00	65.83	0.00	(65.83)	0.00	(65.83)
4915.00 Administrative EBC Expenses	12,969.92	9,498.83	(3,471.09)	79,584.07	66,491.83	(13,092.24)	113,986.00	34,401.93
4916.00 Office Supplies Expense	69.72	492.08	422.36	2,919.36	3,444.58	525.22	5,905.00	2,985.64
4917.00 Legal Expense	0.00	1,087.17	1,087.17	14,764.78	7,610.17	(7,154.61)	13,046.00	(1,718.78)
4918.00 Travel Expenses	772.90	515.00	(257.90)	7,179.55	3,605.00	(3,574.55)	6,180.00	(999.55)
4919.01 Telephone Expense	930.50	835.42	(95.08)	5,308.02	5,847.92	539.90	10,025.00	4,716.98
4919.02 Dues/Subsription Expense	1,681.27	549.33	(1,131.94)	4,762.18	3,845.33	(916.85)	6,592.00	1,829.82
4919.03 Commissioner Training/Travel	6.63	629.42	622.79	6,352.38	4,405.92	(1,946.46)	7,553.00	1,200.62
4919.04 Training Expense	613.98	618.00	4.02	4,342.62	4,326.00	(16.62)	7,416.00	3,073.38
4919.07 Postage Expense	80.00	57.17	(22.83)	446.72	400.17	(46.55)	686.00	239.28
4919.08 Vehicle Repair Expense	0.00	251.75	251.75	276.36	1,762.25	1,485.89	3,021.00	2,744.64
4919.09 Office Lease Expense	877.58	1,030.00	152.42	6,143.06	7,210.00	1,066.94	12,360.00	6,216.94

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.10 Small Hand Tools	57.58	45.75	(11.83)	253.75	320.25	66.50	549.00	295.25
4919.11 Internet Expense	312.90	400.50	87.60	2,190.24	2,803.50	613.26	4,806.00	2,615.76
4919.12 Investigations	185.60	200.25	14.65	1,063.40	1,401.75	338.35	2,403.00	1,339.60
4919.13 Court Costs	0.00	171.67	171.67	0.00	1,201.67	1,201.67	2,060.00	2,060.00
4919.14 Bank charges	0.00	0.00	0.00	10.15	0.00	(10.15)	0.00	(10.15)
4919.15 Admin. General Contracts	1,856.87	3,433.33	1,576.46	15,317.52	24,033.33	8,715.81	41,200.00	25,882.48
4919.16 Admin. Equipment Contracts	2,264.37	572.17	(1,692.20)	4,300.59	4,005.17	(295.42)	6,866.00	2,565.41
TOTAL ADMINISTRATIVE EXPENSE	62,911.74	50,685.68	(12,226.06)	402,600.81	354,799.68	(47,801.13)	608,228.00	205,627.19
TENANT SERVICES								
4921.00 RS - Supplies	0.00	0.00	0.00	18.36	0.00	(18.36)	0.00	(18.36)
4921.03 RS- Tenant Service	45.84	113.83	67.99	71.39	796.83	725.44	1,366.00	1,294.61
4921.04 Resident Council Stipend	0.00	113.83	113.83	0.00	796.83	796.83	1,366.00	1,366.00
4921.041 Resident Council Expenses	0.00	113.92	113.92	30.63	797.42	766.79	1,367.00	1,336.37
TOTAL TENANT SERVICES	45.84	341.58	295.74	120.38	2,391.08	2,270.70	4,099.00	3,978.62
UTILITY EXPENSE								
4931.00 Water Expenses	2,894.90	2,489.83	(405.07)	12,275.27	17,428.83	5,153.56	29,878.00	17,602.73
4932.00 Electricity Expense	4,495.53	3,264.92	(1,230.61)	23,981.03	22,854.42	(1,126.61)	39,179.00	15,197.97
4933.00 Gas Expense	384.19	435.17	50.98	3,651.08	3,046.17	(604.91)	5,222.00	1,570.92
4934.00 Trash Expense	1,886.31	1,989.25	102.94	13,544.30	13,924.75	380.45	23,871.00	10,326.70
4935.00 Sewer Expense	4,073.40	3,664.67	(408.73)	20,513.62	25,652.67	5,139.05	43,976.00	23,462.38
TOTAL UTILITY EXPENSE	13,734.33	11,843.84	(1,890.49)	73,965.30	82,906.84	8,941.54	142,126.00	68,160.70
MAINTENANCE								
4941.00 Maintenance Labor	0.00	4,625.83	4,625.83	30,835.54	32,380.83	1,545.29	55,510.00	24,674.46
4942.00 Materials Expense	334.19	286.08	(48.11)	404.07	2,002.58	1,598.51	3,433.00	3,028.93
4942.02 Appliance Parts	0.00	91.50	91.50	4.82	640.50	635.68	1,098.00	1,093.18
4942.05 Roof	0.00	343.33	343.33	0.00	2,403.33	2,403.33	4,120.00	4,120.00
4942.06 Doors	0.00	228.83	228.83	11.93	1,601.83	1,589.90	2,746.00	2,734.07
4942.08 Electrical Parts	0.00	286.08	286.08	661.44	2,002.58	1,341.14	3,433.00	2,771.56
4942.10 Exterior Supplies	875.20	228.83	(646.37)	4,346.50	1,601.83	(2,744.67)	2,746.00	(1,600.50)
4942.12 Fire Protection	1,203.20	136.17	(1,067.03)	16,672.95	953.17	(15,719.78)	1,634.00	(15,038.95)
4942.14 Flooring	559.36	1,350.42	791.06	1,170.51	9,452.92	8,282.41	16,205.00	15,034.49
4942.16 Hardware	0.00	107.83	107.83	101.61	754.83	653.22	1,294.00	1,192.39
4942.18 HVAC Parts	255.27	296.33	41.06	4,436.23	2,074.33	(2,361.90)	3,556.00	(880.23)
4942.20 Janitorial Supplies	45.96	202.17	156.21	1,140.42	1,415.17	274.75	2,426.00	1,285.58
4942.21.old Unit Turn Supplies	0.00	85.00	85.00	0.00	594.97	594.97	1,019.94	1,019.94
4942.22 Keys/Locks	0.00	194.50	194.50	204.95	1,361.50	1,156.55	2,334.00	2,129.05
4942.24 Landscape Materials	0.00	57.17	57.17	21.55	400.17	378.62	686.00	664.45
4942.26 Lighting/Fixtures	0.00	297.50	297.50	599.01	2,082.50	1,483.49	3,570.00	2,970.99
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	228.83	228.83	0.00	1,601.83	1,601.83	2,746.00	2,746.00
4942.33 Non-Capital Appliances	0.00	607.00	607.00	0.00	4,249.00	4,249.00	7,284.00	7,284.00
4942.34 Paint/Drywall Material	0.00	673.50	673.50	2,316.04	4,714.50	2,398.46	8,082.00	5,765.96
4942.36 Plumbing Parts	66.51	339.92	273.41	953.11	2,379.42	1,426.31	4,079.00	3,125.89
4942.38 Windows - Glass/Screens	0.00	228.83	228.83	575.18	1,601.83	1,026.65	2,746.00	2,170.82
4943.01 Alarm Expense	0.00	64.08	64.08	1,000.00	448.58	(551.42)	769.00	(231.00)
4943.02 Uniform Expenses	95.55	97.25	1.70	408.25	680.75	272.50	1,167.00	758.75
4943.03 Lawn Maintenance	1,083.33	1,373.33	290.00	8,640.70	9,613.33	972.63	16,480.00	7,839.30
4943.04 Electrical Contractor	0.00	23.33	23.33	0.00	163.33	163.33	280.00	280.00
4943.05 Plumbing Contractor	0.00	1,373.33	1,373.33	0.00	9,613.33	9,613.33	16,480.00	16,480.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.06 HVAC Contractor	0.00	1,090.83	1,090.83	0.00	7,635.83	7,635.83	13,090.00	13,090.00
4943.07 Elevator Maintenance Exp.	302.85	366.17	63.32	2,669.95	2,563.17	(106.78)	4,394.00	1,724.05
4943.08 Bug Maintenance Contract	400.00	43.42	(356.58)	2,550.00	303.92	(2,246.08)	521.00	(2,029.00)
4943.09 Fire Inspections	1,833.64	662.33	(1,171.31)	10,117.02	4,636.33	(5,480.69)	7,948.00	(2,169.02)
4943.10 Routine Maintenance Exp.	4,813.60	1,945.50	(2,868.10)	12,769.73	13,618.50	848.77	23,346.00	10,576.27
4943.11 A & E Expenses	0.00	343.33	343.33	11,712.83	2,403.33	(9,309.50)	4,120.00	(7,592.83)
4943.12 Equipment Leasing	115.10	0.00	(115.10)	115.10	0.00	(115.10)	0.00	(115.10)
4943.13 Painting/Drywall Contractor	455.00	457.75	2.75	1,515.00	3,204.25	1,689.25	5,493.00	3,978.00
4943.15 Camera Maintenance	0.00	114.42	114.42	0.00	800.92	800.92	1,373.00	1,373.00
4943.16 Outside Labor	0.00	686.67	686.67	351.51	4,806.67	4,455.16	8,240.00	7,888.49
4943.18 Construction	0.00	104,166.67	104,166.67	140,633.85	729,166.67	588,532.82	1,250,000.00	1,109,366.15
4943.19 Repairs	0.00	1,144.42	1,144.42	0.00	8,010.92	8,010.92	13,733.00	13,733.00
4945.00 Maintenance Labor EBC	1,862.22	1,751.17	(111.05)	13,924.97	12,258.17	(1,666.80)	21,014.00	7,089.03
TOTAL MAINTENANCE	14,300.98	126,599.65	112,298.67	270,864.77	886,197.62	615,332.85	1,519,195.94	1,248,331.17
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	7,014.00	3,155.75	(3,858.25)	63,791.08	22,090.25	(41,700.83)	37,869.00	(25,922.08)
TOTAL PROTECTIVE SERVICES	7,014.00	3,155.75	(3,858.25)	63,791.08	22,090.25	(41,700.83)	37,869.00	(25,922.08)
INSURANCE EXPENSE								
4961.01 Property Insurance	0.00	4,040.50	4,040.50	20,642.17	28,283.50	7,641.33	48,486.00	27,843.83
4961.02 Liability Insurance	531.32	1,121.50	590.18	4,236.15	7,850.50	3,614.35	13,458.00	9,221.85
4961.03 Worker's Compensation Insurance	701.82	331.83	(369.99)	701.82	2,322.83	1,621.01	3,982.00	3,280.18
4961.04 Auto Insurance	879.16	1,030.00	150.84	5,507.91	7,210.00	1,702.09	12,360.00	6,852.09
TOTAL INSURANCE EXPENSE	2,112.30	6,523.83	4,411.53	31,088.05	45,666.83	14,578.78	78,286.00	47,197.95
GENERAL EXPENSE								
4962.00 General Expenses	513.50	666.33	152.83	7,106.96	4,664.33	(2,442.63)	7,996.00	889.04
4964.00 Bad Debt Expense	0.00	0.00	0.00	(152.00)	0.00	152.00	0.00	152.00
4973.00 Extraordinary Maintenance	14,900.00	0.00	(14,900.00)	14,900.00	0.00	(14,900.00)	0.00	(14,900.00)
5210.00 Appliances, Furniture, Equipment (over \$5,000)	0.00	801.08	801.08	3,307.78	5,607.58	2,299.80	9,613.00	6,305.22
TOTAL GENERAL EXPENSE	15,413.50	1,467.41	(13,946.09)	25,162.74	10,271.91	(14,890.83)	17,609.00	(7,553.74)
TOTAL EXPENSES	115,532.69	200,617.74	85,085.05	867,593.13	1,404,324.21	536,731.08	2,407,412.94	1,539,819.81
SURPLUS	54,715.15	(73,481.96)	(128,197.11)	364,270.44	(514,373.84)	(878,644.28)	(881,783.75)	(1,246,054.19)

Sarasota Housing Authority
Operating Statement
Seven Months Ending 10/31/2025
Program: Business Activities Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
ADMINISTRATIVE REVENUE								
3707.10 Management Fee Revenue	0.00	0.00	0.00	24,263.79	0.00	24,263.79	0.00	24,263.79
TOTAL ADMINISTRATIVE REVENUE	0.00	0.00	0.00	24,263.79	0.00	24,263.79	0.00	24,263.79
OTHER OPERATING REVENUE								
3708.01 Other Government Grants - ARPA Funds	557,816.55	0.00	557,816.55	1,348,733.58	0.00	1,348,733.58	0.00	1,348,733.58
3711.00 Investment Income - Unrestrict	434.10	0.00	434.10	98,723.60	0.00	98,723.60	0.00	98,723.60
3715.00 Other Revenue	0.00	0.00	0.00	684,291.17	0.00	684,291.17	0.00	684,291.17
3715.02 Dividend Revenues	0.00	0.00	0.00	773.48	0.00	773.48	0.00	773.48
3715.04 Other Revenue	79,133.85	0.00	79,133.85	79,133.85	0.00	79,133.85	0.00	79,133.85
3715.05 Other Revenue (Change In Value)	0.00	0.00	0.00	32,850.19	0.00	32,850.19	0.00	32,850.19
TOTAL OTHER OPERATING REVENUE	637,384.50	0.00	637,384.50	2,244,505.87	0.00	2,244,505.87	0.00	2,244,505.87
TOTAL INCOME	637,384.50	0.00	637,384.50	2,268,769.66	0.00	2,268,769.66	0.00	2,268,769.66
EXPENSES								
ADMINISTRATIVE EXPENSE								
4914.00 Marketing & Advertising	0.00	0.00	0.00	274.94	0.00	(274.94)	0.00	(274.94)
4914.01 Marketing/Advertising Expense	0.00	0.00	0.00	184.50	0.00	(184.50)	0.00	(184.50)
4917.00 Legal Expense	0.00	0.00	0.00	1,680.00	0.00	(1,680.00)	0.00	(1,680.00)
4919.00 Sundry	0.00	0.00	0.00	(10.26)	0.00	10.26	0.00	10.26
4919.02 Dues/Subscription Expense	0.00	0.00	0.00	75.00	0.00	(75.00)	0.00	(75.00)
4919.07 Postage Expense	0.00	0.00	0.00	59.68	0.00	(59.68)	0.00	(59.68)
4919.14 Bank Charges	0.00	0.00	0.00	5.00	0.00	(5.00)	0.00	(5.00)
4921.04 Resident Council Stipend	150.00	0.00	(150.00)	1,050.00	0.00	(1,050.00)	0.00	(1,050.00)
TOTAL ADMINISTRATIVE EXPENSE	150.00	0.00	(150.00)	3,318.86	0.00	(3,318.86)	0.00	(3,318.86)
UTILITIES EXPENSE								
4934.00 Trash Expense	127.66	0.00	(127.66)	376.97	0.00	(376.97)	0.00	(376.97)
TOTAL UTILITIES EXPENSE	127.66	0.00	(127.66)	376.97	0.00	(376.97)	0.00	(376.97)
MAINTENANCE								
4942.10 Exterior Supplies	0.00	0.00	0.00	12.75	0.00	(12.75)	0.00	(12.75)
4942.18 HVAC Parts	221.23	0.00	(221.23)	221.23	0.00	(221.23)	0.00	(221.23)
4942.36 Plumbing parts	0.00	0.00	0.00	4.41	0.00	(4.41)	0.00	(4.41)
4943.15 Security Camera	0.00	0.00	0.00	198.99	0.00	(198.99)	0.00	(198.99)
TOTAL MAINTENANCE	221.23	0.00	(221.23)	437.38	0.00	(437.38)	0.00	(437.38)
INSURANCE EXPENSE								
4961.02 Liability Insurance	0.00	0.00	0.00	11,857.40	0.00	(11,857.40)	0.00	(11,857.40)
4961.04 Auto Insurance	603.99	0.00	(603.99)	3,623.92	0.00	(3,623.92)	0.00	(3,623.92)
TOTAL INSURANCE EXPENSE	603.99	0.00	(603.99)	15,481.32	0.00	(15,481.32)	0.00	(15,481.32)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
GENERAL EXPENSE								
4962.00 General Expenses	559,284.24	0.00	(559,284.24)	1,673,068.19	0.00	(1,673,068.19)	0.00	(1,673,068.19)
TOTAL GENERAL EXPENSE	559,284.24	0.00	(559,284.24)	1,673,068.19	0.00	(1,673,068.19)	0.00	(1,673,068.19)
TOTAL EXPENSES	560,387.12	0.00	(560,387.12)	1,692,682.72	0.00	(1,692,682.72)	0.00	(1,692,682.72)
SURPLUS	76,997.38	0.00	(76,997.38)	576,086.94	0.00	(576,086.94)	0.00	(576,086.94)

Sarasota Housing Authority
Operating Statement
Seven Months Ending 10/31/2025

Program: Bertha Mitchell 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	47,195.00	45,005.92	2,189.08	276,518.70	315,041.42	(38,522.72)	540,071.00	(263,552.30)
3704.10 Tenant Revenue - Late Fees	1,190.00	841.17	348.83	6,656.50	5,888.17	768.33	10,094.00	(3,437.50)
3704.20 Tenant Revenue - Maint. Fees	0.00	40.92	(40.92)	200.00	286.42	(86.42)	491.00	(291.00)
3704.30 Tenant Revenue - Other	0.00	297.75	(297.75)	(4.00)	2,084.25	(2,088.25)	3,573.00	(3,577.00)
TOTAL TENANT REVENUE	48,385.00	46,185.76	2,199.24	283,371.20	323,300.26	(39,929.06)	554,229.00	(270,857.80)
HUD REVENUES								
3706.00 HUD Operating Grant Revenue	58,662.00	64,347.58	(5,685.58)	402,194.67	450,433.08	(48,238.41)	772,171.00	(369,976.33)
3706.10 HUD Operating Grant - CFP Revenue	0.00	47,201.42	(47,201.42)	130,288.96	330,409.92	(200,120.96)	566,417.00	(436,128.04)
TOTAL HUD REVENUES	58,662.00	111,549.00	(52,887.00)	532,483.63	780,843.00	(248,359.37)	1,338,588.00	(806,104.37)
OTHER OPERATING REVENUE								
3707.50 Other Admin Revenue	20,168.92	14,468.58	5,700.34	141,182.44	101,280.08	39,902.36	173,623.00	(32,440.56)
3708.00 Other Government Grants	0.00	0.00	0.00	95,213.66	0.00	95,213.66	0.00	95,213.66
3711.00 Investment Income - Unrestrict	5.12	13.00	(7.88)	33.79	91.00	(57.21)	156.00	(122.21)
3714.00 Fraud Recovery	5,112.00	722.75	4,389.25	5,112.00	5,059.25	52.75	8,673.00	(3,561.00)
3714.50 Vacancy Loss	0.00	(5,467.75)	5,467.75	0.00	(38,274.25)	38,274.25	(65,613.00)	65,613.00
3715.00 Other Revenue	3,712.35	228.83	3,483.52	40,385.64	1,601.83	38,783.81	2,746.00	37,639.64
3715.02 Dividend Revenues	0.00	0.00	0.00	4,790.57	0.00	4,790.57	0.00	4,790.57
TOTAL OTHER OPERATING REVENUE	28,998.39	9,965.41	19,032.98	286,718.10	69,757.91	216,960.19	119,585.00	167,133.10
TOTAL INCOME	136,045.39	167,700.17	(31,654.78)	1,102,572.93	1,173,901.17	(71,328.24)	2,012,402.00	(909,829.07)
EXPENSES								
ADMINISTRATIVE EXPENSE								
1406.00 CFP Operations Expense	0.00	0.00	0.00	137,607.38	0.00	(137,607.38)	0.00	(137,607.38)
4911.00 Administrative Salaries	44,759.96	29,183.33	(15,576.63)	259,368.97	204,283.33	(55,085.64)	350,200.00	90,831.03
4911.03 Temp Office Administration	0.00	1,389.67	1,389.67	3,120.00	9,727.67	6,607.67	16,676.00	13,556.00
4912.00 Audit Fee Expense	0.00	836.50	836.50	5,073.50	5,855.50	782.00	10,038.00	4,964.50
4912.10 Accounting fees	892.09	727.00	(165.09)	9,807.71	5,089.00	(4,718.71)	8,724.00	(1,083.71)
4913.10 Bookkeeping Fee Expense	9.95	0.00	(9.95)	14.92	0.00	(14.92)	0.00	(14.92)
4914.00 Marketing & Advertising	48.82	228.83	180.01	1,955.06	1,601.83	(353.23)	2,746.00	790.94
4915.00 Administrative EBC Expenses	13,986.34	8,327.42	(5,658.92)	85,847.94	58,291.92	(27,556.02)	99,929.00	14,081.06
4916.00 Office Supplies Expense	127.09	629.42	502.33	3,593.22	4,405.92	812.70	7,553.00	3,959.78
4917.00 Legal Expense	1,106.56	2,060.00	953.44	11,010.25	14,420.00	3,409.75	24,720.00	13,709.75
4918.00 Travel Expenses	2,567.26	1,144.42	(1,422.84)	11,462.12	8,010.92	(3,451.20)	13,733.00	2,270.88
4919.01 Telephone Expense	1,168.98	1,144.42	(24.56)	9,362.92	8,010.92	(1,352.00)	13,733.00	4,370.08
4919.02 Dues/Subsription Expense	1,412.12	743.83	(668.29)	3,755.45	5,206.83	1,451.38	8,926.00	5,170.55
4919.03 Commissioner training/travel	5.49	629.42	623.93	5,263.37	4,405.92	(857.45)	7,553.00	2,289.63

