



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

January 28, 2026, 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 – December 10, 2025
- VI. ACCEPTANCE OF AGENDA**
 - A. Regular Board Meeting – January 28, 2026
- VII. SPECIAL PRESENTATIONS**
 - A. SHA Partner Introductions (Red Cross / Community Fridge)
 - B. Team Member(s) of Quarter (4th Q)
 - C. SHA FSS Report (Ken Waters)
 - D. City Commission Liaison Update
 - E. County Commission Liaison Update
- VIII. PUBLIC PRESENTATIONS (3 Minute Time Limit)**
- IX. RESOLUTIONS – Accepted By Consent**
 - A. Res 26-01: Approval of Corrective Action Plan-Audit 25

X. OLD BUSINESS

- A. President/CEO Eval Results Compensation Determination
- B. Development Updates
 - Redevelopment Report (Calston/Smith-Henzy)
 - McCown New Tower/Parking Garage

XI. NEW BUSINESS

- A. Jefferson Center Apartments

XII. PROGRAM UPDATES – Accepted By Consent

- A. Monthly Financial Statements
 - SHA
 - Janie’s Garden
- B. Board Committee Meeting Minutes
 - None
- 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 Board and/or Committee Meeting(s):

- Ad Hoc-Development Meeting: Thurs, 2/5/26
 - Board Budget Workshop Wed, 3/4/26
 - Ad Hoc-Development Meeting Thurs, 3/12/26
 - Regular Board Meeting (Combined Feb/Mar) Wed, 3/25/26
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Sarasota Housing Authority (SHA)
269 South Osprey Avenue
Sarasota, Florida 34236

Regular Board Meeting
McCown Towers Board Room
December 10, 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 4:31 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair Ernestine Taylor, Vice Chair John Colón (in at 4:56 pm), Commissioner Jack Meredith, Commissioner Nicole Roman (in at 4:38 pm) and Commissioner Philip DiMaria Jr. and Commissioner David Morgan

Commissioners Not Present: Commissioner Carolyn Mason (Excused)

Invited Attendees: City Commissioner Jen Ahearn-Koch, Attorney Rhonda Stringer, Attorney Ric Gilmore (out at 5:30pm), Joe Chambers, Jake Zunamon, Valerie Buchand (Resident Council-in at 4:40 pm) and Jennifer Kidwell (Landlord/Concord Management)

SHA Personnel: William Russell, Lance Clayton, Gary Davis, Johnathan Seiple and Andrea Keddell
- V. **ACCEPTANCE OF MINUTES**
 - A. SHA Regular Board Meeting – October 22, 2025
 - Chair Taylor put up the minutes from the October 22, 2025, Regular Board Meeting for acceptance.
 - Commissioner Morgan made a motion to accept the minutes. Commissioner DiMaria seconded the motion.
 - The motion was voted on and passed unanimously.
- VI. **ACCEPTANCE OF AGENDA**
 - A. SHA Board Agenda – December 10, 2025
 - Chair Taylor put up the agenda for the December 10, 2025, Board Meeting for acceptance.
 - Commissioner Meredith made a motion to accept the agenda. Commissioner DiMaria seconded the motion.
 - The motion was voted on and passed unanimously.
- VII. **SPECIAL PRESENTATION**
 - A. SHA Landlord (Jennifer Kidwell, Concord Management)
 - Mr. Russell introduced Jennifer Kidwell, a current Section 8/HCV program landlord and provided background information on the Landlord Focus Group that SHA started in order to get feedback from SHA Landlords on the Section 8/HCV program and working with the HCV program staff.