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.04 Training Expense	3,439.12	1,373.33	(2,065.79)	8,517.74	9,613.33	1,095.59	16,480.00	7,962.26
4919.07 Postage Expense	90.00	137.33	47.33	516.19	961.33	445.14	1,648.00	1,131.81
4919.08 Vehicle Repair Expense	312.00	1,144.42	832.42	4,809.49	8,010.92	3,201.43	13,733.00	8,923.51
4919.09 Office Lease Expense	877.57	1,030.00	152.43	6,142.99	7,210.00	1,067.01	12,360.00	6,217.01
4919.10 Expendable Misc. Equipment	30.59	343.33	312.74	1,348.20	2,403.33	1,055.13	4,120.00	2,771.80
4919.11 Internet Expense	635.24	586.33	(48.91)	3,841.38	4,104.33	262.95	7,036.00	3,194.62
4919.12 Investigations	199.50	286.75	87.25	1,520.45	2,007.25	486.80	3,441.00	1,920.55
4919.13 Court Costs	93.00	228.83	135.83	279.00	1,601.83	1,322.83	2,746.00	2,467.00
4919.14 Bank charges	0.00	0.00	0.00	8.41	0.00	(8.41)	0.00	(8.41)
4919.15 Admin. General Contracts	3,144.16	5,722.17	2,578.01	23,968.89	40,055.17	16,086.28	68,666.00	44,697.11
4919.16 Admin. Equipment Contracts	253.42	572.17	318.75	2,600.29	4,005.17	1,404.88	6,866.00	4,265.71
TOTAL ADMINISTRATIVE EXPENSE	75,159.26	58,468.92	(16,690.34)	600,795.84	409,282.42	(191,513.42)	701,627.00	100,831.16
TENANT SERVICES								
4921.03 Resident Services - Tenant Service	0.00	113.83	113.83	0.00	796.83	796.83	1,366.00	1,366.00
4921.04 Resident Council Stipend	300.00	113.83	(186.17)	2,100.00	796.83	(1,303.17)	1,366.00	(734.00)
4921.041 Resident Council Expenses	0.00	113.92	113.92	30.62	797.42	766.80	1,367.00	1,336.38
4921.05 Resident Service - Advertising	0.00	0.00	0.00	203.00	0.00	(203.00)	0.00	(203.00)
TOTAL TENANT SERVICES	300.00	341.58	41.58	2,333.62	2,391.08	57.46	4,099.00	1,765.38
UTILITY EXPENSE								
4931.00 Water Expenses	5,703.56	8,098.17	2,394.61	29,519.10	56,687.17	27,168.07	97,178.00	67,658.90
4932.00 Electricity Expense	1,534.62	1,350.50	(184.12)	10,967.73	9,453.50	(1,514.23)	16,206.00	5,238.27
4933.00 Gas Expense	136.03	48.75	(87.28)	400.68	341.25	(59.43)	585.00	184.32
4934.00 Trash Expense	4,272.64	3,351.67	(920.97)	28,325.30	23,461.67	(4,863.63)	40,220.00	11,894.70
4935.00 Sewer Expense	9,309.72	12,566.33	3,256.61	86,544.20	87,964.33	1,420.13	150,796.00	64,251.80
TOTAL UTILITY EXPENSE	20,956.57	25,415.42	4,458.85	155,757.01	177,907.92	22,150.91	304,985.00	149,227.99
MAINTENANCE								
4941.00 Maintenance Labor	57,590.49	24,241.83	(33,348.66)	321,080.66	169,692.83	(151,387.83)	290,902.00	(30,178.66)
4942.00 Materials Expense	963.89	57.17	(906.72)	3,757.65	400.17	(3,357.48)	686.00	(3,071.65)
4942.02 Appliance parts	18.96	78.08	59.12	320.30	546.58	226.28	937.00	616.70
4942.04 Cabinetry	0.00	57.17	57.17	0.00	400.17	400.17	686.00	686.00
4942.05 Roof	(31,142.50)	0.00	31,142.50	11,591.00	0.00	(11,591.00)	0.00	(11,591.00)
4942.06 Doors	643.30	228.83	(414.47)	643.30	1,601.83	958.53	2,746.00	2,102.70
4942.08 Electrical Parts	0.00	343.33	343.33	213.30	2,403.33	2,190.03	4,120.00	3,906.70
4942.10 Exterior Supplies	0.00	0.00	0.00	4,486.96	0.00	(4,486.96)	0.00	(4,486.96)
4942.12 Fire Protection	1,095.03	1,373.33	278.30	6,586.71	9,613.33	3,026.62	16,480.00	9,893.29
4942.14 Flooring	0.00	1,144.42	1,144.42	0.00	8,010.92	8,010.92	13,733.00	13,733.00
4942.16 Hardware	834.10	114.42	(719.68)	1,344.62	800.92	(543.70)	1,373.00	28.38
4942.18 HVAC Parts	971.49	343.33	(628.16)	3,674.84	2,403.33	(1,271.51)	4,120.00	445.16
4942.20 Janitorial Supplies	0.00	114.42	114.42	1,912.33	800.92	(1,111.41)	1,373.00	(539.33)
4942.22 Keys/Locks	731.40	68.67	(662.73)	857.68	480.67	(377.01)	824.00	(33.68)
4942.24 Landscape Materials	0.00	57.17	57.17	0.00	400.17	400.17	686.00	686.00
4942.26 Lighting/Fixtures	573.20	57.17	(516.03)	936.68	400.17	(536.51)	686.00	(250.68)
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	53.83	53.83	0.00	376.83	376.83	646.00	646.00
4942.33 Non Capitalized Appliances	0.00	0.00	0.00	3,246.00	0.00	(3,246.00)	0.00	(3,246.00)
4942.34 Paint/Drywall Material	0.00	57.17	57.17	2,840.82	400.17	(2,440.65)	686.00	(2,154.82)
4942.36 Plumbing parts	1,398.09	1,144.42	(253.67)	2,867.87	8,010.92	5,143.05	13,733.00	10,865.13

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4942.38 Windows - glass/screens	809.85	1,144.42	334.57	2,717.40	8,010.92	5,293.52	13,733.00	11,015.60
4943.00 Maintenance Contracts	0.00	572.17	572.17	0.00	4,005.17	4,005.17	6,866.00	6,866.00
4943.01 Alarm Expense	0.00	1,144.42	1,144.42	199.88	8,010.92	7,811.04	13,733.00	13,533.12
4943.02 Uniform Expenses	79.17	400.50	321.33	1,998.85	2,803.50	804.65	4,806.00	2,807.15
4943.03 Lawn Maintenance	2,383.33	4,577.75	2,194.42	21,869.97	32,044.25	10,174.28	54,933.00	33,063.03
4943.04 Electrical Contractor	0.00	57.17	57.17	3,320.00	400.17	(2,919.83)	686.00	(2,634.00)
4943.05 Plumbing Contractor	779.00	4,577.75	3,798.75	24,604.16	32,044.25	7,440.09	54,933.00	30,328.84
4943.06 HVAC Contractor	820.00	2,861.08	2,041.08	18,502.24	20,027.58	1,525.34	34,333.00	15,830.76
4943.08 Bug Maintenance Contract	745.50	1,144.42	398.92	5,067.10	8,010.92	2,943.82	13,733.00	8,665.90
4943.09 Fire Inspections	0.00	343.33	343.33	7,652.70	2,403.33	(5,249.37)	4,120.00	(3,532.70)
4943.10 Routine Maintenance Exp.	242.66	1,201.67	959.01	3,189.14	8,411.67	5,222.53	14,420.00	11,230.86
4943.12 Equipment Leasing	0.00	343.33	343.33	1,342.56	2,403.33	1,060.77	4,120.00	2,777.44
4943.13 Painting/Drywall Contractor	0.00	543.58	543.58	1,800.00	3,805.08	2,005.08	6,523.00	4,723.00
4943.15 Camera Maintenance	7,500.00	5,722.17	(1,777.83)	9,907.40	40,055.17	30,147.77	68,666.00	58,758.60
4943.16 Outside Labor	0.00	686.67	686.67	30,402.58	4,806.67	(25,595.91)	8,240.00	(22,162.58)
4943.17 B&G Club Maintenance	334.76	0.00	(334.76)	3,466.89	0.00	(3,466.89)	0.00	(3,466.89)
4943.18 Construction	0.00	266,666.67	266,666.67	0.00	1,866,666.67	1,866,666.67	3,200,000.00	3,200,000.00
4945.00 Maintenance Labor EBC	17,706.06	9,418.17	(8,287.89)	131,464.13	65,927.17	(65,536.96)	113,018.00	(18,446.13)
TOTAL MAINTENANCE	65,077.78	330,940.03	265,862.25	633,865.72	2,316,580.03	1,682,714.31	3,971,280.00	3,337,414.28
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	13,600.00	0.00	(13,600.00)	23,800.00	0.00	(23,800.00)	0.00	(23,800.00)
TOTAL PROTECTIVE SERVICES	13,600.00	0.00	(13,600.00)	23,800.00	0.00	(23,800.00)	0.00	(23,800.00)
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	70.83	70.83	1,275.73	495.83	(779.90)	850.00	(425.73)
4961.01 Property Insurance	0.00	4,725.25	4,725.25	31,438.28	33,076.75	1,638.47	56,703.00	25,264.72
4961.02 Liability Insurance	310.32	2,975.50	2,665.18	7,702.54	20,828.50	13,125.96	35,706.00	28,003.46
4961.03 Worker's Compensation Insurance	3,041.22	1,030.00	(2,011.22)	3,041.22	7,210.00	4,168.78	12,360.00	9,318.78
4961.04 Auto Insurance	2,629.45	2,506.33	(123.12)	18,312.39	17,544.33	(768.06)	30,076.00	11,763.61
TOTAL INSURANCE EXPENSE	5,980.99	11,307.91	5,326.92	61,770.16	79,155.41	17,385.25	135,695.00	73,924.84
GENERAL EXPENSE								
4962.00 General Expenses	737.17	3,332.67	2,595.50	6,783.51	23,328.67	16,545.16	39,992.00	33,208.49
4973.00 Extraordinary Maintenance	31,142.50	0.00	(31,142.50)	31,142.50	0.00	(31,142.50)	0.00	(31,142.50)
4975.00 Utility Reimbursement - Tenants	630.00	0.00	(630.00)	5,503.00	0.00	(5,503.00)	0.00	(5,503.00)
4991.00 FSS Expense	1,155.00	0.00	(1,155.00)	3,465.00	0.00	(3,465.00)	0.00	(3,465.00)
TOTAL GENERAL EXPENSE	33,664.67	3,332.67	(30,332.00)	46,894.01	23,328.67	(23,565.34)	39,992.00	(6,902.01)
TOTAL EXPENSES	214,739.27	429,806.53	215,067.26	1,525,216.36	3,008,645.53	1,483,429.17	5,157,678.00	3,632,461.64
SURPLUS	(78,693.88)	(262,106.36)	(183,412.48)	(422,643.43)	(1,834,744.36)	(1,412,100.93)	(3,145,276.00)	(2,722,632.57)

Sarasota Housing Authority
Operating Statement
Seven Months Ending 10/31/2025
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								
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	0.00	0.00	0.00	0.00	0.00

Sarasota Housing Authority

Operating Statement

Seven Months Ending 10/31/2025

Program: FSS Forfeiture Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OTHER REVENUE								
3711.00 Investment Income - Unrestrict	(16.10)	0.00	(16.10)	(109.53)	0.00	(109.53)	0.00	(109.53)
TOTAL OTHER REVENUE	(16.10)	0.00	(16.10)	(109.53)	0.00	(109.53)	0.00	(109.53)
SURPLUS	(16.10)	0.00	16.10	(109.53)	0.00	109.53	0.00	109.53

Sarasota Housing Authority

Operating Statement

Ten Months Ending 10/31/2025

Program: McCown Tower 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	34,081.42	37,550.00	(3,468.58)	327,034.63	375,500.00	(48,465.37)	450,600.00	(123,565.37)
3703.01 Vacancy Loss	(1,188.00)	0.00	(1,188.00)	(1,188.00)	0.00	(1,188.00)	0.00	(1,188.00)
3704.10 Tenant Revenue - Late Fees	0.00	20.75	(20.75)	11.00	207.50	(196.50)	249.00	(238.00)
3704.20 Tenant Revenue - Maint. Fees	37.89	101.58	(63.69)	575.03	1,015.83	(440.80)	1,219.00	(643.97)
3704.30 Tenant Revenue - Other	20.00	15.42	4.58	160.00	154.17	5.83	185.00	(25.00)
TOTAL TENANT REVENUE	32,951.31	37,687.75	(4,736.44)	326,592.66	376,877.50	(50,284.84)	452,253.00	(125,660.34)
HUD REVENUE								
3710.00 PBRA Revenue	42,231.00	37,550.00	4,681.00	422,848.00	375,500.00	47,348.00	450,600.00	(27,752.00)
TOTAL HUD REVENUE	42,231.00	37,550.00	4,681.00	422,848.00	375,500.00	47,348.00	450,600.00	(27,752.00)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	50.36	164.75	(114.39)	466.37	1,647.50	(1,181.13)	1,977.00	(1,510.63)
3714.50 Vacancy Loss	0.00	(3,761.92)	3,761.92	0.00	(37,619.17)	37,619.17	(45,143.00)	45,143.00
3715.00 Other Revenue	482.99	0.00	482.99	1,047.44	0.00	1,047.44	0.00	1,047.44
3715.01 Laundry Revenue	0.00	33.00	(33.00)	299.10	330.00	(30.90)	396.00	(96.90)
TOTAL OTHER OPERATING REVENUE	533.35	(3,564.17)	4,097.52	1,812.91	(35,641.67)	37,454.58	(42,770.00)	44,582.91
TOTAL INCOME	75,715.66	71,673.58	4,042.08	751,253.57	716,735.83	34,517.74	860,083.00	(108,829.43)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	5,763.20	4,380.92	(1,382.28)	40,023.57	43,809.17	3,785.60	52,571.00	12,547.43
4912.00 Audit Fee Expense	0.00	772.50	772.50	862.50	7,725.00	6,862.50	9,270.00	8,407.50
4912.10 Accounting fees	0.00	0.00	0.00	1,200.00	0.00	(1,200.00)	0.00	(1,200.00)
4913.00 Management Fee Expense	2,120.15	3,583.67	1,463.52	32,117.89	35,836.67	3,718.78	43,004.00	10,886.11
4914.00 Marketing & Advertising	0.00	33.92	33.92	459.41	339.17	(120.24)	407.00	(52.41)
4915.00 Administrative EBC Expenses	2,589.24	1,791.67	(797.57)	20,360.36	17,916.67	(2,443.69)	21,500.00	1,139.64
4916.00 Office Supplies Expense	67.36	141.67	74.31	1,214.66	1,416.67	202.01	1,700.00	485.34
4917.00 Legal Expense	0.00	214.58	214.58	4,970.27	2,145.83	(2,824.44)	2,575.00	(2,395.27)
4918.00 Travel Expenses	647.44	56.25	(591.19)	1,113.58	562.50	(551.08)	675.00	(438.58)
4919.01 Telephone Expense	397.33	273.58	(123.75)	3,903.47	2,735.83	(1,167.64)	3,283.00	(620.47)
4919.02 Dues/Subscription Expense	55.62	30.58	(25.04)	255.62	305.83	50.21	367.00	111.38
4919.04 Training Expense	0.00	250.00	250.00	765.00	2,500.00	1,735.00	3,000.00	2,235.00
4919.07 Postage Expense	80.00	47.67	(32.33)	575.33	476.67	(98.66)	572.00	(3.33)
4919.11 Internet Expense	265.34	244.58	(20.76)	2,669.12	2,445.83	(223.29)	2,935.00	265.88
4919.12 Investigations	139.65	45.42	(94.23)	2,034.90	454.17	(1,580.73)	545.00	(1,489.90)
4919.13 Court Costs	0.00	37.50	37.50	0.00	375.00	375.00	450.00	450.00
4919.15 Admin. General Contracts	407.68	232.00	(175.68)	4,319.05	2,320.00	(1,999.05)	2,784.00	(1,535.05)
4919.16 Admin. Equipment Contracts	100.63	93.75	(6.88)	1,031.57	937.50	(94.07)	1,125.00	93.43
TOTAL ADMINISTRATIVE EXPENSE	12,633.64	12,230.26	(403.38)	117,876.30	122,302.51	4,426.21	146,763.00	28,886.70

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
TENANT SERVICES								
4921.03 Resident Services Tenant Servic	0.00	72.67	72.67	13.96	726.67	712.71	872.00	858.04
4921.04 Resident Council Stipend	150.00	55.25	(94.75)	1,429.35	552.50	(876.85)	663.00	(766.35)
4921.041 Resident Council Expenses	0.00	0.00	0.00	314.68	0.00	(314.68)	0.00	(314.68)
TOTAL TENANT SERVICES	150.00	127.92	(22.08)	1,757.99	1,279.17	(478.82)	1,535.00	(222.99)
UTILITY EXPENSE								
4931.00 Water Expenses	2,295.44	2,833.33	537.89	29,665.40	28,333.33	(1,332.07)	34,000.00	4,334.60
4932.00 Electricity Expense	5,498.14	4,308.25	(1,189.89)	48,083.24	43,082.50	(5,000.74)	51,699.00	3,615.76
4933.00 Gas Expense	0.00	0.00	0.00	896.81	0.00	(896.81)	0.00	(896.81)
4934.00 Trash Expense	2,480.56	833.33	(1,647.23)	10,878.37	8,333.33	(2,545.04)	10,000.00	(878.37)
4935.00 Sewer Expense	3,220.10	4,083.33	863.23	38,652.44	40,833.33	2,180.89	49,000.00	10,347.56
TOTAL UTILITY EXPENSE	13,494.24	12,058.24	(1,436.00)	128,176.26	120,582.49	(7,593.77)	144,699.00	16,522.74
MAINTENANCE								
4941.00 Maintenance Labor	8,705.57	4,666.67	(4,038.90)	48,593.33	46,666.67	(1,926.66)	56,000.00	7,406.67
4942.00 Materials Expense	45.59	20.83	(24.76)	101.05	208.33	107.28	250.00	148.95
4942.02 Appliance parts	0.00	29.17	29.17	6.42	291.67	285.25	350.00	343.58
4942.06 Doors	0.00	83.33	83.33	263.54	833.33	569.79	1,000.00	736.46
4942.10 Exterior Supplies	0.00	0.00	0.00	203.68	0.00	(203.68)	0.00	(203.68)
4942.12 Fire Protection	7,628.50	128.67	(7,499.83)	26,526.40	1,286.67	(25,239.73)	1,544.00	(24,982.40)
4942.14 Flooring	279.68	58.33	(221.35)	279.68	583.33	303.65	700.00	420.32
4942.16 Hardware	0.00	83.33	83.33	107.20	833.33	726.13	1,000.00	892.80
4942.18 HVAC Parts	340.36	20.83	(319.53)	469.34	208.33	(261.01)	250.00	(219.34)
4942.20 Janitorial Supplies	100.07	75.00	(25.07)	572.34	750.00	177.66	900.00	327.66
4942.22 Keys/Locks	0.00	67.92	67.92	118.21	679.17	560.96	815.00	696.79
4942.24 Landscape Materials	0.00	0.00	0.00	48.71	0.00	(48.71)	0.00	(48.71)
4942.26 Lighting/Fixtures	0.00	75.00	75.00	2,273.53	750.00	(1,523.53)	900.00	(1,373.53)
4942.28 Lumber	0.00	41.67	41.67	0.00	416.67	416.67	500.00	500.00
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	106.83	106.83	120.78	1,068.33	947.55	1,282.00	1,161.22
4942.34 Paint/Drywall Material	19.61	85.83	66.22	78.92	858.33	779.41	1,030.00	951.08
4942.38 Windows - Glass/Screens	0.00	582.08	582.08	244.20	5,820.83	5,576.63	6,985.00	6,740.80
4943.01 Alarm Expense	0.00	666.67	666.67	1,000.00	6,666.67	5,666.67	8,000.00	7,000.00
4943.02 Uniform Expenses	0.00	50.00	50.00	107.32	500.00	392.68	600.00	492.68
4943.03 Lawn Maintenance	1,083.33	541.67	(541.66)	9,841.62	5,416.67	(4,424.95)	6,500.00	(3,341.62)
4943.04 Electrical Contractor	0.00	83.33	83.33	3,365.00	833.33	(2,531.67)	1,000.00	(2,365.00)
4943.05 Plumbing Contractor	10,241.00	524.33	(9,716.67)	16,943.18	5,243.33	(11,699.85)	6,292.00	(10,651.18)
4943.06 HVAC Contractor	0.00	1,583.33	1,583.33	15,120.12	15,833.33	713.21	19,000.00	3,879.88
4943.07 Elevator Maintenance Exp.	886.91	1,166.67	279.76	10,861.91	11,666.67	804.76	14,000.00	3,138.09
4943.08 Bug Maintenance Contract	734.00	672.00	(62.00)	6,606.00	6,720.00	114.00	8,064.00	1,458.00
4943.09 Fire Inspections	2,444.86	541.67	(1,903.19)	8,148.50	5,416.67	(2,731.83)	6,500.00	(1,648.50)
4943.10 Routine Maintenance Exp.	6,418.12	1,858.33	(4,559.79)	30,042.05	18,583.33	(11,458.72)	22,300.00	(7,742.05)
4943.12 Equipment Leasing	289.74	0.00	(289.74)	1,081.72	0.00	(1,081.72)	0.00	(1,081.72)
4943.15 Camera Maintenance	0.00	103.00	103.00	1,105.00	1,030.00	(75.00)	1,236.00	131.00
4943.16 Outside Labor	0.00	0.00	0.00	958.57	0.00	(958.57)	0.00	(958.57)
4943.19 Repairs	0.00	583.33	583.33	4,473.13	5,833.33	1,360.20	7,000.00	2,526.87
4945.00 Maintenance Labor EBC	808.82	1,495.75	686.93	15,612.37	14,957.50	(654.87)	17,949.00	2,336.63
TOTAL MAINTENANCE	40,026.16	15,995.57	(24,030.59)	205,273.82	159,955.82	(45,318.00)	191,947.00	(13,326.82)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	0.00	0.00	0.00	210.00	0.00	(210.00)	0.00	(210.00)
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	210.00	0.00	(210.00)	0.00	(210.00)
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)	0.00	(1,000.00)
4961.01 Property Insurance	13,492.73	15,875.03	2,382.30	168,091.70	158,750.27	(9,341.43)	190,500.32	22,408.62
4961.02 Liability Insurance	1,416.36	1,763.89	347.53	18,958.72	17,638.90	(1,319.82)	21,166.68	2,207.96
4961.03 Worker's Compensation Insurance	233.94	145.08	(88.86)	1,005.74	1,450.83	445.09	1,741.00	735.26
TOTAL INSURANCE EXPENSE	15,143.03	17,784.00	2,640.97	189,056.16	177,840.00	(11,216.16)	213,408.00	24,351.84
GENERAL EXPENSE								
4962.00 General Expenses	66.99	723.83	656.84	948.49	7,238.33	6,289.84	8,686.00	7,737.51
4971.00 Replacement Reserve Expense	0.00	3,004.17	3,004.17	0.00	30,041.67	30,041.67	36,050.00	36,050.00
5210.00 Appliances, Furniture, Equipment (Over \$5000.00)	0.00	0.00	0.00	4,410.37	0.00	(4,410.37)	0.00	(4,410.37)
TOTAL GENERAL EXPENSE	66.99	3,728.00	3,661.01	5,358.86	37,280.00	31,921.14	44,736.00	39,377.14
TOTAL EXPENSES	81,514.06	61,923.99	(19,590.07)	647,709.39	619,239.99	(28,469.40)	743,088.00	95,378.61
SURPLUS	(5,798.40)	9,749.59	(15,547.99)	103,544.18	97,495.84	6,048.34	116,995.00	(13,450.82)

Sarasota Housing Authority

Operating Statement

Seven Months Ending 10/31/2025

Program: Resident Services

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
GRANT REVENUE								
3706.30 HUD FSS Grant	6,928.40	7,438.83	(510.43)	48,493.80	52,071.83	(3,578.03)	89,266.00	(40,772.20)
3706.40 Youth Thrive Grant	6,924.12	0.00	6,924.12	6,924.12	0.00	6,924.12	0.00	6,924.12
3707.50 Other Admin Revenue	0.00	1,013.92	(1,013.92)	0.00	7,097.42	(7,097.42)	12,167.00	(12,167.00)
3707.51 Other Admin Revenue: YT	0.00	2,587.50	(2,587.50)	400.00	18,112.50	(17,712.50)	31,050.00	(30,650.00)
3708.00 Other Government Grants	0.00	0.00	0.00	36,277.99	0.00	36,277.99	0.00	36,277.99
3708.10 County/City Grant Revenue	0.00	0.00	0.00	3,510.00	0.00	3,510.00	0.00	3,510.00
3715.00 Other Revenue	0.00	1,718.83	(1,718.83)	(8,008.56)	12,031.83	(20,040.39)	20,626.00	(28,634.56)
TOTAL GRANT REVENUE	13,852.52	12,759.08	1,093.44	87,597.35	89,313.58	(1,716.23)	153,109.00	(65,511.65)
TOTAL INCOME	13,852.52	12,759.08	1,093.44	87,597.35	89,313.58	(1,716.23)	153,109.00	(65,511.65)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	14,655.22	7,072.67	(7,582.55)	97,584.00	49,508.67	(48,075.33)	84,872.00	(12,712.00)
4912.00 Audit Fee Expense	0.00	92.67	92.67	730.00	648.67	(81.33)	1,112.00	382.00
4912.10 Accounting Fee	324.26	216.92	(107.34)	3,522.12	1,518.42	(2,003.70)	2,603.00	(919.12)
4914.00 Marketing & Advertising	0.00	22.83	22.83	554.90	159.83	(395.07)	274.00	(280.90)
4915.00 Administrative EBC Expenses	2,486.78	1,823.08	(663.70)	20,911.38	12,761.58	(8,149.80)	21,877.00	965.62
4916.00 Office Supplies Expense	26.70	381.50	354.80	831.27	2,670.50	1,839.23	4,578.00	3,746.73
4918.00 Travel Expenses	253.77	114.42	(139.35)	972.27	800.92	(171.35)	1,373.00	400.73
4919.01 Telephone Expense	393.55	343.33	(50.22)	3,505.29	2,403.33	(1,101.96)	4,120.00	614.71
4919.02 Dues/Subsription Expense	55.63	91.50	35.87	3,200.43	640.50	(2,559.93)	1,098.00	(2,102.43)
4919.04 Training Expense	0.00	228.83	228.83	65.07	1,601.83	1,536.76	2,746.00	2,680.93
4919.08 Vehicle Repair Expense	0.00	17.17	17.17	55.60	120.17	64.57	206.00	150.40
4919.09 Office Lease Expense	438.79	801.08	362.29	3,071.53	5,607.58	2,536.05	9,613.00	6,541.47
4919.11 Internet Expense	276.67	238.67	(38.00)	1,697.36	1,670.67	(26.69)	2,864.00	1,166.64
4919.112 YT Internet Expense	276.67	119.33	(157.34)	2,220.96	835.33	(1,385.63)	1,432.00	(788.96)
4919.12 Investigations	0.00	11.42	11.42	26.00	79.92	53.92	137.00	111.00
4919.15 Admin. General Contracts	477.91	915.50	437.59	5,705.58	6,408.50	702.92	10,986.00	5,280.42
4919.16 Admin. Equipment Contracts	24.38	45.75	21.37	146.29	320.25	173.96	549.00	402.71
4919.161 Admin Equip Contracts: YT	24.37	0.00	(24.37)	194.96	0.00	(194.96)	0.00	(194.96)
4921.02 Resident Services EBC Expenses	1,370.24	351.67	(1,018.57)	6,302.82	2,461.67	(3,841.15)	4,220.00	(2,082.82)
4921.03 Resident Services Tenant Servic	0.00	113.83	113.83	0.00	796.83	796.83	1,366.00	1,366.00
4921.04 Resident Council Stipend	0.00	113.83	113.83	0.00	796.83	796.83	1,366.00	1,366.00
4921.041 Resident Council Training/Travel	0.00	113.92	113.92	0.00	797.42	797.42	1,367.00	1,367.00
4921.09 YT - After School Tutors	300.00	572.17	272.17	700.00	4,005.17	3,305.17	6,866.00	6,166.00
4921.11 YT - Program Supplies/Activities	638.93	781.92	142.99	5,742.61	5,473.42	(269.19)	9,383.00	3,640.39
4921.12 YT - Printing/Advertising	0.00	11.42	11.42	123.00	79.92	(43.08)	137.00	14.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4921.13 YT - Travel/Training	0.00	11.42	11.42	770.77	79.92	(690.85)	137.00	(633.77)
TOTAL ADMINISTRATIVE EXPENSE	22,023.87	14,606.85	(7,417.02)	158,634.21	102,247.85	(56,386.36)	175,282.00	16,647.79
UTILITY EXPENSE								
4932.00 Electricity Expense	157.84	171.67	13.83	1,074.41	1,201.67	127.26	2,060.00	985.59
4932.01 YT - Electricity Expense	157.84	171.67	13.83	1,074.37	1,201.67	127.30	2,060.00	985.63
TOTAL UTILITY EXPENSE	315.68	343.34	27.66	2,148.78	2,403.34	254.56	4,120.00	1,971.22
MAINTENANCE								
4942.00 Materials Expense	75.30	0.00	(75.30)	75.30	0.00	(75.30)	0.00	(75.30)
4942.08 Electrical Parts	0.00	0.00	0.00	12.90	0.00	(12.90)	0.00	(12.90)
4942.18 HVAC Parts	0.00	0.00	0.00	63.63	0.00	(63.63)	0.00	(63.63)
4942.20 Janitorial Supplies	0.00	0.00	0.00	336.43	0.00	(336.43)	0.00	(336.43)
4942.22 Keys/Locks	0.00	0.00	0.00	416.90	0.00	(416.90)	0.00	(416.90)
4943.01 Alarm Expense	35.00	0.00	(35.00)	245.00	0.00	(245.00)	0.00	(245.00)
4943.04 Electrical Expense	0.00	191.75	191.75	0.00	1,342.25	1,342.25	2,301.00	2,301.00
4943.05 Plumbing Expense	0.00	0.00	0.00	580.27	0.00	(580.27)	0.00	(580.27)
4943.06 HVAC Expense	0.00	0.00	0.00	21.21	0.00	(21.21)	0.00	(21.21)
4943.10 Routine Maintenance Exp.	364.00	343.33	(20.67)	2,548.00	2,403.33	(144.67)	4,120.00	1,572.00
4943.101 YT - Routing Maintenance	364.00	343.33	(20.67)	2,548.00	2,403.33	(144.67)	4,120.00	1,572.00
4943.12 Equipment Leasing	0.00	174.42	174.42	1,087.88	1,220.92	133.04	2,093.00	1,005.12
4943.15 Camera Maintenance	0.00	0.00	0.00	860.60	0.00	(860.60)	0.00	(860.60)
4943.16 Outside Labor	0.00	0.00	0.00	105.12	0.00	(105.12)	0.00	(105.12)
TOTAL MAINTENANCE	838.30	1,052.83	214.53	8,901.24	7,369.83	(1,531.41)	12,634.00	3,732.76
INSURANCE EXPENSE								
4961.02 Liability Insurance	0.00	25.92	25.92	865.08	181.42	(683.66)	311.00	(554.08)
4961.03 Worker's Compensation Insurance	467.88	343.33	(124.55)	467.88	2,403.33	1,935.45	4,120.00	3,652.12
4961.04 Auto Insurance	603.98	549.33	(54.65)	4,227.88	3,845.33	(382.55)	6,592.00	2,364.12
TOTAL INSURANCE EXPENSE	1,071.86	918.58	(153.28)	5,560.84	6,430.08	869.24	11,023.00	5,462.16
GENERAL EXPENSE								
4962.00 General Expenses	68.83	872.00	803.17	1,022.27	6,104.00	5,081.73	10,464.00	9,441.73
TOTAL GENERAL EXPENSE	68.83	872.00	803.17	1,022.27	6,104.00	5,081.73	10,464.00	9,441.73
4976.00 Pass through Expense	0.00	0.00	0.00	15,000.00	0.00	(15,000.00)	0.00	(15,000.00)
TOTAL EXPENSES	24,318.54	17,793.60	(6,524.94)	191,267.34	124,555.10	(66,712.24)	213,523.00	22,255.66
SURPLUS	(10,466.02)	(5,034.52)	(5,431.50)	(103,669.99)	(35,241.52)	(68,428.47)	(60,414.00)	(43,255.99)