- Ms. Kidwell provided information about Concord Management and her position with them. She addressed the board and reported having a positive experience working within the SHA Section 8/HCV program. Ms. Kidwell went on further to explain that in her past experience SHA is one of the top Housing Authorities to work with and that she's terminated the business relationships with other Housing Authorities because they were so bad. Out of eleven Housing Authorities that she works with, Ms. Kidwell reported that SHA was #1 and she wouldn't change a thing. She further reported that the staff has been wonderful to work with, even the inspectors.
- B. SHA Department Introductions (Preventative Maintenance)
- Mr. Russell introduced Lance Clayton, SHA's Director of Construction & Capital Improvements, who oversees this department/team. The Preventative Maintenance team is tasked with working to keep ahead of maintenance issues in the housing units/developments.
 - Mr. Clayton reported that SHA currently has units built in 1960 up to present and this team was set up a few years back to keep all the units up to code. Each unit is inspected twice a year by this team to fix deficiencies if possible or put in work orders for them to be fixed.
 - Johnathan Seiple, who is the HVAC specialist for the units, addressed the board and reported that he's been at SHA for 2 months. He discussed his daily responsibilities and stated that he enjoys working at SHA and feels they make a big difference in preventing problems. Questions were asked and answered.
 - Gary Davis, who inspects the non-HVAC areas of the units, reports that he has been with SHA for 2 years and that he actually requested to move from general maintenance to this team. He has become certified in NSPIRE and also does HCV inspections when needed.
- C. City Commission Liaison Update
- Commissioner Jen Ahearn-Koch reported having a conversation with Dave Bullock, Interim City Manager, and shared what was discussed regarding the McCown Tower Development and Parking Garage. She stated that she'd conveyed the SHA Board's desire to continue to pursue looking into a parking agreement with the City and to take into consideration the buffering of sound and safety issues raised by the community and residents. She also informed him of the SHA Board's desire to see if there is the possibility of a revenue generating avenue for SHA and that it would be for one level of parking. Mr. Bullock agreed that the City does not want to negatively affect the community living at McCown and is in support of mitigating those concerns, while entertaining moving forward with possibly two levels of parking, if feasible, as the need is so great for parking.
 - Commissioner Ahearn-Koch further reported that parking in Sarasota is not currently, nor has been, a revenue generating activity. The City subsidizes this service, so the likelihood of receiving a "share" of revenue from the parking garage would not be great. She reported that 85% of the parking in Sarasota is free. Commissioner Morgan inquired further about revenue and the possibility of maintenance guarantees from the City as a form of cost sharing for the upkeep, if SHA was to entertain allowing City parking within the McCown Development.

- Mr. Russell commented that this is a time-sensitive issue and that he has let the Interim City Manager know that SHA had hoped to get confirmation by the end of 2025, either way, from the City Commission on their intent to be involved in the project. Commissioner Ahearn-Koch reported the City Commissioner will not be meeting again in 2025 but will work to get this topic put on the agenda for the next City Commission meeting on 1/5/26 and asked Mr. Russell to provide her with some background information on the topic, including the minutes from the last meeting.
- Mr. Chambers confirmed that they would really need a formal letter of intent /commitment/approval by January 2026 of the City's interest in moving forward with the partnership and that March 2026 would be the deadline for the financial details that would need to be finalized.

D. County Commission Liaison Update

- None.

VIII. PUBLIC PRESENTATION

- A. Ms. Valerie Buchand, Resident Council Member from Janie's Garden, reported that the residents of McCown do not want public parking included with the new tower. She also reported that the lobby bathrooms at Amaryllis Park Place have been locked from resident use. Mr. Russell had looked into the situation and was told the bathrooms had entry codes put on the doors because they continued to be left in poor condition by the public/visitors and that he was told that residents could get the code from the office if they needed entry. However, Ms. Buchand reports the residents have not been given this "code" and accidents have happened because the residents are elderly and cannot make it up to their unit. Finally, Ms. Buchand states that a set income is/was needed to get a unit in the new development(s) but the rents continue to rise and she'd like SHA to look into this matter.
- B. Ms. Judith Campbell, a resident from the Annex shared that her neighbor, Patricia Lee, is harassing her and is afraid of her. She is a quiet resident and keeps to herself, but she is in fear for her safety. She needs to be able to stay here, does not want any trouble and is requesting that SHA staff look into this matter.
- C. Donna Rochleau, a resident from McCown Towers/Annex, expressed concern about the disabled residents and how far they'll need to travel to get to their units with groceries/water etc....if this garage is built, especially for those living in the Annex. She mentioned that elevator placement should, at least, be made so that it's closer to the building(s) and that she questions if parking will be taken from the current residents if two levels of parking are given to the public.