Sarasota Housing Authority

Operating Statement

Seven Months Ending 10/31/2025

Program: Section 8 Voucher

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HUD REVENUES								
3707.40 HCV Portable Admin Fee Revenue	2,526.49	217.67	2,308.82	8,705.83	1,523.67	7,182.16	2,612.00	6,093.83
3707.60 HCV Admin Fee	182,504.00	191,355.08	(8,851.08)	1,479,659.00	1,339,485.58	140,173.42	2,296,261.00	(816,602.00)
3710.00 HUD HAP Revenue	2,772,822.00	2,529,716.67	243,105.33	18,578,416.00	17,708,016.67	870,399.33	30,356,600.00	(11,778,184.00)
3710.50 HAP Revenue Portables	71,098.00	3,825.75	67,272.25	236,744.66	26,780.25	209,964.41	45,909.00	190,835.66
TOTAL HUD REVENUES	3,028,950.49	2,725,115.17	303,835.32	20,303,525.49	19,075,806.17	1,227,719.32	32,701,382.00	(12,397,856.51)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestricted	415.47	9,030.08	(8,614.61)	32,690.73	63,210.58	(30,519.85)	108,361.00	(75,670.27)
3714.00 Fraud Recovery	5,546.00	3,769.42	1,776.58	(5,490.82)	26,385.92	(31,876.74)	45,233.00	(50,723.82)
3715.00 Other Revenue	0.00	420.75	(420.75)	9,102.38	2,945.25	6,157.13	5,049.00	4,053.38
3715.02 Dividend Revenues	0.00	0.00	0.00	16.62	0.00	16.62	0.00	16.62
3715.05 Other Revenue (Change In Value)	0.00	0.00	0.00	17,926.83	0.00	17,926.83	0.00	17,926.83
TOTAL OTHER OPERATING REVENUE	5,961.47	13,220.25	(7,258.78)	54,245.74	92,541.75	(38,296.01)	158,643.00	(104,397.26)
TOTAL INCOME	3,034,911.96	2,738,335.42	296,576.54	20,357,771.23	19,168,347.92	1,189,423.31	32,860,025.00	(12,502,253.77)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	96,541.96	88,122.17	(8,419.79)	530,754.38	616,855.17	86,100.79	1,057,466.00	526,711.62
4911.02 Administrative Management Expen	75.00	919.83	844.83	6,473.00	6,438.83	(34.17)	11,038.00	4,565.00
4912.00 Audit Fee Expense	0.00	1,053.00	1,053.00	6,314.50	7,371.00	1,056.50	12,636.00	6,321.50
4912.10 Accounting fees	1,162.29	947.33	(214.96)	12,742.72	6,631.33	(6,111.39)	11,368.00	(1,374.72)
4912.12 Consulting	0.00	0.00	0.00	95.12	0.00	(95.12)	0.00	(95.12)
4913.10 Bookkeeping Fee Expense	9.95	0.00	(9.95)	14.93	0.00	(14.93)	0.00	(14.93)
4914.00 Marketing & Advertising	1,497.72	223.17	(1,274.55)	2,107.13	1,562.17	(544.96)	2,678.00	570.87
4915.00 Administrative EBC Expenses	32,858.77	25,539.92	(7,318.85)	191,524.34	178,779.42	(12,744.92)	306,479.00	114,954.66
4916.00 Office Supplies Expense	661.20	1,168.92	507.72	6,967.91	8,182.42	1,214.51	14,027.00	7,059.09
4917.00 Legal Expense	0.00	2,926.67	2,926.67	11,220.63	20,486.67	9,266.04	35,120.00	23,899.37
4918.00 Travel Expenses	967.52	2,288.83	1,321.31	13,102.93	16,021.83	2,918.90	27,466.00	14,363.07
4919.01 Telephone Expense	1,175.00	1,144.42	(30.58)	7,743.15	8,010.92	267.77	13,733.00	5,989.85
4919.02 Dues/Subsription Expense	1,826.12	801.42	(1,024.70)	5,812.44	5,609.92	(202.52)	9,617.00	3,804.56
4919.03 Commissioner training/travel	6.82	801.08	794.26	6,533.86	5,607.58	(926.28)	9,613.00	3,079.14
4919.04 Training Expense	631.51	2,975.50	2,343.99	11,804.63	20,828.50	9,023.87	35,706.00	23,901.37
4919.07 Postage Expense	750.00	915.50	165.50	3,475.02	6,408.50	2,933.48	10,986.00	7,510.98
4919.08 Vehicle Repair Expense	147.00	423.42	276.42	651.14	2,963.92	2,312.78	5,081.00	4,429.86
4919.09 Office Lease Expense	7,051.30	8,926.67	1,875.37	49,359.10	62,486.67	13,127.57	107,120.00	57,760.90
4919.10 Expendable Misc. Equipment	0.00	22.83	22.83	50.34	159.83	109.49	274.00	223.66
4919.11 Internet Expense	0.00	302.00	302.00	2,050.44	2,114.00	63.56	3,624.00	1,573.56
4919.12 Investigations	685.14	338.58	(346.56)	1,569.94	2,370.08	800.14	4,063.00	2,493.06
4919.14 Bank charges	0.00	0.00	0.00	10.44	0.00	(10.44)	0.00	(10.44)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.15 Admin. General Contracts	2,964.78	8,011.08	5,046.30	33,925.95	56,077.58	22,151.63	96,133.00	62,207.05
4919.16 Admin. Equipment Contracts	366.00	1,144.42	778.42	3,658.53	8,010.92	4,352.39	13,733.00	10,074.47
4921.03 Resident Services - Tenant	0.00	113.83	113.83	0.00	796.83	796.83	1,366.00	1,366.00
4921.041 Resident Council Expenses	0.00	113.83	113.83	0.00	796.83	796.83	1,366.00	1,366.00
4922.00 Relocation Expenses	0.00	113.92	113.92	0.00	797.42	797.42	1,367.00	1,367.00
4931.00 Water Expenses	44.55	22.83	(21.72)	255.94	159.83	(96.11)	274.00	18.06
4932.00 Electricity Expense	979.85	1,144.42	164.57	5,858.87	8,010.92	2,152.05	13,733.00	7,874.13
4934.00 Trash Expense	89.17	28.58	(60.59)	517.87	200.08	(317.79)	343.00	(174.87)
4935.00 Sewer Expense	75.46	28.58	(46.88)	432.00	200.08	(231.92)	343.00	(89.00)
4942.00 Material Expense	0.00	17.17	17.17	0.00	120.17	120.17	206.00	206.00
4942.08 Electrical Parts	0.00	22.83	22.83	0.00	159.83	159.83	274.00	274.00
4942.18 HVAC Parts	0.00	0.00	0.00	439.14	0.00	(439.14)	0.00	(439.14)
4942.22 Key/Locks	0.00	45.75	45.75	30.58	320.25	289.67	549.00	518.42
4943.01 Alarm Expense	45.00	22.83	(22.17)	549.00	159.83	(389.17)	274.00	(275.00)
4943.02 Uniform Expenses	124.20	103.00	(21.20)	1,025.75	721.00	(304.75)	1,236.00	210.25
4943.06 HVAC Expense	0.00	34.33	34.33	0.00	240.33	240.33	412.00	412.00
4943.10 Routine Maintenance Exp.	559.00	801.08	242.08	3,931.00	5,607.58	1,676.58	9,613.00	5,682.00
4943.13 Painting/Drywall Expenses	0.00	11.00	11.00	0.00	77.00	77.00	132.00	132.00
4943.16 Outside Labor	0.00	288.17	288.17	124.17	2,017.17	1,893.00	3,458.00	3,333.83
4961.02 Liability Insurance	369.39	801.08	431.69	8,050.79	5,607.58	(2,443.21)	9,613.00	1,562.21
4961.03 Worker's Compensation Insurance	3,041.14	1,487.75	(1,553.39)	3,041.14	10,414.25	7,373.11	17,853.00	14,811.86
4961.04 Auto Insurance	1,032.13	1,087.17	55.04	7,224.91	7,610.17	385.26	13,046.00	5,821.09
4962.00 General Expenses	1,225.00	2,859.25	1,634.25	34,149.44	20,014.75	(14,134.69)	34,311.00	161.56
4964.00 Bad Debt Expense	0.00	0.00	0.00	231.00	0.00	(231.00)	0.00	(231.00)
4971.50 Misc - Landlord Bonus	1,500.00	6,866.67	5,366.67	6,250.00	48,066.67	41,816.67	82,400.00	76,150.00
TOTAL ADMINISTRATIVE EXPENSE	158,462.97	165,010.83	6,547.86	980,074.17	1,155,075.83	175,001.66	1,980,130.00	1,000,055.83
HAP EXPENSE								
4973.00 HAP Expense	2,722,831.00	2,546,545.50	(176,285.50)	18,697,308.01	17,825,818.50	(871,489.51)	30,558,546.00	11,861,237.99
4975.00 Utility Reimbursement - Tenants	29,553.00	32,132.75	2,579.75	221,242.00	224,929.25	3,687.25	385,593.00	164,351.00
4990.00 Port Admin Fee Expense	5,304.43	1,649.25	(3,655.18)	28,712.97	11,544.75	(17,168.22)	19,791.00	(8,921.97)
4991.00 FSS Expense	39,677.00	0.00	(39,677.00)	85,280.00	0.00	(85,280.00)	0.00	(85,280.00)
TOTAL HAP EXPENSE	2,797,365.43	2,580,327.50	(217,037.93)	19,032,542.98	18,062,292.50	(970,250.48)	30,963,930.00	11,931,387.02
TOTAL EXPENSES	2,955,828.40	2,745,338.33	(210,490.07)	20,012,617.15	19,217,368.33	(795,248.82)	32,944,060.00	12,931,442.85
SURPLUS	79,083.56	(7,002.91)	86,086.47	345,154.08	(49,020.41)	394,174.49	(84,035.00)	429,189.08

Sarasota Housing Authority
Operating Statement
Seven Months Ending 10/31/2025
Program: SHFC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE OTHER								
3703.00 Tenant Dwelling Rental	89,921.00	90,634.25	(713.25)	609,090.24	634,439.75	(25,349.51)	1,087,611.00	(478,520.76)
3703.10 Commercial Tenant Rent	9,245.24	9,490.17	(244.93)	64,716.68	66,431.17	(1,714.49)	113,882.00	(49,165.32)
3704.00 Tenant Revenue Other	0.00	91.67	(91.67)	0.00	641.67	(641.67)	1,100.00	(1,100.00)
3704.10 Tenant Revenue - Late Fees	665.00	60.08	604.92	2,205.00	420.58	1,784.42	721.00	1,484.00
3704.20 Tenant Revenue - Maintenance Fees	0.00	0.00	0.00	72.70	0.00	72.70	0.00	72.70
3704.30 Tenant Revenue - Other	0.00	0.00	0.00	253.50	0.00	253.50	0.00	253.50
TOTAL TENANT REVENUE OTHER	99,831.24	100,276.17	(444.93)	676,338.12	701,933.17	(25,595.05)	1,203,314.00	(526,975.88)
OTHER REVENUE								
3707.50 Other Admin Revenue	0.00	114.42	(114.42)	0.00	800.92	(800.92)	1,373.00	(1,373.00)
3708.00 Other Government Grants	0.00	0.00	0.00	11,950.00	0.00	11,950.00	0.00	11,950.00
3708.11 Youth Thrive: Sarasota County Govn't Contract	6,924.12	0.00	6,924.12	44,761.92	0.00	44,761.92	0.00	44,761.92
3711.00 Investment Income - Unrestrict	46.31	216.17	(169.86)	319.60	1,513.17	(1,193.57)	2,594.00	(2,274.40)
3715.00 Other Grant Revenue	(6,924.12)	0.00	(6,924.12)	(44,761.92)	0.00	(44,761.92)	0.00	(44,761.92)
3715.03 Donations: Shop w/a Cop	0.00	1,920.92	(1,920.92)	13,000.00	13,446.42	(446.42)	23,051.00	(10,051.00)
3715.04 Comm. Foundation Grants	0.00	2,500.00	(2,500.00)	0.00	17,500.00	(17,500.00)	30,000.00	(30,000.00)
3715.051 Youth Thrive: Donations	0.00	286.08	(286.08)	0.00	2,002.58	(2,002.58)	3,433.00	(3,433.00)
TOTAL OTHER REVENUE	46.31	5,037.59	(4,991.28)	25,269.60	35,263.09	(9,993.49)	60,451.00	(35,181.40)
TOTAL INCOME	99,877.55	105,313.76	(5,436.21)	701,607.72	737,196.26	(35,588.54)	1,263,765.00	(562,157.28)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4916.00 Office Supplies Expense	0.00	57.17	57.17	0.00	400.17	400.17	686.00	686.00
4917.00 Legal Expense	0.00	572.17	572.17	27.50	4,005.17	3,977.67	6,866.00	6,838.50
4918.00 Travel Expenses	0.00	34.33	34.33	0.00	240.33	240.33	412.00	412.00
4919.01 Telephone Expense	281.91	125.17	(156.74)	1,298.31	876.17	(422.14)	1,502.00	203.69
4919.02 Dues/Subsription Expense	0.00	2,288.83	2,288.83	7,479.30	16,021.83	8,542.53	27,466.00	19,986.70
4919.03 Commissioner training/travel	0.00	34.33	34.33	0.00	240.33	240.33	412.00	412.00
4919.08 Vehicle Repair Expense	0.00	57.17	57.17	0.00	400.17	400.17	686.00	686.00
4919.10 Expendable tools/Equipment	0.00	68.67	68.67	80.77	480.67	399.90	824.00	743.23
4919.11 Internet Expense	436.90	322.25	(114.65)	2,689.65	2,255.75	(433.90)	3,867.00	1,177.35
4919.12 Investigations	0.00	9.08	9.08	59.85	63.58	3.73	109.00	49.15
4919.13 Court Costs	212.18	77.00	(135.18)	969.52	539.00	(430.52)	924.00	(45.52)
4919.15 Admin. General Contracts	20,168.92	20,859.75	690.83	141,182.44	146,018.25	4,835.81	250,317.00	109,134.56
4921.02 YT-Shop w/Cop	0.00	2,367.83	2,367.83	0.00	16,574.83	16,574.83	28,414.00	28,414.00
TOTAL ADMINISTRATIVE EXPENSE	21,099.91	26,873.75	5,773.84	153,787.34	188,116.25	34,328.91	322,485.00	168,697.66

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES EXPENSE								
4931.00 Water Expenses	1,326.20	2,177.75	851.55	15,303.38	15,244.25	(59.13)	26,133.00	10,829.62
4932.00 Electricity Expense	692.23	575.08	(117.15)	2,645.20	4,025.58	1,380.38	6,901.00	4,255.80
4934.00 Trash Expense	841.20	1,452.92	611.72	8,913.70	10,170.42	1,256.72	17,435.00	8,521.30
4935.00 Sewer Expense	1,842.75	2,811.17	968.42	21,691.13	19,678.17	(2,012.96)	33,734.00	12,042.87
TOTAL UTILITIES EXPENSE	4,702.38	7,016.92	2,314.54	48,553.41	49,118.42	565.01	84,203.00	35,649.59
MAINTENANCE								
4942.00 Materials Expense	119.17	3.58	(115.59)	1,156.22	25.08	(1,131.14)	43.00	(1,113.22)
4942.02 Appliance parts	137.92	57.17	(80.75)	1,121.93	400.17	(721.76)	686.00	(435.93)
4942.04 Cabinetry	0.00	228.83	228.83	37.17	1,601.83	1,564.66	2,746.00	2,708.83
4942.05 Roof	(20,155.00)	0.00	20,155.00	3,651.00	0.00	(3,651.00)	0.00	(3,651.00)
4942.06 Doors	0.00	228.83	228.83	748.59	1,601.83	853.24	2,746.00	1,997.41
4942.08 Electrical Parts	28.13	114.42	86.29	214.78	800.92	586.14	1,373.00	1,158.22
4942.10 Exterior Supplies	897.17	57.17	(840.00)	1,756.77	400.17	(1,356.60)	686.00	(1,070.77)
4942.12 Fire Protection	0.00	114.42	114.42	9,692.15	800.92	(8,891.23)	1,373.00	(8,319.15)
4942.14 Flooring	0.00	1,716.67	1,716.67	13,988.29	12,016.67	(1,971.62)	20,600.00	6,611.71
4942.16 Hardware	0.00	57.17	57.17	2,680.55	400.17	(2,280.38)	686.00	(1,994.55)
4942.18 HVAC Parts	199.69	1,144.42	944.73	664.95	8,010.92	7,345.97	13,733.00	13,068.05
4942.20 Janitorial Supplies	0.00	57.17	57.17	172.16	400.17	228.01	686.00	513.84
4942.21 Unit turn supplies	272.87	0.00	(272.87)	272.87	0.00	(272.87)	0.00	(272.87)
4942.22 Keys/Locks	0.00	57.17	57.17	773.59	400.17	(373.42)	686.00	(87.59)
4942.26 Lighting/Fixtures	0.00	572.17	572.17	1,220.67	4,005.17	2,784.50	6,866.00	5,645.33
4942.28 Lumber	0.00	343.33	343.33	0.00	2,403.33	2,403.33	4,120.00	4,120.00
4942.32 Non-capitalized furn. fix, equi	0.00	228.83	228.83	0.00	1,601.83	1,601.83	2,746.00	2,746.00
4942.33 Non Capitalized Appliances	8,853.23	572.17	(8,281.06)	25,334.38	4,005.17	(21,329.21)	6,866.00	(18,468.38)
4942.34 Paint/Drywall	0.00	572.17	572.17	2,031.46	4,005.17	1,973.71	6,866.00	4,834.54
4942.36 Plumbing parts	316.26	657.67	341.41	3,046.21	4,603.67	1,557.46	7,892.00	4,845.79
4942.38 Windows - glass/screens	766.70	286.08	(480.62)	2,403.76	2,002.58	(401.18)	3,433.00	1,029.24
4943.01 Alarm Expense	0.00	171.67	171.67	0.00	1,201.67	1,201.67	2,060.00	2,060.00
4943.02 Uniform Expenses	0.00	0.00	0.00	35.34	0.00	(35.34)	0.00	(35.34)
4943.03 Lawn Maintenance	4,076.04	10,872.17	6,796.13	48,313.74	76,105.17	27,791.43	130,466.00	82,152.26
4943.04 Electrical Expense	0.00	1,144.42	1,144.42	10,608.88	8,010.92	(2,597.96)	13,733.00	3,124.12
4943.05 Plumbing Expense	2,059.50	1,144.42	(915.08)	60,134.38	8,010.92	(52,123.46)	13,733.00	(46,401.38)
4943.06 HVAC Expense	0.00	5,722.17	5,722.17	27,929.00	40,055.17	12,126.17	68,666.00	40,737.00
4943.07 Elevator Maintenance Exp.	146.02	286.08	140.06	13,946.15	2,002.58	(11,943.57)	3,433.00	(10,513.15)
4943.08 Bug Maintenance Contract	616.00	771.08	155.08	4,696.00	5,397.58	701.58	9,253.00	4,557.00
4943.09 Fire Inspections	0.00	1,144.42	1,144.42	5,101.80	8,010.92	2,909.12	13,733.00	8,631.20
4943.10 Routine Maintenance Exp.	0.00	228.83	228.83	20,829.55	1,601.83	(19,227.72)	2,746.00	(18,083.55)
4943.11 A & E Expenses	0.00	0.00	0.00	2,480.00	0.00	(2,480.00)	0.00	(2,480.00)
4943.12 Equipment Leasing	0.00	0.00	0.00	117.30	0.00	(117.30)	0.00	(117.30)
4943.13 Painting/Drywall Expenses	0.00	572.17	572.17	0.00	4,005.17	4,005.17	6,866.00	6,866.00
4943.16 Outside Labor	0.00	343.33	343.33	5,669.91	2,403.33	(3,266.58)	4,120.00	(1,549.91)
4943.18 Construction	(52,736.00)	31,250.00	83,986.00	0.00	218,750.00	218,750.00	375,000.00	375,000.00
4943.19 Repairs	17,602.65	343.33	(17,259.32)	17,602.65	2,403.33	(15,199.32)	4,120.00	(13,482.65)
TOTAL MAINTENANCE	(36,799.65)	61,063.53	97,863.18	288,432.20	427,444.53	139,012.33	732,762.00	444,329.80
INSURANCE EXPENSE								
4961.01 Property Insurance	0.00	10,510.17	10,510.17	130,693.65	73,571.17	(57,122.48)	126,122.00	(4,571.65)
4961.02 Liability Insurance	0.00	801.08	801.08	7,699.38	5,607.58	(2,091.80)	9,613.00	1,913.62
4961.04 Auto Insurance	604.00	686.67	82.67	3,624.00	4,806.67	1,182.67	8,240.00	4,616.00
TOTAL INSURANCE EXPENSE	604.00	11,997.92	11,393.92	142,017.03	83,985.42	(58,031.61)	143,975.00	1,957.97

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
GENERAL EXPENSE								
4962.00 General Expenses	2,180.00	684.92	(1,495.08)	2,675.58	4,794.42	2,118.84	8,219.00	5,543.42
4965.00 Property Taxes	0.00	3,176.83	3,176.83	0.00	22,237.83	22,237.83	38,122.00	38,122.00
4976.00 Pass through Expense	0.00	0.00	0.00	(10.00)	0.00	10.00	0.00	10.00
5210.00 Applicances	0.00	1,144.42	1,144.42	32,227.28	8,010.92	(24,216.36)	13,733.00	(18,494.28)
TOTAL GENERAL EXPENSE	2,180.00	5,006.17	2,826.17	34,892.86	35,043.17	150.31	60,074.00	25,181.14
TOTAL EXPENSES	(8,213.36)	111,958.29	120,171.65	667,682.84	783,707.79	116,024.95	1,343,499.00	675,816.16
SURPLUS	108,090.91	(6,644.53)	114,735.44	33,924.88	(46,511.53)	80,436.41	(79,734.00)	113,658.88

Sarasota Housing Authority
Operating Statement
Seven Months Ending 10/31/2025
Program: Sarasota Housing Mgmt Corp Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
MANAGEMENT REVENUE								
3707.10 Management Fee Revenue	2,120.15	3,583.67	(1,463.52)	28,437.28	25,085.67	3,351.61	43,004.00	(14,566.72)
TOTAL MANAGEMENT REVENUE	2,120.15	3,583.67	(1,463.52)	28,437.28	25,085.67	3,351.61	43,004.00	(14,566.72)
TOTAL INCOME	2,120.15	3,583.67	(1,463.52)	28,437.28	25,085.67	3,351.61	43,004.00	(14,566.72)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	1,865.76	854.17	(1,011.59)	10,718.80	5,979.17	(4,739.63)	10,250.00	(468.80)
4912.00 Audit Fee Expense	2,000.00	0.00	(2,000.00)	2,000.00	0.00	(2,000.00)	0.00	(2,000.00)
4915.00 Administrative EBC Expenses	595.58	594.58	(1.00)	3,512.64	4,162.08	649.44	7,135.00	3,622.36
4920.00 Asset Management Fee	0.00	0.00	0.00	5,463.64	0.00	(5,463.64)	0.00	(5,463.64)
TOTAL ADMINISTRATIVE EXPENSE	4,461.34	1,448.75	(3,012.59)	21,695.08	10,141.25	(11,553.83)	17,385.00	(4,310.08)
INSURANCE EXPENSE								
4961.00 Insurance Expense	55.35	297.67	242.32	166.05	2,083.67	1,917.62	3,572.00	3,405.95
4961.02 Liability Insurance	368.72	1,005.92	637.20	5,760.31	7,041.42	1,281.11	12,071.00	6,310.69
TOTAL INSURANCE EXPENSE	424.07	1,303.59	879.52	5,926.36	9,125.09	3,198.73	15,643.00	9,716.64
4962.00 General Expenses	9.05	0.00	(9.05)	79.38	0.00	(79.38)	0.00	(79.38)
TOTAL EXPENSES	4,894.46	2,752.34	(2,142.12)	27,700.82	19,266.34	(8,434.48)	33,028.00	5,327.18
SURPLUS	(2,774.31)	831.33	3,605.64	736.46	5,819.33	5,082.87	9,976.00	9,239.54