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)
 - C. Res 25-22: Increase PBV Units at Amaryllis 4 (25 to 30) and PBV 48 units at New McCown Tower
 - D. Res 25-23: Write-Off Approvals
-
- Commissioner DiMaria pulled Resolution 25-20, Approval of A-E RFQ Contract.

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

A. Res 25-20: Approval of A-E RFQ Contract

- Commissioner Morgan inquired about the reasoning behind the selection, given that the 2 top firms were ranked equally. Commissioner Meredith explained that much of the deliberation came down to the ability to perform the work. Mr. Russell added that the evaluation committee was comprised of three people and that it was just a coincidence that there were similar scores. Each of the firms selected had their positive attributes as to why they were given the scores they were given.
- Commissioner DiMaria stated he is unsure if he should abstain from voting on this contract, due to a possible conflict of interest, given that some of the firms being awarded may be doing business with his firm.
- Commissioner Morgan made a motion to approve Resolution A. 25-20. Commissioner Colón seconded the motion.
 - The motion was voted on and passed unanimously. Commissioner DiMaria abstained due to potential conflict of interest.
 - Attorney Gilmore stated he will send Commissioner DiMaria a form to fill out to formally detail the conflict of interest.

X. OLD BUSINESS

A. President/CEO Evaluation Results-Compensation Determination

- Item was tabled, to be put on the next agenda for discussion.

B. Development Updates / Redevelopment Report

McCown New Tower Parking Garage / Public Parking Option

- Mr. Chambers reported ongoing meetings are taking place with the City, Bond Council and Attorneys on whether public parking is a feasible option for this project. The parking study states there is a need for public parking in Sarasota and suggested 2 parking decks. 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 fund 2 additional levels.
- Mr. Chambers addressed the elevator location issue that was brought up earlier in the meeting stating that the design will take all these concerns into consideration.
- Mr. Russell inquired how the Board felt about only having 1 level of public parking (80 spaces) and not charging for parking but limiting time for parking in the garage. Commissioner Colón commented that this would mean the need to be enforcement.
- Commissioner Meredith questioned the benefit to SHA and its residents if the City is not offering to assist financially for construction, enforcement and maintenance.
- It was discussed that Mr. Russell and possibly the Chair or an SHA Commissioner attend the next City Board meeting to speak to this agenda item and that any and all residents and interested parties would also be encouraged to provide their comments as well.

- It was discussed that there are still many details to be ironed out, 1 or 2 levels of parking, financing/no financing, paid parking/free parking, time enforcement/no limit parking, etc.
- Mr. Chambers states that there have been discussions with the City regarding funding and a maintenance agreement. He suggested 1 level be shared with the City and have them assist with financing it.

Lofts on Lemon (Phase II)

- Mr. Chambers reported that the Owner, Architect and Contractor (OAC) meetings continue. Wiseman Construction is well underway on the site, and they have gone vertical. Anticipated completion in 13 months.

Cypress (Phase II)/ Amaryllis III / Courts II

- Mr. Chambers reported the Marmer Construction team is moving along with construction and this development has also gone vertical, with the 3rd floor going in and the roof should be started this month. They anticipate June 2026 for the 1st units to become available for lease.

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

- Mr. Chambers reported that they have all site plan approvals from the City and are moving into design. They are looking to have the financial closing and begin construction by the 2nd or 3rd quarter of 2026.

Single-Family Home (Osprey)

- Commissioner Morgan inquired about the single-family home on Osprey and asked that this be added to the agenda going forward.

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*)
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- Commissioner Morgan made a motion to accept the Program Updates Consent Agenda. Commissioner Roman seconded the motion.
 - The motion was voted on and passed unanimously.

XIII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Morgan urged everyone to attend the Shop with a Cop event, even though he will be unable to attend this year.
- B. Commissioner Colón reported he plans to attend the Shop with a Cop event.
- C. Commissioner Meredith wished everyone a happy holiday.
- D. Commissioner Roman reported he plans to attend the Shop with a Cop event.
- E. Commissioner DiMaria wished everyone a happy holiday and reported that unfortunately he is unable to attend the Shop with a Cop event due to his wedding that day.
- F. Commissioner Taylor thanked all the Commissioners and Staff for their work and wished everyone a happy holiday.