Sarasota Housing Authority
Operating Statement
Seven Months Ending 10/31/2025
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	0.00	0.00	0.00	(747.21)	0.00	(747.21)	0.00	(747.21)
TOTAL TENANT REVENUE	0.00	0.00	0.00	(747.21)	0.00	(747.21)	0.00	(747.21)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	0.00	0.00	0.00	34,609.26	0.00	34,609.26	0.00	34,609.26
3715.00 Other Revenue	0.00	0.00	0.00	4,096.90	0.00	4,096.90	0.00	4,096.90
3715.02 Dividend Revenues	0.00	0.00	0.00	4.52	0.00	4.52	0.00	4.52
3715.05 Other Revenue (Change In Value)	0.00	0.00	0.00	11,246.49	0.00	11,246.49	0.00	11,246.49
TOTAL OTHER OPERATING REVENUE	0.00	0.00	0.00	49,957.17	0.00	49,957.17	0.00	49,957.17
TOTAL INCOME	0.00	0.00	0.00	49,209.96	0.00	49,209.96	0.00	49,209.96
EXPENSES								
ADMINISTRATIVE EXPENSE								
4919.11 Internet Expense	0.00	0.00	0.00	361.19	0.00	(361.19)	0.00	(361.19)
4919.15 Admin. General Contracts	0.00	0.00	0.00	475.10	0.00	(475.10)	0.00	(475.10)
TOTAL ADMINISTRATIVE EXPENSE	0.00	0.00	0.00	836.29	0.00	(836.29)	0.00	(836.29)
TENANT SERVICES								
4922.00 Relocation Expenses	0.00	0.00	0.00	3,796.00	0.00	(3,796.00)	0.00	(3,796.00)
TOTAL TENANT SERVICES	0.00	0.00	0.00	3,796.00	0.00	(3,796.00)	0.00	(3,796.00)
GENERAL EXPENSE								
4962.00 General Expenses	0.00	0.00	0.00	29,034.58	0.00	(29,034.58)	0.00	(29,034.58)
TOTAL GENERAL EXPENSE	0.00	0.00	0.00	29,034.58	0.00	(29,034.58)	0.00	(29,034.58)
TOTAL EXPENSES	0.00	0.00	0.00	33,666.87	0.00	(33,666.87)	0.00	(33,666.87)
SURPLUS	0.00	0.00	0.00	15,543.09	0.00	15,543.09	0.00	15,543.09

Sarasota Housing Authority
Operating Statement
Seven Months Ending 10/31/2025
Program: Towers (HUD) 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	(34.44)	0.00	(34.44)	(34.44)	0.00	(34.44)	0.00	(34.44)
TOTAL TENANT REVENUE	(34.44)	0.00	(34.44)	(34.44)	0.00	(34.44)	0.00	(34.44)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	0.00	0.00	0.00	3,259.69	0.00	3,259.69	0.00	3,259.69
3715.00 Other Revenue	0.00	0.00	0.00	1,906.31	0.00	1,906.31	0.00	1,906.31
3715.02 Dividend Revenues	0.00	0.00	0.00	2.28	0.00	2.28	0.00	2.28
3715.05 Other Revenue (Change In Value)	0.00	0.00	0.00	2,761.13	0.00	2,761.13	0.00	2,761.13
TOTAL OTHER OPERATING REVENUE	0.00	0.00	0.00	7,929.41	0.00	7,929.41	0.00	7,929.41
TOTAL INCOME	(34.44)	0.00	(34.44)	7,894.97	0.00	7,894.97	0.00	7,894.97
EXPENSES								
GENERAL EXPENSE								
4962.00 General Expenses	0.00	0.00	0.00	2,783.92	0.00	(2,783.92)	0.00	(2,783.92)
TOTAL GENERAL EXPENSE	0.00	0.00	0.00	2,783.92	0.00	(2,783.92)	0.00	(2,783.92)
TOTAL EXPENSES	0.00	0.00	0.00	2,783.92	0.00	(2,783.92)	0.00	(2,783.92)
SURPLUS	(34.44)	0.00	(34.44)	5,111.05	0.00	5,111.05	0.00	5,111.05

Janies Garden Budget Operating Report

As of October 31, 2025

Reporting Book:

ACCRUAL

As of Date:

10/31/2025

Location:

Janies Garden

	Month Ending			01/01/2025 Through			Year Ending
	10/31/2025			10/31/2025			12/31/2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	68,915.35	53,141.67	15,773.68	666,211.82	531,416.70	134,795.12	637,700.04
512100 - SUBSIDY REVENUE	30,260.65	34,772.00	(4,511.35)	285,737.65	347,720.00	(61,982.35)	417,264.00
TOTAL RENT INCOME	99,176.00	87,913.67	11,262.33	951,949.47	879,136.70	72,812.77	1,054,964.04
VACANCIES							
522000 - VACANCIES - TENANT	(5,733.35)	(2,499.00)	(3,234.35)	(45,697.35)	(20,490.00)	(25,207.35)	(24,663.00)
528000 - EMPLOYEE APARTMENT/DISCOUNT	(1,100.00)	(1,200.00)	100.00	(12,920.00)	(12,000.00)	(920.00)	(14,400.00)
TOTAL VACANCIES	(6,833.35)	(3,699.00)	(3,134.35)	(58,617.35)	(32,490.00)	(26,127.35)	(39,063.00)
NET RENTAL INCOME	92,342.65	84,214.67	8,127.98	893,332.12	846,646.70	46,685.42	1,015,901.04
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	21.00	(21.00)	161.75	210.00	(48.25)	250.00
533000 - TENANT APPLICATION FEE	675.00	100.00	575.00	14,536.92	1,400.00	13,136.92	1,600.00
TOTAL SERVICES INCOME	675.00	121.00	554.00	14,698.67	1,610.00	13,088.67	1,850.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	125.36	0.00	125.36	1,346.83	0.00	1,346.83	0.00
541200 - INT INC - RESERVES & ESCROWS	299.23	0.00	299.23	2,683.49	0.00	2,683.49	0.00
TOTAL FINANCIAL INCOME	424.59	0.00	424.59	4,030.32	0.00	4,030.32	0.00
OTHER INCOME							
591000 - SECURITY DEPOSIT FORFEITURE	0.00	0.00	0.00	459.59	0.00	459.59	0.00
592500 - LATE CHARGES	1,350.00	700.00	650.00	12,540.19	6,750.00	5,790.19	8,154.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	275.00	0.00	275.00	0.00
593600 - LEGAL INCOME	416.57	0.00	416.57	6,356.21	0.00	6,356.21	0.00
593800 - CLEANING FEE	1,000.00	0.00	1,000.00	5,840.00	0.00	5,840.00	0.00
593900 - DAMAGES	443.89	400.00	43.89	9,372.56	4,000.00	5,372.56	4,596.00
594000 - PET FEE	25.00	0.00	25.00	775.00	0.00	775.00	0.00
TOTAL OTHER INCOME	3,235.46	1,100.00	2,135.46	35,618.55	10,750.00	24,868.55	12,750.00
TOTAL INCOME	96,677.70	85,435.67	11,242.03	947,679.66	859,006.70	88,672.96	1,030,501.04
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	103.52	43.00	(60.52)	784.80	680.00	(104.80)	756.00
621100 - MARKETING EXPENSE	0.00	0.00	0.00	(288.00)	0.00	288.00	0.00
621500 - MARKETING PAYROLL	18.29	0.00	(18.29)	174.98	0.00	(174.98)	0.00
622500 - CREDIT REPORTS	131.10	88.00	(43.10)	459.35	880.00	420.65	1,012.00
624500 - INSPECTION FEES	0.00	0.00	0.00	0.00	400.00	400.00	400.00
625500 - EVICTION EXPENSE	125.00	267.00	142.00	5,877.52	2,670.00	(3,207.52)	3,000.00
TOTAL RENTING EXPENSES	377.91	398.00	20.09	7,008.65	4,630.00	(2,378.65)	5,168.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,392.64	2,121.00	728.36	12,772.62	15,562.00	2,789.38	18,746.00
631100 - OFFICE EXPENSE	139.45	284.00	144.55	3,792.27	3,740.00	(52.27)	4,304.00
631111 - BANK CHARGES	85.25	48.00	(37.25)	882.25	632.00	(250.25)	728.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	0.00	0.00	215.58	828.00	612.42	1,104.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	1,311.57	1,845.00	533.43	2,460.00
632000 - MANAGEMENT FEES	5,980.87	4,650.00	(1,330.87)	55,252.96	46,500.00	(8,752.96)	55,800.00
632500 - ANSWERING SERVICE	0.00	38.00	38.00	0.00	380.00	380.00	456.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,741.50	2,592.00	850.50	19,143.00	19,008.00	(135.00)	22,896.00
634000 - LEGAL EXPENSE	0.00	0.00	0.00	4,970.00	0.00	(4,970.00)	0.00
634100 - MISC. EXPENSE	0.00	0.00	0.00	202.89	0.00	(202.89)	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	6,775.00	8,250.00	1,475.00	11,000.00

635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	1,700.46	1,785.00	84.54	2,380.00
635400 - SOFTWARE LICENSE EXPENSE	(4,526.44)	0.00	4,526.44	2,667.27	6,200.00	3,532.73	6,200.00
636000 - TELEPHONE	241.22	253.00	11.78	2,428.90	2,539.00	110.10	3,045.00
637000 - BAD DEBT EXPENSE	10,997.48	500.00	(10,497.48)	14,805.59	5,000.00	(9,805.59)	6,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	167.00	167.00	0.00	1,670.00	1,670.00	2,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	3,297.62	3,127.00	(170.62)	32,976.21	31,270.00	(1,706.21)	37,524.00
638400 - TRAINING EXPENSE	1,441.32	150.00	(1,291.32)	2,222.19	1,800.00	(422.19)	2,100.00
638500 - TRAVEL EXPENSE	104.45	95.00	(9.45)	856.01	950.00	93.99	1,140.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	200.00	200.00	138.75	2,000.00	1,861.25	2,000.00
639002 - MISC ADMIN EXP - Consultant Fees	0.00	0.00	0.00	450.00	0.00	(450.00)	0.00
Total ADMINISTRATIVE EXPENSES	20,895.36	14,225.00	(6,670.36)	164,063.52	150,459.00	(13,604.52)	180,383.00
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	0.00	0.00	0.00	500.00	500.00	500.00
643000 - MAINTENANCE PAYROLL	4,109.51	6,979.00	2,869.49	58,046.16	51,182.00	(6,864.16)	61,609.00
643100 - JANITOR SUPPLIES	30.11	0.00	(30.11)	1,116.80	1,700.00	583.20	1,700.00
645000 - ELECTRICITY	1,852.54	833.00	(1,019.54)	10,130.55	8,330.00	(1,800.55)	10,000.00
645050 - ELECTRICITY - Vacant Unit	716.70	0.00	(716.70)	4,729.69	0.00	(4,729.69)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(132.46)	0.00	132.46	(271.22)	0.00	271.22	0.00
645100 - WATER	3,902.41	4,000.00	97.59	41,545.01	40,000.00	(1,545.01)	48,000.00
645300 - SEWER	5,343.70	4,836.00	(507.70)	52,335.91	48,360.00	(3,975.91)	58,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	82.56	86.00	3.44	825.60	860.00	34.40	1,032.00
645551 - Vacant Unit Recovery Fees	10.06	0.00	(10.06)	52.64	0.00	(52.64)	0.00
646000 - EXTERMINATING	194.00	115.00	(79.00)	2,792.55	6,470.00	3,677.45	7,000.00
646200 - EXTERMINATING CONTRACT	0.00	0.00	0.00	8,342.00	0.00	(8,342.00)	0.00
647000 - GARBAGE & RUBBISH REMOVAL	14,225.37	5,125.00	(9,100.37)	55,676.89	51,250.00	(4,426.89)	61,500.00
647100 - FIRE SERVICE FEE / REPAIRS	11,950.99	833.00	(11,117.99)	34,450.45	8,330.00	(26,120.45)	10,001.00
649000 - MISC OPERATING EXPENSE	257.57	100.00	(157.57)	306.98	1,000.00	693.02	1,200.00
TOTAL OPERATING EXPENSE	42,543.06	22,907.00	(19,636.06)	270,080.01	217,982.00	(52,098.01)	260,542.00
MAINTENANCE EXPENSE							
652000 - GROUNDS	0.00	0.00	0.00	2,175.00	0.00	(2,175.00)	0.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	390.86	2,000.00	1,609.14	2,000.00
652002 - GROUNDS - Contract	1,895.00	1,900.00	5.00	17,055.00	19,000.00	1,945.00	22,800.00
653000 - EXTERIOR PAINTING / REPAIRS	0.00	382.00	382.00	3,514.02	3,831.00	316.98	4,595.00
653500 - CLEANING EXPENSE	580.00	0.00	(580.00)	8,308.90	0.00	(8,308.90)	0.00
654100 - REPAIRS - APPLIANCES	73.27	250.00	176.73	1,467.86	2,500.00	1,032.14	2,500.00
654200 - REPAIRS - CARPET & FLOORS	250.00	204.00	(46.00)	1,312.90	2,590.00	1,277.10	2,996.00
654300 - REPAIRS - CARPENTRY	972.37	583.00	(389.37)	6,638.09	5,830.00	(808.09)	7,002.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	49.03	0.00	(49.03)	0.00
654400 - REPAIRS - ELECTRICAL	74.66	150.00	75.34	4,345.34	1,500.00	(2,845.34)	2,000.00
654600 - REPAIRS - PLUMBING	170.85	360.00	189.15	4,745.45	4,176.00	(569.45)	5,040.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	31,955.34	0.00	(31,955.34)	0.00
654709 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / SANDY)	(7,392.82)	0.00	7,392.82	(7,392.82)	0.00	7,392.82	0.00
654800 - SERVICE CONTRACTS	0.00	46.00	46.00	0.00	909.00	909.00	1,000.00
655100 - REPAIRS - HVAC	980.62	867.00	(113.62)	5,674.97	8,670.00	2,995.03	10,398.00
656000 - DECORATING EXPENSE	2,800.00	635.00	(2,165.00)	15,811.65	6,350.00	(9,461.65)	8,000.00
656003 - DECORATING - Draperies / Blinds	179.75	0.00	(179.75)	179.75	0.00	(179.75)	0.00
657000 - MOTOR VEHICLE REPAIRS	0.00	100.00	100.00	1,197.43	1,000.00	(197.43)	1,100.00
658500 - SMALL TOOLS EXPENSE	35.67	0.00	(35.67)	551.29	600.00	48.71	600.00
659000 - MISC MAINTENANCE EXPENSE	171.00	0.00	(171.00)	465.44	500.00	34.56	500.00
TOTAL MAINTENANCE EXPENSE	790.37	5,477.00	4,686.63	98,445.50	59,456.00	(38,989.50)	70,531.00
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	7,068.56	7,069.00	0.44	80,224.42	72,702.00	(7,522.42)	87,001.00
TOTAL INTEREST EXPENSE	7,068.56	7,069.00	0.44	80,224.42	72,702.00	(7,522.42)	87,001.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	47,400.00
671100 - PAYROLL TAXES	543.75	896.00	352.25	6,819.35	7,320.00	500.65	8,658.00
672000 - INSURANCE EXPENSE	0.00	0.00	0.00	211,951.64	269,000.00	57,048.36	269,000.00
672100 - HEALTH INSURANCE	1,274.98	500.00	(774.98)	9,667.98	5,000.00	(4,667.98)	6,000.00
672200 - WORKERS COMP INSURANCE	92.17	278.00	185.83	1,247.82	2,036.00	788.18	2,451.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	0.00	1,670.00	1,670.00	2,000.00
672500 - EMPLOYEE BENEFITS	641.76	500.00	(141.76)	6,313.01	5,000.00	(1,313.01)	6,000.00
TOTAL TAXES & INSURANCE	2,552.66	2,341.00	(211.66)	235,999.80	290,026.00	54,026.20	341,509.00

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	608.83	0.00	(608.83)	5,383.84	4,000.00	(1,383.84)	4,000.00
721102 - Flooring: Carpet & Tile	4,447.63	0.00	(4,447.63)	27,029.99	8,000.00	(19,029.99)	8,000.00
721105 - Water Heaters	0.00	0.00	0.00	1,000.21	0.00	(1,000.21)	0.00
721106 - HVAC Equipment	3,875.89	0.00	(3,875.89)	15,943.82	10,000.00	(5,943.82)	10,000.00
721112 - Doors & Wndows (Exterior)	0.00	0.00	0.00	711.50	0.00	(711.50)	0.00
TOTAL EQUIPMENT PURCHASES	8,932.35	0.00	(8,932.35)	50,069.36	22,000.00	(28,069.36)	22,000.00
TOTAL CORPORATE EXPENSES	83,160.27	52,417.00	(30,743.27)	906,603.76	818,255.00	(88,348.76)	968,134.00
NET PROFIT OR LOSS	13,517.43	33,018.67	(19,501.24)	41,075.90	40,751.70	324.20	62,367.04
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	5,762.00	3,950.00	(1,812.00)	63,382.00	39,500.00	(23,882.00)	47,400.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(47,400.00)
790200 - PROPERTY INSURANCE ESC DEP	21,215.00	22,325.00	1,110.00	233,365.00	223,250.00	(10,115.00)	267,900.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(210,395.13)	(267,900.00)	(57,504.87)	(267,900.00)
791000 - PROV FOR REPLACEMENTS	2,459.99	2,482.00	22.01	26,655.09	24,316.00	(2,339.09)	29,280.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(22,000.00)
793000 - PROV FOR MORT PRIN AMORT	4,739.96	4,740.00	0.04	49,669.30	45,384.00	(4,285.30)	54,702.00
TOTAL NON-OPERATING EXPENSES	34,176.95	33,497.00	(679.95)	162,676.26	64,550.00	(98,126.26)	61,982.00
NET CASH (+) / DEF (-)	(20,659.52)	(478.33)	(20,181.19)	(121,600.36)	(23,798.30)	(97,802.06)	385.04

Created on:

Janies Garden
Balance Sheet
October 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
10/31/2025
Janies Garden

Assets

Current Assets

Cash

PETTY CASH	400.00
PETTY CASH - PC CARD	500.00
CASH IN BANK GENERAL	1,138.84
CASH IN BANK - SECURITY DEPOSITS	66,005.15
Total Cash	<u>68,043.99</u>

Accounts Receivable

A/R - RESIDENTS	12,613.09
Voucher / PBV - Suspense	(17,983.18)
A/R - PBV SUBSIDY	2,850.00
A/R - VOUCHER SUBSIDY	259.00
DUE FROM PARTNERS	200.00
EXCHANGE	(26.16)
Intra-Partnership Exchange	(6,147.57)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(6,160.50)
Total Accounts Receivable	<u>(14,395.32)</u>

Deposits & Escrows

REAL ESTATE TAX ESCROW	93,142.32
PROPERTY & LIABILITY INSURANCE ESCROW	173,182.01
RESERVE FOR REPLACEMENTS	84,537.84
OPERATING RESERVE FUND	225,115.02
Total Deposits & Escrows	<u>575,977.19</u>

Other Current Assets

PREPAID PROPERTY INSURANCE	59,338.00
MISC PREPAID EXPENSE	118.25
Total Other Current Assets	<u>59,456.25</u>

Total Current Assets

689,082.11

Fixed Assets

LAND	559,730.00
BUILDINGS	14,771,868.18

Depreciation & Amortization

ACC DEPR BUILDINGS	(9,200,769.00)
Total Depreciation & Amortization	<u>(9,200,769.00)</u>