XIV. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:50 pm.



Sarasota Housing Authority (SHA)

Board Meeting
December 10, 2025

VIII. PUBLIC PRESENTATION AGENCY RESPONSE

1. **Ms. Valerie Buchand**, Resident Council Member from Janie's Garden, reported that the residents of McCown do not want public parking included with the new tower. She also reported that the lobby bathrooms at Amaryllis Park Place have been locked from resident use. Mr. Russell had looked into the situation and was told the bathrooms had entry codes put on the doors because they continued to be left in poor condition by the public/visitors and that he was told that residents could get the code from the office if they needed entry. However, Ms. Buchand reports the residents have not been given this "code" and accidents have happened because the residents are elderly and cannot make it up to their unit. Finally, Ms. Buchand states that a set income is/was needed to get a unit in the new development(s) but the rents continue to rise and she'd like SHA to look into this matter.

Agency Response _____ **E-mailed Memo** _____ **to presenter on:** 01/21/26

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on December 10, 2025:

Thank you for bringing these matters and your concern to the Board. We appreciate you sharing your concerns about McCown Tower/Annex Parking Garage. As we consider and work through the prospect of including public parking in the new McCown development, we will certainly keep the residents' concerns in mind and work to address safety in the potential design of the parking garage.

In response to the issue raised of residents at Amaryllis wanting to be able to use the restrooms near the 1st floor lobby. SHA is told by Amaryllis Property Management that the bathrooms at Amaryllis have been closed but that during business hours if someone needed to use the restroom, they had been asked to have the property manager let them in and during the evening, after office hours, the bathrooms are locked and closed for the night. It was reported that management has tried in the past to leave them unlocked and that they are left a mess from either tenants or people who walk through the building. For the past few weeks, management has been leaving them unlocked when they are there, that way that they can monitor who is using them. Also, when there are events, the bathrooms are always unlocked for whoever is using the common room for an event. Something they offered to try is to leave the restrooms unlocked for a week trial to see how it goes.

In response to the issue raised of continually increased rents at the newer developments, LIHTC maximum rents are governed by Internal Revenue Code Section 42 and HUD income limits. Florida does not set LIHTC rents; instead, the Florida Housing Finance Corporation enforces federal rules using HUD-published Area Median Income data. For Sarasota properties, the applicable geography is the North Port–Bradenton–Sarasota, FL Metropolitan Statistical Area.

Rents are calculated based on imputed household income, not the actual income of the tenant. HUD assigns an assumed household size to each unit type for rent calculations. For the purposes of this explanation, the assumptions are: 1-bedroom units use a 2-person income limit, 2-bedroom units use a 3-person income limit, and 3-bedroom units use a 5-person income limit.

The maximum allowable rent is equal to 30 percent of the applicable annual income limit, divided by 12 to produce a monthly amount. This amount is the maximum gross rent, meaning tenant-paid rent plus any tenant-paid utilities. If tenants pay utilities, a utility allowance must be deducted from the gross rent to determine the maximum contract rent that can be charged.

Using the most current HUD income limits for the North Port–Bradenton–Sarasota MSA (effective June 2025), the maximum monthly gross rents are as follows:

At 35 percent AMI:

1-bedroom: \$706

2-bedroom: \$847

3-bedroom: \$979

At 60 percent AMI:

1-bedroom: \$1,211

2-bedroom: \$1,453

3-bedroom: \$1,679

At 80 percent AMI:

1-bedroom: \$1,615

2-bedroom: \$1,938

3-bedroom: \$2,239

These figures represent the max gross rents allowed under LIHTC. Actual tenant rents are lower when factoring tenant paid utilities (electric).

LIHTC rents are subject to change annually. HUD publishes updated AMI and income limits each year, typically in the spring. When those limits change, the maximum allowable LIHTC rents are recalculated using the same methodology. If AMI increases, maximum rents generally increase as well. If AMI decreases, federal hold-harmless rules usually prevent required rent reductions, meaning owners are often allowed to continue charging the higher prior-year rent limits.