Total Fixed Assets

6,130,829.18

Other Assets

DEPOSITS - RECEIVABLE	24,803.47
START-UP COSTS	59,000.18

LIHTC FEE	211,731.00
ACCUM. AMORT. - LIHTC MONITORING FEE	(209,666.00)
RAR ADJ - ACCUM AMORTIZATION	(59,000.00)
Total Other Assets	<u>26,868.65</u>
Total Assets	<u>6,846,779.94</u>
Liabilities & Equity	
Liabilities	
Current Liabilities	
DEVELOPMENT FEE PAYABLE	292,683.66
ACCOUNTS PAYABLE	314,894.21
ACCOUNTS PAYABLE - OTHER	33,218.09
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	7,523.00
ACCRUED INTEREST PAYABLE - 2ND MORTG.	3,218,177.22
ACCRUED INTEREST - M.J. LEVITT	55,095.51
ACCRUED EXPENSE	8,544.00
ACCRUED PARTNERSHIP EXPENSES	202,794.76
SECURITY DEPOSIT REFUNDS IN TRANSIT	<u>2,782.00</u>
Total Current Liabilities	4,135,712.45
Other Current Liabilities	
SECURITY DEPOSIT LIABILITY	58,655.42
SECURITY DEP INT LIABILITY	2,109.29
PREPAID RENTS	<u>19,721.10</u>
Total Other Current Liabilities	80,485.81
Long Term Liabilities	
DEFERRED FINANCING FEES	(113,408.68)
ACC - AMORT FINANCING FEES (Old)	69,437.00
1ST MORTGAGE PAYABLE	1,348,138.61
SECOND MORTGAGE PAYABLE (Old)	325,000.00
OTHER MORTGAGE PAYABLE (Old)	1,869,500.00
LOAN PAYABLE	<u>765,000.00</u>
Total Long Term Liabilities	4,263,666.93
Total Liabilities	<u>8,479,865.19</u>
Equity	
Retained Earnings	(1,674,161.15)
Current Net Income	41,075.90
Total Equity	<u>(1,633,085.25)</u>
Total Liabilities & Equity	<u>6,846,779.94</u>

Janies Garden II

Budget Operating Report

As of October 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
10/31/2025
Janies Garden II

	Month Ending			01/01/2025 Through			Year Ending
	10/31/2025			10/31/2025			12/31/2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	45,880.00	32,808.00	13,072.00	396,497.00	328,080.00	68,417.00	393,696.00
512100 - SUBSIDY REVENUE	37,329.00	35,000.00	2,329.00	393,736.00	350,000.00	43,736.00	420,000.00
518000 - OPERATING SUBSIDY - ACC	0.00	0.00	0.00	9,129.00	0.00	9,129.00	0.00
TOTAL RENT INCOME	83,209.00	67,808.00	15,401.00	799,362.00	678,080.00	121,282.00	813,696.00
VACANCIES							
522000 - VACANCIES - TENANT	(7,854.00)	(830.00)	(7,024.00)	(55,759.00)	(10,790.00)	(44,969.00)	(11,680.00)
TOTAL VACANCIES	(7,854.00)	(830.00)	(7,024.00)	(55,759.00)	(10,790.00)	(44,969.00)	(11,680.00)
NET RENTAL INCOME	75,355.00	66,978.00	8,377.00	743,603.00	667,290.00	76,313.00	802,016.00
SERVICES INCOME							
533000 - TENANT APPLICATION FEE	0.00	0.00	0.00	285.00	0.00	285.00	0.00
TOTAL SERVICES INCOME	0.00	0.00	0.00	285.00	0.00	285.00	0.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	60.69	0.00	60.69	476.23	0.00	476.23	0.00
541200 - INT INC - RESERVES & ESCROWS	598.15	0.00	598.15	6,940.04	0.00	6,940.04	0.00
541400 - INT INC - OPERATING RESERVE	265.30	0.00	265.30	2,697.33	0.00	2,697.33	0.00
541500 - INT INC - DEBT SERVICE RESERVE	662.95	0.00	662.95	6,505.37	0.00	6,505.37	0.00
TOTAL FINANCIAL INCOME	1,587.09	0.00	1,587.09	16,618.97	0.00	16,618.97	0.00
OTHER INCOME							
591000 - SECURITY DEPOSIT FORFEITURE	0.00	0.00	0.00	799.45	0.00	799.45	0.00
592500 - LATE CHARGES	1,275.00	646.00	629.00	8,450.00	6,796.00	1,654.00	8,000.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	75.00	0.00	75.00	0.00
593600 - LEGAL INCOME	465.00	0.00	465.00	1,932.50	0.00	1,932.50	0.00
593800 - CLEANING FEE	2,410.00	0.00	2,410.00	3,010.00	1,000.00	2,010.00	1,000.00
593900 - DAMAGES	1,379.45	100.00	1,279.45	3,568.72	1,600.00	1,968.72	1,800.00
TOTAL OTHER INCOME	5,529.45	746.00	4,783.45	17,835.67	9,396.00	8,439.67	10,800.00
TOTAL INCOME	82,471.54	67,724.00	14,747.54	778,342.64	676,686.00	101,656.64	812,816.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	70.00	70.00	590.74	700.00	109.26	700.00
621100 - MARKETING EXPENSE	0.00	0.00	0.00	(227.72)	0.00	227.72	0.00
621500 - MARKETING PAYROLL	14.30	0.00	(14.30)	136.87	0.00	(136.87)	0.00
622500 - CREDIT REPORTS	13.11	29.00	15.89	393.30	290.00	(103.30)	350.00
624500 - INSPECTION FEES	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
625500 - EVICTION EXPENSE	465.00	332.00	(133.00)	2,022.50	2,720.00	697.50	3,396.00
TOTAL RENTING EXPENSES	492.41	431.00	(61.41)	2,915.69	4,710.00	1,794.31	5,446.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,124.17	1,742.00	617.83	10,423.55	12,780.00	2,356.45	15,394.00
631100 - OFFICE EXPENSE	505.92	300.00	(205.92)	4,368.36	3,800.00	(568.36)	3,800.00
631111 - BANK CHARGES	119.45	65.00	(54.45)	897.13	670.00	(227.13)	800.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	0.00	0.00	215.58	654.00	438.42	872.00

631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	1,037.05	1,470.00	432.95	1,960.00
632000 - MANAGEMENT FEES	2,563.16	3,775.00	1,211.84	42,573.13	37,750.00	(4,823.13)	45,300.00
632500 - ANSWERING SERVICE	89.60	30.00	(59.60)	896.00	300.00	(596.00)	359.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,354.50	2,016.00	661.50	14,889.00	14,784.00	(105.00)	17,808.00
634000 - LEGAL EXPENSE	0.00	0.00	0.00	567.50	0.00	(567.50)	0.00
634100 - MISC. EXPENSE	0.00	0.00	0.00	202.89	0.00	(202.89)	0.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	6,775.00	8,249.00	1,474.00	11,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	1,725.84	1,806.00	80.16	2,408.00
635400 - SOFTWARE LICENSE EXPENSE	(3,572.27)	0.00	3,572.27	966.40	5,000.00	4,033.60	5,000.00
636000 - TELEPHONE	370.34	210.00	(160.34)	2,262.60	2,100.00	(162.60)	2,520.00
636500 - CABLE TV / INTERNET EXPENSE	102.60	102.00	(0.60)	923.40	1,020.00	96.60	1,220.00
637000 - BAD DEBT EXPENSE	4,588.76	500.00	(4,088.76)	9,968.29	5,000.00	(4,968.29)	6,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	83.00	83.00	0.00	830.00	830.00	1,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,623.49	2,490.00	(133.49)	26,234.90	24,900.00	(1,334.90)	29,880.00
638400 - TRAINING EXPENSE	0.00	118.00	118.00	782.85	1,425.00	642.15	1,648.00
638500 - TRAVEL EXPENSE	104.45	75.00	(29.45)	856.01	750.00	(106.01)	900.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	84.00	84.00	138.75	840.00	701.25	1,008.00
Total ADMINISTRATIVE EXPENSES	9,974.17	11,590.00	1,615.83	126,704.23	124,128.00	(2,576.23)	148,877.00

OPERATING EXPENSE

641900 - UNIFORMS EXPENSE	0.00	40.00	40.00	0.00	400.00	400.00	395.00
643000 - MAINTENANCE PAYROLL	3,244.36	5,510.00	2,265.64	43,050.20	40,404.00	(2,646.20)	48,636.00
643100 - JANITOR SUPPLIES	0.00	150.00	150.00	936.41	2,000.00	1,063.59	2,000.00
645000 - ELECTRICITY	332.95	500.00	167.05	2,680.15	5,000.00	2,319.85	6,000.00
645050 - ELECTRICITY - Vacant Unit	777.83	0.00	(777.83)	5,090.24	0.00	(5,090.24)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(252.13)	0.00	252.13	(685.62)	0.00	685.62	0.00
645100 - WATER	4,208.81	3,100.00	(1,108.81)	31,204.57	31,000.00	(204.57)	37,200.00
645300 - SEWER	6,302.18	4,880.00	(1,422.18)	51,826.60	48,800.00	(3,026.60)	58,560.00
645500 - UTILITY PROCESSING / COMMISSIONS	65.28	70.00	4.72	652.80	700.00	47.20	840.00
645551 - Vacant Unit Recovery Fees	1.56	0.00	(1.56)	164.00	0.00	(164.00)	0.00
646000 - EXTERMINATING	153.00	250.00	97.00	2,773.55	2,500.00	(273.55)	3,000.00
646200 - EXTERMINATING CONTRACT	0.00	0.00	0.00	5,035.00	0.00	(5,035.00)	0.00
647000 - GARBAGE & RUBBISH REMOVAL	1,035.89	1,601.00	565.11	8,881.31	16,010.00	7,128.69	19,212.00
647100 - FIRE SERVICE FEE / REPAIRS	3,853.61	933.00	(2,920.61)	21,657.01	9,330.00	(12,327.01)	11,200.00
649000 - MISC OPERATING EXPENSE	257.57	83.00	(174.57)	306.98	830.00	523.02	1,000.00
TOTAL OPERATING EXPENSE	19,980.91	17,117.00	(2,863.91)	173,573.20	156,974.00	(16,599.20)	188,043.00

MAINTENANCE EXPENSE

650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	830.00	830.00	1,000.00
652000 - GROUNDS	0.00	0.00	0.00	280.00	0.00	(280.00)	0.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	390.92	1,000.00	609.08	1,000.00
652002 - GROUNDS - Contract	1,800.00	1,699.00	(101.00)	16,800.00	16,990.00	190.00	20,406.00
653000 - EXTERIOR PAINTING / REPAIRS	0.00	1,013.00	1,013.00	4,479.00	6,380.00	1,901.00	6,906.00
653500 - CLEANING EXPENSE	535.00	0.00	(535.00)	7,832.80	0.00	(7,832.80)	0.00
654100 - REPAIRS - APPLIANCES	99.54	250.00	150.46	2,246.42	2,509.00	262.58	3,005.00
654200 - REPAIRS - CARPET & FLOORS	0.00	150.00	150.00	600.59	2,000.00	1,399.41	2,000.00
654300 - REPAIRS - CARPENTRY	1,262.50	357.00	(905.50)	8,943.27	5,998.00	(2,945.27)	6,000.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	596.15	0.00	(596.15)	0.00
654400 - REPAIRS - ELECTRICAL	547.25	300.00	(247.25)	3,433.82	2,904.00	(529.82)	3,500.00
654600 - REPAIRS - PLUMBING	134.89	1,002.00	867.11	5,751.92	5,602.00	(149.92)	5,602.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	53,408.75	0.00	(53,408.75)	0.00
654702 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / NON-ACC)	0.00	0.00	0.00	(15,352.94)	0.00	15,352.94	0.00
655100 - REPAIRS - HVAC	218.20	300.00	81.80	4,338.60	8,500.00	4,161.40	8,500.00
656000 - DECORATING EXPENSE	600.00	317.00	(283.00)	10,706.64	4,367.00	(6,339.64)	5,001.00
656001 - DECORATING - Painting Supplies	0.00	0.00	0.00	8.70	0.00	(8.70)	0.00
656003 - DECORATING - Draperies / Blinds	142.15	0.00	(142.15)	142.15	0.00	(142.15)	0.00
657000 - MOTOR VEHICLE REPAIRS	0.00	100.00	100.00	1,177.20	1,000.00	(177.20)	1,200.00
658500 - SMALL TOOLS EXPENSE	35.66	84.00	48.34	283.86	1,000.00	716.14	1,000.00
659000 - MISC MAINTENANCE EXPENSE	0.00	42.00	42.00	1,249.94	420.00	(829.94)	506.00

TOTAL MAINTENANCE EXPENSE	5,375.19	5,697.00	321.81	107,317.79	59,500.00	(47,817.79)	65,626.00
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	15,259.55	9,925.00	(5,334.55)	120,243.82	99,250.00	(20,993.82)	119,100.00
TOTAL INTEREST EXPENSE	15,259.55	9,925.00	(5,334.55)	120,243.82	99,250.00	(20,993.82)	119,100.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	35,100.00
671100 - PAYROLL TAXES	427.46	708.00	280.54	5,370.05	5,802.00	431.95	6,863.00
672000 - INSURANCE EXPENSE	0.00	0.00	0.00	139,877.58	167,400.00	27,522.42	167,400.00
672100 - HEALTH INSURANCE	951.47	400.00	(551.47)	7,127.92	4,000.00	(3,127.92)	4,800.00
672200 - WORKERS COMP INSURANCE	72.61	219.00	146.39	982.81	1,614.00	631.19	1,943.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	0.00	1,670.00	1,670.00	2,000.00
TOTAL TAXES & INSURANCE	1,451.54	1,494.00	42.46	153,358.36	180,486.00	27,127.64	218,106.00
OTHER EXPENSES							
687500 - TRUSTEE FEES	740.00	740.00	0.00	8,140.00	7,400.00	(740.00)	8,880.00
TOTAL OTHER EXPENSES	740.00	740.00	0.00	8,140.00	7,400.00	(740.00)	8,880.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	800.00	800.00	10,590.07	8,000.00	(2,590.07)	8,800.00
721102 - Flooring: Carpet & Tile	0.00	800.00	800.00	17,768.44	8,000.00	(9,768.44)	8,800.00
721105 - Water Heaters	0.00	0.00	0.00	455.02	0.00	(455.02)	0.00
721106 - HVAC Equipment	3,036.78	1,500.00	(1,536.78)	13,331.87	18,500.00	5,168.13	18,500.00
721112 - Doors & Wndws (Exterior)	0.00	0.00	0.00	4,020.15	4,500.00	479.85	4,500.00
TOTAL EQUIPMENT PURCHASES	3,036.78	3,100.00	63.22	46,165.55	39,000.00	(7,165.55)	40,600.00
TOTAL CORPORATE EXPENSES	56,310.55	50,094.00	(6,216.55)	738,418.64	671,448.00	(66,970.64)	794,678.00
NET PROFIT OR LOSS	26,160.99	17,630.00	8,530.99	39,924.00	5,238.00	34,686.00	18,138.00
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	2,666.65	2,925.00	258.35	29,333.15	29,250.00	(83.15)	35,100.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(35,100.00)
790200 - PROPERTY INSURANCE ESC DEP	5,500.02	13,875.00	8,374.98	102,500.22	138,750.00	36,249.78	166,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(138,646.05)	(166,500.00)	(27,853.95)	(166,500.00)
791000 - PROV FOR REPLACEMENTS	1,700.00	1,700.00	0.00	18,700.00	17,000.00	(1,700.00)	20,400.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(40,600.00)
793000 - PROV FOR MORT PRIN AMORT	2,500.00	2,500.00	0.00	27,500.00	25,000.00	(2,500.00)	30,000.00
TOTAL NON-OPERATING EXPENSES	12,366.67	21,000.00	8,633.33	39,387.32	43,500.00	4,112.68	9,800.00
NET CASH (+) / DEF (-)	13,794.32	(3,370.00)	17,164.32	536.68	(38,262.00)	38,798.68	8,338.00

Created on:

Janies Garden II

Balance Sheet

October 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
10/31/2025
Janies Garden II

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	(14,781.10)
CASH IN BANK- RECONCILIATION	(1,422.23)
CASH IN BANK - SECURITY DEPOSITS	51,377.84
Total Cash	<u>35,574.51</u>

Accounts Receivable

A/R - RESIDENTS	9,023.94
A/R - COMMERCIAL TENANTS	2,271.44
Voucher / PBV - Suspense	(3,617.00)
A/R - PBV SUBSIDY	3,237.00
A/R - VOUCHER SUBSIDY	1,432.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	31,185.12
GRANT RECEIVABLE	4,797.68
NEW RESIDENT - RENT & SEC DEP PAYMENTS	84.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(6,650.42)
Total Accounts Receivable	<u>41,963.76</u>

Deposits & Escrows

DEBT SERVICE RESERVE FUND	186,327.76
REAL ESTATE TAX ESCROW	32,707.21
PROPERTY & LIABILITY INSURANCE ESCROW	17,713.99
RESERVE FOR REPLACEMENTS	139,272.14
OPERATING RESERVE FUND	69,092.24
Total Deposits & Escrows	<u>445,113.34</u>

Other Current Assets

PREPAID PROPERTY INSURANCE	36,334.00
MISC PREPAID EXPENSE	96.75
Total Other Current Assets	<u>36,430.75</u>

Total Current Assets

559,082.36

Fixed Assets

LAND	150,000.00
BUILDINGS	11,257,899.91

Depreciation & Amortization

ACC DEPR BUILDINGS	(6,159,747.00)
Total Depreciation & Amortization	<u>(6,159,747.00)</u>

Total Fixed Assets

5,248,152.91

Other Assets	
DEPOSITS - RECEIVABLE	5,349.84
START-UP COSTS	53,000.00
LIHTC FEE	141,101.64
ACCUM. AMORT. - LIHTC MONITORING FEE	(131,643.00)
RAR ADJ - ACCUM AMORTIZATION	(53,000.00)
Total Other Assets	<u>14,808.48</u>

Total Assets 5,822,043.75
Liabilities & Equity

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	2,221.00
ACCOUNTS PAYABLE	23,100.69
ACCOUNTS PAYABLE - OTHER	22,051.74
ACCRUED INTEREST PAYABLE - 3RD MORTG.	45,572.91
ACCRUED EXPENSE	8,416.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	1,756.66
Total Current Liabilities	<u>103,119.00</u>

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	48,493.87
SECURITY DEP INT LIABILITY	1,102.38
PREPAID RENTS	16,333.27
Total Other Current Liabilities	<u>65,929.52</u>

Long Term Liabilities

DEFERRED FINANCING FEES	(239,467.00)
ACC - AMORT FINANCING FEES (Old)	83,817.00
1ST MORTGAGE PAYABLE	1,615,000.77
SECOND MORTGAGE PAYABLE (Old)	6,743,500.00
OTHER MORTGAGE PAYABLE (Old)	300,000.00
Total Long Term Liabilities	<u>8,502,850.77</u>

Total Liabilities 8,671,899.29

Equity

Retained Earnings	(2,889,779.54)
Current Net Income	39,924.00

Total Equity (2,849,855.54)

Total Liabilities & Equity 5,822,043.75

Janies Garden III Budget Operating Report As of October 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
10/31/2025
Janies Garden III

	Month Ending			01/01/2025 Through			Year Ending
	10/31/2025			10/31/2025			12/31/2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	47,122.00	36,200.00	10,922.00	457,546.00	362,000.00	95,546.00	434,400.00
512001 - APARTMENT RENT- TENANT ACC ONLY	3,700.00	0.00	3,700.00	56,225.00	0.00	56,225.00	0.00
512100 - SUBSIDY REVENUE	70,947.00	65,000.00	5,947.00	650,032.00	650,000.00	32.00	780,000.00
518000 - OPERATING SUBSIDY - ACC	0.00	0.00	0.00	26,278.63	0.00	26,278.63	0.00
TOTAL RENT INCOME	121,769.00	101,200.00	20,569.00	1,190,081.63	1,012,000.00	178,081.63	1,214,400.00
VACANCIES							
522000 - VACANCIES - TENANT	(9,856.00)	(5,000.00)	(4,856.00)	(133,822.00)	(50,000.00)	(83,822.00)	(60,000.00)
TOTAL VACANCIES	(9,856.00)	(5,000.00)	(4,856.00)	(133,822.00)	(50,000.00)	(83,822.00)	(60,000.00)
NET RENTAL INCOME	111,913.00	96,200.00	15,713.00	1,056,259.63	962,000.00	94,259.63	1,154,400.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	42.00	(42.00)	0.00	420.00	(420.00)	500.00
533000 - TENANT APPLICATION FEE	0.00	42.00	(42.00)	430.00	420.00	10.00	500.00
TOTAL SERVICES INCOME	0.00	84.00	(84.00)	430.00	840.00	(410.00)	1,000.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	1,637.66	0.00	1,637.66	15,363.58	0.00	15,363.58	0.00
541300 - INT INC - AFFORDABILITY RESERVE	399.85	0.00	399.85	4,169.82	0.00	4,169.82	0.00
541400 - INT INC - OPERATING RESERVE	821.19	0.00	821.19	8,516.05	0.00	8,516.05	0.00
TOTAL FINANCIAL INCOME	2,858.70	0.00	2,858.70	28,049.45	0.00	28,049.45	0.00
OTHER INCOME							
592500 - LATE CHARGES	1,875.00	500.00	1,375.00	11,575.00	5,000.00	6,575.00	6,000.00
593600 - LEGAL INCOME	0.00	0.00	0.00	1,560.00	0.00	1,560.00	0.00
593800 - CLEANING FEE	826.40	0.00	826.40	4,701.40	0.00	4,701.40	0.00
593900 - DAMAGES	889.81	167.00	722.81	5,222.85	1,670.00	3,552.85	2,000.00
594000 - PET FEE	50.00	0.00	50.00	1,025.00	0.00	1,025.00	0.00
TOTAL OTHER INCOME	3,641.21	667.00	2,974.21	24,084.25	6,670.00	17,414.25	8,000.00
TOTAL INCOME	118,412.91	96,951.00	21,461.91	1,108,823.33	969,510.00	139,313.33	1,163,400.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	63.00	63.00	610.86	630.00	19.14	755.00
621100 - MARKETING EXPENSE	0.00	0.00	0.00	(241.11)	0.00	241.11	0.00
621500 - MARKETING PAYROLL	15.38	0.00	(15.38)	147.08	0.00	(147.08)	0.00
622500 - CREDIT REPORTS	39.33	42.00	2.67	152.95	420.00	267.05	506.00
624500 - INSPECTION FEES	0.00	83.00	83.00	0.00	830.00	830.00	1,000.00
625500 - EVICTION EXPENSE	1,260.00	501.00	(759.00)	4,437.50	5,010.00	572.50	6,000.00
TOTAL RENTING EXPENSES	1,314.71	689.00	(625.71)	5,107.28	6,890.00	1,782.72	8,261.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,191.28	1,836.00	644.72	11,125.51	13,472.00	2,346.49	16,228.00
631100 - OFFICE EXPENSE	552.57	466.00	(86.57)	5,348.58	4,660.00	(688.58)	5,596.00
631111 - BANK CHARGES	157.28	50.00	(107.28)	1,570.73	900.00	(670.73)	1,000.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	0.00	0.00	215.60	750.00	534.40	1,000.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	1,098.06	2,625.00	1,526.94	3,500.00
632000 - MANAGEMENT FEES	6,823.54	5,817.00	(1,006.54)	62,661.73	58,170.00	(4,491.73)	69,803.00
632500 - ANSWERING SERVICE	0.00	32.00	32.00	0.00	320.00	320.00	381.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	3,354.00	4,992.00	1,638.00	36,868.00	36,608.00	(260.00)	44,096.00

634100 - MISC. EXPENSE	0.00	0.00	0.00	202.91	0.00	(202.91)	0.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	0.00	0.00	0.00	1,523.00	1,523.00	2,030.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	6,775.00	8,250.00	1,475.00	11,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	1,827.36	1,830.00	2.64	2,440.00
635400 - SOFTWARE LICENSE EXPENSE	(3,901.75)	0.00	3,901.75	852.15	5,000.00	4,147.85	5,000.00
636000 - TELEPHONE	89.68	183.00	93.32	2,075.56	1,830.00	(245.56)	2,200.00
636500 - CABLE TV / INTERNET EXPENSE	380.59	313.00	(67.59)	3,806.62	3,130.00	(676.62)	3,756.00
637000 - BAD DEBT EXPENSE	401.60	1,300.00	898.40	9,393.55	13,000.00	3,606.45	15,500.00
637001 - BAD DEBT EXPENSE - Allowance	0.00	0.00	0.00	747.00	0.00	(747.00)	0.00
637600 - SOCIAL SERVICE SUPPLIES	117.64	72.00	(45.64)	134.63	935.00	800.37	1,002.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,792.60	2,649.00	(143.60)	27,926.01	26,490.00	(1,436.01)	31,788.00
638400 - TRAINING EXPENSE	0.00	250.00	250.00	782.42	2,500.00	1,717.58	3,000.00
638500 - TRAVEL EXPENSE	104.45	250.00	145.55	856.03	2,500.00	1,643.97	3,000.00
639000 - MISC ADMINISTRATIVE EXPENSE	500.00	133.00	(367.00)	638.75	1,330.00	691.25	1,600.00
Total ADMINISTRATIVE EXPENSES	12,563.48	18,343.00	5,779.52	174,906.20	185,823.00	10,916.80	223,920.00

OPERATING EXPENSE

641900 - UNIFORMS EXPENSE	0.00	33.00	33.00	0.00	330.00	330.00	400.00
643000 - MAINTENANCE PAYROLL	3,460.64	5,901.00	2,440.36	48,881.04	43,282.00	(5,599.04)	52,101.00
643100 - JANITOR SUPPLIES	105.98	216.00	110.02	2,574.56	2,160.00	(414.56)	2,602.00
645000 - ELECTRICITY	2,618.65	1,166.00	(1,452.65)	12,915.64	11,660.00	(1,255.64)	14,000.00
645050 - ELECTRICITY - Vacant Unit	663.53	0.00	(663.53)	5,822.73	0.00	(5,822.73)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(53.65)	0.00	53.65	(665.46)	0.00	665.46	0.00
645100 - WATER	3,330.99	3,350.00	19.01	34,317.55	33,500.00	(817.55)	40,200.00
645300 - SEWER	4,972.68	5,000.00	27.32	51,142.07	50,000.00	(1,142.07)	60,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	69.12	72.00	2.88	691.20	720.00	28.80	864.00
645551 - Vacant Unit Recovery Fees	1.56	0.00	(1.56)	208.14	0.00	(208.14)	0.00
646000 - EXTERMINATING	162.00	500.00	338.00	8,390.44	5,000.00	(3,390.44)	6,000.00
646200 - EXTERMINATING CONTRACT	0.00	0.00	0.00	4,273.50	0.00	(4,273.50)	0.00
647000 - GARBAGE & RUBBISH REMOVAL	275.25	1,419.00	1,143.75	1,482.32	14,190.00	12,707.68	16,995.00
647002 - TRASH REMOVAL - SERVICE	0.00	0.00	0.00	475.00	0.00	(475.00)	0.00
647050 - GARBAGE & RUBBISH REMOVAL - Vacant Unit	305.25	0.00	(305.25)	4,548.00	0.00	(4,548.00)	0.00
647100 - FIRE SERVICE FEE / REPAIRS	4,917.72	112.00	(4,805.72)	24,225.54	7,645.00	(16,580.54)	10,005.00
649000 - MISC OPERATING EXPENSE	257.57	250.00	(7.57)	306.98	2,500.00	2,193.02	3,000.00
TOTAL OPERATING EXPENSE	21,087.29	18,019.00	(3,068.29)	199,589.25	170,987.00	(28,602.25)	206,167.00

MAINTENANCE EXPENSE

650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	830.00	830.00	996.00
652000 - GROUNDS	0.00	0.00	0.00	2,080.00	0.00	(2,080.00)	0.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	0.00	3,500.00	3,500.00	3,500.00
652002 - GROUNDS - Contract	1,800.00	1,558.00	(242.00)	15,690.00	17,362.00	1,672.00	20,504.00
653000 - EXTERIOR PAINTING / REPAIRS	0.00	600.00	600.00	6,735.16	6,000.00	(735.16)	7,200.00
653500 - CLEANING EXPENSE	935.95	0.00	(935.95)	18,189.19	5,000.00	(13,189.19)	5,000.00
654100 - REPAIRS - APPLIANCES	824.13	525.00	(299.13)	4,620.47	3,300.00	(1,320.47)	3,750.00
654200 - REPAIRS - CARPET & FLOORS	125.00	150.00	25.00	174.58	1,500.00	1,325.42	1,800.00
654202 - REPAIRS - Flooring Contract	125.00	0.00	(125.00)	125.00	0.00	(125.00)	0.00
654300 - REPAIRS - CARPENTRY	1,479.73	610.00	(869.73)	15,220.23	4,500.00	(10,720.23)	5,000.00
654307 - REPAIRS - Hardware	24.43	0.00	(24.43)	78.25	0.00	(78.25)	0.00
654400 - REPAIRS - ELECTRICAL	255.95	333.00	77.05	10,018.63	4,530.00	(5,488.63)	4,996.00
654600 - REPAIRS - PLUMBING	143.87	550.00	406.13	11,374.38	5,500.00	(5,874.38)	6,000.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	26,833.50	0.00	(26,833.50)	0.00
654800 - SERVICE CONTRACTS	0.00	150.00	150.00	0.00	1,500.00	1,500.00	1,800.00
655100 - REPAIRS - HVAC	1,533.35	945.00	(588.35)	16,431.62	9,990.00	(6,441.62)	12,000.00
656000 - DECORATING EXPENSE	1,131.87	382.00	(749.87)	20,474.05	8,068.00	(12,406.05)	8,800.00
656001 - DECORATING - Painting Supplies	0.00	0.00	0.00	134.21	0.00	(134.21)	0.00
656003 - DECORATING - Draperies / Blinds	150.61	0.00	(150.61)	479.96	0.00	(479.96)	0.00
657000 - MOTOR VEHICLE REPAIRS	0.00	125.00	125.00	1,425.96	1,250.00	(175.96)	1,506.00
658000 - MAIN EQUIPMENT REPAIR	0.00	0.00	0.00	2,302.84	1,000.00	(1,302.84)	1,000.00
658500 - SMALL TOOLS EXPENSE	61.06	30.00	(31.06)	723.80	1,300.00	576.20	1,300.00
659000 - MISC MAINTENANCE EXPENSE	171.00	200.00	29.00	527.29	2,000.00	1,472.71	2,000.00
TOTAL MAINTENANCE EXPENSE	8,761.95	6,241.00	(2,520.95)	153,639.12	77,130.00	(76,509.12)	87,152.00

INTEREST EXPENSE

682000 - 1ST MORTGAGE INTEREST	6,116.77	6,117.00	0.23	62,275.33	62,278.00	2.67	74,695.00
TOTAL INTEREST EXPENSE	6,116.77	6,117.00	0.23	62,275.33	62,278.00	2.67	74,695.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	41,700.00
671100 - PAYROLL TAXES	594.12	974.00	379.88	7,236.43	7,921.00	684.57	9,380.00
672000 - INSURANCE EXPENSE	0.00	0.00	0.00	195,761.87	260,500.00	64,738.13	260,500.00
672100 - HEALTH INSURANCE	1,775.39	700.00	(1,075.39)	12,957.33	7,000.00	(5,957.33)	8,400.00
672200 - WORKERS COMP INSURANCE	87.25	258.00	170.75	1,149.75	1,908.00	758.25	2,298.00
TOTAL TAXES & INSURANCE	2,456.76	1,932.00	(524.76)	217,105.38	277,329.00	60,223.62	322,278.00
OTHER EXPENSES							
723100 - INCENTIVE MANAGEMENT FEE	0.00	0.00	0.00	48,527.03	0.00	(48,527.03)	0.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	48,527.03	0.00	(48,527.03)	0.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	0.00	0.00	12,705.74	10,000.00	(2,705.74)	10,000.00
721102 - Flooring: Carpet & Tile	10,196.73	0.00	(10,196.73)	26,900.04	6,000.00	(20,900.04)	6,000.00
721104 - Tubs & Surrounds	0.00	0.00	0.00	570.00	0.00	(570.00)	0.00
721105 - Water Heaters	0.00	0.00	0.00	1,462.32	1,000.00	(462.32)	1,000.00
721106 - HVAC Equipment	3,700.29	0.00	(3,700.29)	25,213.22	9,000.00	(16,213.22)	9,000.00
721112 - Doors & Wndows (Exterior)	0.00	0.00	0.00	7,318.49	0.00	(7,318.49)	0.00
TOTAL EQUIPMENT PURCHASES	13,897.02	0.00	(13,897.02)	74,169.81	26,000.00	(48,169.81)	26,000.00
TOTAL CORPORATE EXPENSES	66,197.98	51,341.00	(14,856.98)	935,319.40	806,437.00	(128,882.40)	948,473.00
NET PROFIT OR LOSS	52,214.93	45,610.00	6,604.93	173,503.93	163,073.00	10,430.93	214,927.00
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	4,431.51	3,475.00	(956.51)	43,484.71	34,750.00	(8,734.71)	41,700.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(41,700.00)
790200 - PROPERTY INSURANCE ESC DEP	18,789.91	21,625.00	2,835.09	188,796.72	216,250.00	27,453.28	259,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(194,196.80)	(259,500.00)	(65,303.20)	(259,500.00)
791000 - PROV FOR REPLACEMENTS	2,280.19	2,280.00	(0.19)	22,204.12	22,206.00	1.88	26,766.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(26,000.00)
793000 - PROV FOR MORT PRIN AMORT	1,394.82	1,395.00	0.18	12,840.57	12,842.00	1.43	15,448.00
TOTAL NON-OPERATING EXPENSES	26,896.43	28,775.00	1,878.57	73,129.32	26,548.00	(46,581.32)	16,214.00
NET CASH (+) / DEF (-)	25,318.50	16,835.00	8,483.50	100,374.61	136,525.00	(36,150.39)	198,713.00

Created on:

Janies Garden III
Balance Sheet
October 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
10/31/2025
Janies Garden III

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	636,189.90
CASH IN BANK - DEVELOPMENT	1,199.61
CASH IN BANK - SECURITY DEPOSITS	<u>59,087.51</u>
Total Cash	696,877.02

Accounts Receivable

A/R - RESIDENTS	17,455.22
Voucher / PBV - Suspense	(7,005.00)
A/R - PBV SUBSIDY	6,018.00
A/R - VOUCHER SUBSIDY	3,516.00
DUE FROM PARTNERS	100.00
DUE TO/FROM-OTHERS (OPERATIONS)	4,641.18
ALLOWANCE FOR DOUBTFUL ACCOUNTS	<u>(8,270.05)</u>
Total Accounts Receivable	16,455.35

Deposits & Escrows

REAL ESTATE TAX ESCROW	53,178.17
PROPERTY & LIABILITY INSURANCE ESCROW	173,463.76
RESERVE FOR REPLACEMENTS	89,906.50
ESCROWS - OTHER	304,718.57
OPERATING RESERVE FUND	25,093.82
AFFORDABILITY RESERVE	<u>159,824.22</u>
Total Deposits & Escrows	806,185.04

Other Current Assets

PREPAID PROPERTY INSURANCE	<u>55,749.00</u>
Total Other Current Assets	55,749.00

Total Current Assets

1,575,266.41

Fixed Assets

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

Depreciation & Amortization

ACC DEPR BUILDINGS	(3,850,760.00)
ACC DEPR - MISC FIXED ASSETS	<u>(10,861.00)</u>
Total Depreciation & Amortization	(3,861,621.00)

Total Fixed Assets

7,660,610.79

Other Assets	
DEPOSITS - RECEIVABLE	3,604.64
START-UP COSTS	46,000.00
LIHTC FEE	349,236.00
ACCUM. AMORT. - LIHTC MONITORING FEE	(204,006.00)
RAR ADJ - ACCUM AMORTIZATION	(46,000.00)
Total Other Assets	<u>148,834.64</u>

Total Assets 9,384,711.84

Liabilities & Equity

Liabilities

Current Liabilities

ACCOUNTS PAYABLE	191,901.60
ACCOUNTS PAYABLE - OTHER	291,957.37
ACTS PAY - RES EXCESS HSING ASST P	58.00
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	1,013,048.20
ACCRUED INTEREST PAYABLE - 2ND MORTG.	6,381.00
ACCRUED EXPENSE	6,857.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	1,406.24
Total Current Liabilities	<u>1,511,609.41</u>

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	55,370.00
SECURITY DEP INT LIABILITY	1,532.36
PREPAID RENTS	13,039.86
Total Other Current Liabilities	<u>69,942.22</u>

Long Term Liabilities

DEFERRED FINANCING FEES	(134,334.82)
ACC - AMORT FINANCING FEES (Old)	54,729.00
1ST MORTGAGE PAYABLE	1,201,903.88
2ND MORTGAGE PAYABLE	2,815,931.00
Total Long Term Liabilities	<u>3,938,229.06</u>

Total Liabilities 5,519,780.69

Equity

Retained Earnings	3,691,501.04
Current Net Income	173,430.11

Total Equity 3,864,931.15

Total Liabilities & Equity 9,384,711.84



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

Development Ad Hoc Committee Meeting
1300 Blvd of the Arts, Sarasota, FL 34236
October 14, 2025 | 4:30 pm

I. CALL TO ORDER: The Development Ad Hoc Committee meeting was called to order at 4:35 pm.

II. ROLL CALL

Commissioners Present: Jack Meredith, Nicole Roman, Philip DiMaria and David Morgan

Committee Members Not Present: None

SHA Personnel: William Russell and Andrea Keddell

Development Partners/Invited Attendees: City Commissioner Jen Ahearn-Koch, Jake Zunamon (Video) and Joe Chambers (Video)

III. DEVELOPMENT PROJECT UPDATES

A. McCown Tower North/Parking Garage/Design

Parking Garage/Public Parking Options

- Commissioner Meredith reported that David Lough from the Rosemary District Association had contacted him regarding area neighbors and community groups that desire public parking be included in this project. Mr. Russell stated that he'd be welcome to sign up to speak at the upcoming board meeting in October. Commissioner DiMaria stated that it would be good to hear from the community on their goals and needs.
- Mr. Russell reported that the current design is now proposing 4 floors and the 1st 3 levels of parking will be needed for residents, staff and retail parking. So, the 4th deck could be designated for public parking, and the initial design did allow for 5 decks if the City desired to fill the funding gap for the additional 1 or possibly 2 levels. Each level would yield approximately 80 spaces for the upper floors and 56 for the 1st floor.
- City Commissioner Ahearn-Koch reported that she does not have any new information from the City but that she's taking down all the comments from the community and area groups and is looking to see if there could possibly be some middle ground between the opposing views to have or not have public parking.
- Resident concern was raised about the placement of the elevator being far from the entrance for move ins. Commissioner Meredith responded that there are specific code requirements for loading and unloading areas.

Unit Design Options

- Mr. Zunamon shared the proposed unit design via Zoom and went over the 3 proposed unit types for the east/west sides (the smaller units) that were in question. The 2 larger, northern, units did not seem to have any issues.