Rent increases comply with lease terms, state landlord-tenant law and FHFC compliance requirements.

Gross rent limits always control. Even in years when AMI increases, changes to utility allowances will reduce the maximum tenant rent. Utility allowances are usually updated annually.

In Sarasota, where AMI has risen significantly in recent years, LIHTC rent limits have tended to increase year over year.

In summary, LIHTC rents in Sarasota are recalculated every year using updated HUD income limits. The maximum rents listed above represent current allowable gross rents at 35, 60, and 80 percent AMI for 1, 2, and 3-bedroom units, but actual rents charged may vary year to year based on owner decisions, utility allowances, and compliance considerations.

2. **Ms. Judith Campbell**, a resident from the Annex shared that her neighbor, Patricia Lee, is harassing her and is afraid of her. She is a quiet resident and keeps to herself, but she is in fear for her safety. She needs to be able to stay here, does not want any trouble and is requesting that SHA staff look into this matter.

Agency Response Hand Delivered **to presenter on:** 01/14/26

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on December 10, 2025:

Thank you for bringing this issue and your concern to the Board and, as we discussed immediately following the meeting, while we look into this matter you are advised to avoid contact with Ms. Lee as much as possible.

The well-being and safety of our residents is of the utmost importance to SHA. SHA is aware of your ongoing issue with Ms. Lee, which includes complaints from other residents, staff, and guards. SHA is also in receipt of your follow-up written complaint(s). SHA is in the process of preparing a 30-day notice for Ms. Lee and she already has received a second 10-day curable notice.

As you are aware, we have held counseling sessions with both you and Ms. Lee and are closely monitoring this situation to assure your safety and that it does not escalate and/or cause you any further distress. SHA is hopeful that Ms. Lee will cease threatening and insulting you and others at McCown Tower and that you're able to avoid future contact with Ms. Lee while this matter is dealt with.

3. **Ms. Donna Rochleau**, a resident from McCown Towers/Annex, expressed concern about the disabled residents and how far they'll need to travel to get to their units with groceries/water etc....if this garage is built, especially for those living in the Annex. She mentioned that elevator placement should, at least, be made so that it's closer to the building(s) and that she questions if parking will be taken from the current residents if two levels of parking are given to the public.

Agency Response Given at the Board Meeting **to presenter on:** 12/10/25



TEAM MEMBERS of the QUARTER

Receptionist Team

4th Quarter – 2025 (Awarded January 28, 2026)

Today we recognize not one, but a group of Sarasota Housing Authority (SHA) team members who performed outstanding service to the public and our families across all SHA programs:

This team includes:

- Rachel Rios – Receptionist, HCV/Section 8
- Silvia Jones – Administrative Clerk, Public Housing/SHFC Housing
- Marie Smith – Receptionist, Orange Ave Public Housing/SHFC Housing
- Tiffany Bambeneck – Property Clerk, Public Housing/McCown Tower-Annex

Rachel Rios has been working with SHA for over three years. She is an integral part of the housing choice voucher program team. She is an important asset to the department, keeping everything organized, she supports the work of the case managers, comes up with ways of making our department run smoothly, always coming up with ideas on how to improve our day-to-day.

Sylvia Jones has been part of the SHA team for one and a half years as an Administrative Clerk, after a successful transition from a temp agency. She is a dependable team player who is always willing to take on any task asked of her, including filling in at the Towers receptionist position for several weeks and training new team members. She does an excellent job maintaining Bertha Mitchell and SHFC waitlists and is well-respected by both residents and her fellow staff members.

Marie Smith joined the SHA team a few months ago as a receptionist at the Orange Avenue office, serving both Bertha Mitchell and our SHFC clientele. She greets all visitors warmly, always with a smile and respect. She works diligently to ensure residents stay on track with their recertifications and documentation, and she is always willing to pitch in wherever needed.

Tiffany Bambeneck joined SHA's team a few months ago as the Property Clerk for the McCown and Annex properties. From the very beginning, she has made a meaningful and positive impact. She consistently provides excellent customer service and approaches every aspect of her work with professionalism and care. Tiffany maintains an exceptionally clean and well-organized office, has successfully brought all files and filing room tasks up to date, and completed the scanning of all records with accuracy and efficiency. Her attention to detail and strong work ethic have greatly contributed to the overall effectiveness and organization of our team.