- A proposal was made that perhaps 30 of 1 unit type could be built on the east side of the project and 30 of another unit type could be built on the west side of the project to allow for a variety of availability. All 3 poster boards of the 3 versions (A1A, A1B, and A1C) will be brought to the upcoming board meeting for discussion with the full board. Discussion took place on the possibility of doing a ¾ wall or adding a block windows along the top of the wall between the living and bedroom area to allow some natural light into the bedroom.
- Mr. Chambers and Zunamon both expressed that the units are similar to other area projects and with the upgrades to the finishes and balconies in each unit, the designs should be pleasing to new residents. The proposed stackable washer/dryers in the units were also a plus for new residents of these units.
- Commissioner Meredith inquired about the construction scheduled for the project. Mr. Zunamon reported that construction should begin in the 4th quarter of 2026. Additional funding is being sought from the upcoming Resilient SRQ application process, which is due 10/24/25. The application is almost complete. The funding gap is approximately \$7 million, and the plan is to request this amount from the County.

B. Lofts on Lemon (Phase II)

- Mr. Zunamon reported that Owner, Architect, and Contractor (OAC) meetings are taking place weekly. FPL lines should be down by the end of the month. Marmer is doing a nice job, construction is moving along, and they should be going vertical soon.

C. Cypress Square II (Courts-Phase II) / Amaryllis Park Place III

- Mr. Zunamon reported the project is moving along. Marmer is doing a nice job, construction is vertical on all 3 buildings. The project is anticipated to be completed by the end of next year (September 2026).

D. Cypress Square III (Courts-Phase III)/Amaryllis Park Place IV & Central Gardens (22nd St)

- Mr. Zunamon shared that plans were approved by the planning board. The plans for Amaryllis go before the City Commission on 11/17/25. Marmer Construction is the planned contractor for this project as well. Bank of America is signed up to be the investor/lender for the project and the financial closing for the project should happen by the end of the 1st quarter of 2026 (March).
- The project is reported to be on track with funding requirement deadlines.

E. Miscellaneous Items

- None.

IV. ADJOURNMENT

The Development Ad Hoc Committee Meeting was adjourned at 5:03 pm.



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

Development Ad Hoc Committee Meeting
1300 Blvd of the Arts, Sarasota, FL 34236
November 18, 2025 | 4:30 pm

I. **CALL TO ORDER:** The Development Ad Hoc Committee meeting was called to order at 4:40 pm.

II. **ROLL CALL**

Commissioners Present: David Morgan and John Colón (In at 4:47 pm)

Committee Members Not Present: Jack Meredith

SHA Personnel: William Russell and Andrea Keddell

Development Partners/Invited Attendees: Joe Chambers (Video)

III. **DEVELOPMENT PROJECT UPDATES**

A. **McCown Tower North/Parking Garage**

- Mr. Russell reported that he and Mr. Chambers had a virtual meeting with the city that was uneventful. The interim city manager has questions about the ownership of the development. So, a meeting is being planned on December 4 at 2 pm, so the city's bond council, Fortis, and their attorney and Fox Rothschild can discuss and get all the questions answered.
- A parking study has been ordered to see if there's truly a need for it in this neighborhood. The results should be back by the end of this week. Mr. Chambers reported that he and Mr. Russell continue to follow up with the city each week to try to get answers about any commitment to the project. The city knows that a decision is needed before the end of the year.
- Commissioner Morgan expressed it's good to make sure the public knows that SHA is actively trying to get all the information it can to make the best decision for residents and for the neighborhood.

B. **Lofts on Lemon (Phase II)**

- Mr. Chambers reported that Owner, Architect, and Contractor (OAC) meetings continue to take place weekly. The foundation has been poured and they're working on the first floor and parking deck supports. So, the project is back on schedule and on budget following the issues with FPL lines.

C. **Cypress Square II (Courts-Phase II) / Amaryllis Park Place III**

- Mr. Chambers reported the project is moving along. All 3 building frames are up and they are starting the third-floor block. The stucco should be done by the end of December or January, with the roofs following after that. The project is on budget and anticipated to be completed by the second quarter of next year.

D. Cypress Square III (Courts-Phase III)/Amaryllis Park Place IV & Central Gardens (22nd St)

- Mr. Chambers shared that plans for Amaryllis Park Place IV were approved by the City Commission on 11/17/25 and the planning board approved Central Gardens last month. The project is moving forward with the underwriting, and the financial closing should happen by the end of the 2nd quarter of 2026.

E. Miscellaneous Items

- Commissioner Morgan asked for an update on the single-family home design from previous meetings. Mr. Russell believes SHA is still finalizing the plans but will need to get information from Lance Clayton and Hoyt. Mr. Russell may have some private donors that may want to contribute to this project.

IV. ADJOURNMENT

The Development Ad Hoc Committee Meeting was adjourned at 4:51 pm.

HOUSING CHOICE VOUCHER MONTHLY BOARD REPORT-2025

HAP Utilization YTD

All HAP Funds 106 %

Annual ABA only 107%

Leasing Update

	January	February	March	April	May	June	July	August	September	October	November	December
Homeownership	26	25	25	25	24	23	23	24	24	25	25	
Family Unification Program	48	48	48	46	48	46	46	43	46	45	45	
Foster Youth to Independence	6	6	6	7	8	9	9	12	12	13	13	
Port out vouchers that belong to us	22	24	24	32	35	39	41	45	48	50	54	
Veterans Supportive Vouchers Housed	209	210	215	212	223	215	216	231	237	238	244	
Tenant Protection Vouchers	113	112	113	104	110	103	108	108	108	109	109	
Regular Vouchers leased up	1031	1031	1030	1022	1022	1012	1010	1003	991	973	966	
Project Based Vouchers	274	278	278	282	293	293	292	292	295	296	296	
Mainstream	132	130	128	124	127	125	125	122	124	123	124	
Emergency Housing Vouchers	50	50	51	51	52	51	51	49	49	49	49	
City Homeless Preference	31	30	33	32	39	40	43	35	37	35	35	
YMCA Homeless Preference	15	15	15	15	15	15	15	15	15	15	15	
Total Vouchers Leased first of month	1957	1959	1966	1952	1996	1971	1979	1979	1986	1971	1975	0

Port In vouchers that we administer for other agencies

2	2	2	3	8	13	15	21	26	33	37
---	---	---	---	---	----	----	----	----	----	----

Total vouchers issued and not leased up

29	35	25	18	23	9	13	15	13	12	9
----	----	----	----	----	---	----	----	----	----	---

Homeless Preference Report

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

Report Instructions: Run VMS Summary Rpt

Sarasota Housing Authority

HUD - 50072: PHAS Management Operation Certification

Program: McCown Tower Project: All Projects Date From: 04/01/2025 Through: 10/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	48
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.	7
V12800	Average number of calendar days units were in downtime.	0.43
V12900	Average number of calendar days units were in make ready time	5.71
V13000	Average number of calendar days units were in lease up time.	0.71
V13100	Average unit turnaround days.	6.86

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	148
W10100	Total number of emergency work orders completed / abated within 24 hours.	148
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.	596
W10600	Total number of calendar days it took to complete non-emergency work orders.	1924
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	1.76
W10800	Average completion days.	3.23

Totals for McCown Tower Rent: \$32,893.42 Paid: \$32,893.42 (100%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Annex Project: All Projects Date From: 04/01/2025 Through: 10/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	71
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.	5
V12800	Average number of calendar days units were in downtime.	1.40
V12900	Average number of calendar days units were in make ready time	7.40
V13000	Average number of calendar days units were in lease up time.	5.40
V13100	Average unit turnaround days.	14.20

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	57
W10100	Total number of emergency work orders completed / abated within 24 hours.	57
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.	391
W10600	Total number of calendar days it took to complete non-emergency work orders.	1991
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.	5.09

Totals for Annex Rent: \$27,609.00 Paid: \$27,528.00 (99.7%)

Sarasota Housing Authority

HUD - 50072: PHAS Management Operation Certification

Program: Bertha Mitchell Project: All Projects Date From: 04/01/2025 Through: 10/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	235
V12500	Total number of vacancy days exempted for Capital Fund.	464
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.	13
V12800	Average number of calendar days units were in downtime.	2.85
V12900	Average number of calendar days units were in make ready time	11.54
V13000	Average number of calendar days units were in lease up time.	3.69
V13100	Average unit turnaround days.	18.08

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	256
W10100	Total number of emergency work orders completed / abated within 24 hours.	256
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.	314
W10600	Total number of calendar days it took to complete non-emergency work orders.	3462
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.	11.03

Totals for Bertha Mitchell Rent: \$47,195.00 Paid: \$42,027.32 (89.1%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: SVC Project: All Projects Date From: 04/01/2025 Through: 10/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	0
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.	0
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.	0.00
V13100	Average unit turnaround days.	0.00

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	1
W10100	Total number of emergency work orders completed / abated within 24 hours.	1
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.	1
W10600	Total number of calendar days it took to complete non-emergency work orders.	1
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	7.89
W10800	Average completion days.	1.00

Totals for SVC Courts Rent: N/A Due to Relocation

Resident Characteristics Report
As of October 31, 2025

Program type : **Public Housing**

Level of Information : **State**

Effective Dates Included : **July 1, 2024** through **October 31, 2025**



Download in Excel



Print Page



Back to Report

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

Units Information

State	ACC Units	50058 Required	50058 Received
US	870,440	716,875	672,952
FL	23,025	18,889	16,729

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	312,335	46	174,488	26	101,910	15	68,434	10	22,923	3
FL	9,114	50	4,408	24	2,705	15	1,588	9	565	3

Average Annual Income (\$)

State	Average Annual Income
US	19,381
FL	19,368

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	8	31	13	9	24
FL	3	8	7	36	12	8	24

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	32	30	57	20	3
FL	34	31	60	21	3

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	3	6	33	16	30
FL	0	0	7	4	6	37	15	31

Average Monthly TTP (\$)

State	Average Monthly TTP
US	468
FL	464

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	119,633	18	4,564	1	105,830	16	195,383	29	130,562	19	4,739	1	93,362	14	26,017	4	210,109	31
FL	3,158	17	133	1	2,047	11	6,509	35	3,954	22	147	1	1,692	9	740	4	7,107	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	497	785	523	469	421	670	389	517	466
FL	435	759	583	507	368	610	389	491	503

Family Race/Ethnicity Information**Distribution by Head of Household's Race as a % of 50058 Received**

State	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiiin/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
US	52	42	1	2	1	0	1	0	1
FL	37	61	0	0	0	0	0	0	0

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

State	Hispanic or Latino	Non - Hispanic or Latino
US	27	73
FL	25	75

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

State	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	139,427	10	331,787	24	468,785	34	142,559	10	254,311	19	31,441	2
FL	4,488	11	12,837	31	13,457	32	3,007	7	7,168	17	1,105	3

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	51	21	13	8	4	2	1	0	0	0
FL	43	22	15	10	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	1,368,269	2	680,090
FL	42,062	2.3	18,380

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	11	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	118,272	17	53,075	8	111,260	16	132,724	20	137,679	20	127,080	19
FL	2,972	16	1,497	8	3,426	19	4,373	24	4,138	23	1,974	11

Janie's Garden Occupancy Report-2025

Month-End: **October 2025**

	Phase I					
	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (26)	24	2	40	26	0	92%
LIHTC (41)	39	2	23	10		95%
PBV - None						
Market (19)	18	1	5	4		94%
Total (86)	81	5	68	40	0	94%

	Phase II					
	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (21)	20	1	32	21	0	95%
LIHTC (33)	32	1	16	7	0	97%
PBV (14)	13	1	15	14	0	
Market(0)						
Total (68)	65	3	63	42	0	95%

	Phase III					
	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
PBV/TPV (26)	24	2	31	0	0	92%
LIHTC (18)	17	1	4	9		94%
PBV (40)	39	1	12	14		97%
Market (14)	14	0	12	1		100%
Total (72)	94	4	59	24	0	96%

UNIT TURNAROUND TIME (Average # of Days/Per Month/Per Unit) - 2025-26

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)	43	-	-	-	-	-	5						7	6.86
Annex	-	29	-	-	-	28	14						5	14.20
Bertha Mitchell	2	102	58	56	-	17	-						13	18.08
Courts (SVC-PBV)	-	-	-	-	-	-	-						-	-
SARASOTA HOUSING FUNDING CORPORATION														
King Stone	-	21	-	45	-	-	-						2	33.00
Diamond Oaks	-	-	26	43	-	-	-						2	34.50
Flint River	-	-	-	-	-	36	-						1	36.00
Homes	-	-	-	-	-	-	-						-	-

(-) = 0

WAIT LIST REPORT - FY 2025-26

Number on List/Open or Closed

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
McCown Towers (LIHTC)	Closed	Closed	Open	Closed	Closed	Closed	Closed					
	46	44	182	212	212	206	199					
Annex	Closed	Closed	Open	Closed	Closed	Closed	Closed					
	47	44	473	515	516	513	510					
Bertha Mitchell	Closed	Closed	Open	Closed	Closed	Closed	Closed					
	87	78	2343	1978	1790	1788	1786					
King Stone-NSP	Closed	Closed	Closed	Closed	Closed	Closed	Closed					
	119	119	120	120	120	120	120					
Diamond Oaks-NSP	Closed	Closed	Closed	Closed	Closed	Closed	Closed					
	17	17	16	14	14	14	14					
Flint River	Closed	Closed	Closed	Closed	Closed	Closed	Closed					
	27	30	31	31	31	31	31					
Single Family Homes-NSP	Closed	Closed	Open	Closed	Closed	Closed	Closed					
	2	2	1203	1163	1163	1162	1040					
HCV/Section 8	Closed	Closed	Closed	Closed	Closed	Closed	Closed					
	171	173	176	181	182	176	180					

MEMO

To: William Russell
From: Lance Clayton
CC: File
Date: December 4, 2025
Re: **CFP Report – November**

ONGOING PROJECTS:

Annex – Non-CFP

Annex Emergency Stairway Exit, Painting, and HVAC Repairs and Replacements – It has been determined that the correct way to fix the east stairwell is to build a new shaft next to the existing one and turn the old shaft into a larger area of refuge. This can't be done by change order, so we will be closing out the existing contract and will add the stairwell and the garbage area into a new project. The condo project behind the Annex is still causing delays for the bulk garbage and trash compactor pad is why we will be removing this item as well.

Annex Interior Renovations – We will be incorporating some of the items off of the new physical needs assessment into this project.

Bertha Mitchell - CFP

Bertha Mitchell – HVAC, HWH, New exterior doors, new kitchen cabinets and countertops, and new bathrooms Permits are ready and DuCon is working on the final schedule. The exterior doors were ordered yesterday and they will start within the next few weeks followed by the units. Once this project gets started, it should proceed at a good pace since each set of units have to be done within two weeks.

In approximately 62 units, new work will consist of New Kitchen Cabinets, Countertops, and fixtures. New bathrooms with new tile, fixtures, gas HWH's are being replaced with electric. All HVAC units that have not been replaced in more than 5 years are being replaced and new electrical panels.

GENERAL

NSP Homes – Working on plans and specification for the lot on Osprey. Architects are working on the RFP scope so this can be put out to bid.

Hurricane Cleanup – FEMA is finalizing the assistance we are set to receive from Hurricane Milton. First check from FEMA was received in August for \$107,000. FEMA has obligated the final projects so we should be receiving the remaining funds soon.

End of Report

Resident Services Report – December 2025

Adult Programs & Services

Resident service staff seek and support community partnerships and act as liaison between families, property managers, schools, and other non-profit organizations and social service providers throughout the community. SHA provides resources, support services, and referrals to families and individuals in need. Resident service staff also assist and support residents with the process of applying for jobs, educational programs, scholarship opportunities, SNAP/Medicaid benefits, SafeLink wireless service, ELC childcare vouchers, and much more. Resident Services staff assist section 8 residents with section 8 paperwork and often provide a link between SHA residents and our Osprey and Bertha Mitchell offices. Through an inter-agency agreement, SHA refers clients to the Caring Collective's Community Benefits Specialist Program for one-on-one assistance with social security, SNAP, Medicaid and unemployment applications.

Youth Thrive

We have re-configured our Youth Thrive staffing structure to combine the majority of duties previously divided between Youth Thrive Coordinator and Academic & Attendance Coach staff. We will instead have a fulltime Youth Thrive Program Coordinator and multiple part-time program assistants. We currently employ two young adults as Youth Thrive Program Assistants, one of whom is a resident of SHA and who attended Youth Thrive programming through-out his youth. The other YT Program Assistant is our New College intern, who has now been with us for 2 years and who is pursuing a Master's in education starting next fall.

The water issue at Orange Blossom Community Garden is fixed and we have started planting vegetables.

After-school community partners include Mote Aquarium Marine Laboratory, National Alliance for Mental Illness (NAMI) Manasota, Ringling Museum, ASALH, CURE, UF-IFAS 4H, Big Waters Land Trust and SPD CRU Unit.

McCown Towers

McCown residents benefit from a consistent monthly calendar of support and life-enrichment programs and services, from onsite medical services and consultations to onsite therapy appointments, partner-sponsored lunches, and monthly food pantry. This month's calendar of activities includes movie day, Angel Tree, Lunch N' Learn, onsite therapist appointments, healthy lifestyle classes, an educational session on Medicare changes/updates, and a tech class for seniors who want to increase their knowledge about using cell phones and tablets.

Home Ownership



During the month of November, SHA celebrated 2 families that successfully closed on new homes, both located in North Port. One of the families has worked extremely hard as a Family Self Sufficiency participant earning escrow to cover the downpayment on their new home. The other family is a disabled veteran that was able to purchase through the VA program. SHA's next HCV Homeownership Orientation is scheduled on Dec. 8th at 5:30pm.



Ms. Vicky U. Property Manager

Ms. Ara A. Senior Service Coordinator

November 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Rent due!!
2 Change your clock 1 hr. ahead!	3 Therapist on site	4 Sign up for Thanksgiving dinner	5 Last day to pay rent!	6 Lifestyles class 2pm Last Bingo of the year 5pm	7 Office closed.	8
9	10 Therapist on site.	11 Movie Day at 1pm	12 Lunch and Learn 11 pm	13 Lifestyles class 2pm	14 Office closed.	15
16	17 Therapist on site	18 Pest control only problem units Ad Hoc Committee 4.30pm Re: Development	19 Food bank at 10am.	20 Lifestyles class 2pm. Happy Hanukkah	21 Office closed.	22
23	24 Therapist on site	25 Movie Day 1pm	26 Office closed 	27 Office closed 	28 Office closed.	29
30						

- **Movie Day:** Join us on Tuesday, November 11 and 18 at 1 PM for a residents' movie choice.
- **Lifestyle Class:** Every Thursday at 2 PM. Improve your quality of life with our engaging sessions. –
- **Lunch and Learn:** Wednesday, November 12 at 12 PM. Please sign up at the office counter. –
- **Food Bank:** Wednesday, November 19 at 10 AM. –
- **Thanksgiving Dinner:** Sign up for Thanksgiving dinner delivery from the Knights of Columbus before Thursday, November 14. **Limited quantities available.** You can also visit the Knights of Columbus at 4480 Fruitville Rd. from 11 AM to 3 PM. All our tenants are welcome; please use your own transportation
- **Last Bingo of the Year:** Join us for the last Bingo session of the year on November 7 at 5 PM. Bingo will resume in January 2026.

For questions, see Ms. Ara

- **ATTENTION.** If you need any document from your file you need to wait 24 to 48 hrs. after your request.
- **PARKING:** Tenants and visitors. Please DO NOT park in the emergency lane. This is only for ambulances, the fire department, and the police. Your vehicle will be tagged and might be towed at your expense.
- **AC Units.** To prevent mold growth in your apartment, set your thermostat **NO higher than 78°F.** Any temperature higher than 78°F could cause mold to grow in the apartment. Also, having the AC running with the windows or doors open will break the AC. This repair might be at the tenant's expense.
- **MAINTENANCE.** Concerns **MUST** be reported to the office. **NOT to maintenance,** they are busy, and they will forget your request. This delays your work order. After-hours: work orders that are NOT emergencies or if they are due to tenant damage will result in a tenant charge.