On behalf of our families, our staff and our Board, thank you Rachel, Sylvia, Marie and Tiffany, for your hard work and dedication. We are truly grateful to have you on our team!

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

1. Describe the action requested of the Board of Commissioners

Resolution Number: 26-01

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

Approve the Corrective Action Plan (CAP) in response to the FY 2025 Audit Report.

2. Who is making request:

- A. Entity: SHA
- B. Project: Audit/HCV Department
- C. Originator: William Russell

3. Cost Estimate (if applicable):

N/A

Narrative:

HUD requires SHA to get the HCV Corrective Action Plan approved by the governing board. In its corrective action plan, Sarasota Housing Authority listed these action steps to address the finding: The Authority will increase oversight in the Housing Voucher Cluster to ensure that established internal control policies are being followed accurately and on a timely basis.

Attachments (if applicable):

Proposed HCV Corrective Action Plan showing finding & CAP.

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 26-01

**RESOLUTION APPROVING CORRECTIVE ACTION PLAN
FOR AUDIT FY2025**

WHEREAS Public Housing Authorities (PHAs) are required to establish and maintain effective internal controls to comply with Federal statutes and regulations and take prompt action when non-compliances are identified in audit findings;

WHEREAS on 10/23/2025, the Federal Audit Clearinghouse accepted Sarasota Housing Authority's audited financial data submission for the 2025 fiscal year end 03/31/2025;

WHEREAS SHA's auditor, Novogradac & Company LLP, issued a HUD program finding after reviewing a sample of HCV tenant files and finding one file contained a miscalculation of a participant's Social Security income;

WHEREAS HUD requires Sarasota Housing Authority (SHA) to prepare and submit a Corrective Action Plan on any finding(s) as part of their annual audit process; and

WHEREAS the Corrective Action Plan, which was prepared by the HCV Director and Chief Executive Officer was submitted to HUD: HUD now requires that SHA's Board of Commissioners approve the corrective action plan as the final step to close out the FY 2025 audit.

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners approves the attached Corrective Action Plan in response to the FY 2025 Audit Report.

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

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

HCV CORRECTIVE ACTION PLAN FOR AUDIT FY2025

Finding Number: 2025-03-GSAFAC-0000386028-002

The auditor found that: Federal Agency: U.S. Department of Housing and Urban Development Federal Program Titles: Housing Voucher Cluster - Section 8 Housing Choice Vouchers, Mainstream Vouchers, and Emergency Housing Vouchers Programs Assistance Listing Number: 14.871, 14.879, and 14.EHV

Non-Compliance Material to the Financial Statements: No Significant Deficiency in Internal Control over Compliance for Reporting Criteria: Special Reporting.

The PHA must do the following: As a condition of admission or continued occupancy, require the tenant and other family member to provide necessary information, documentation, and releases for the PHA to verify income eligibility (24 CFR sections 5.230, 5.609, and 982.516). These files are required to be maintained and available for examination at the time of audit.

Condition: Based upon inspection of the Authority's files and on discussion with management, the Authority included miscalculated income on the tenants' HUD-50058 form during their annual reexamination.

Context: There are approximately one thousand nine hundred twenty two (1,922) Housing Voucher Cluster units. Of a sample size of thirty two (32) tenant files, one (1) tenants' annual recertification (HUD-50058 form) included income that was miscalculated. Our sample size is statistically valid. Known Questioned Costs: Amount is below threshold of \$25,000.

Cause: An error was made in the calculation of Social Security income that was included on the tenant's submitted HUD-50058 form.

Effect: The Housing Voucher Cluster is in non-compliance with the reporting type of compliance related to special reporting.

Recommendation: We recommend the Authority modify their internal control procedures to increase oversight and assure compliance with the Uniform Guidance and the compliance supplement.

In its corrective action plan, Sarasota Housing Authority listed these action steps to address the finding: Views of Responsible Officials and Planned Corrective Action: The Authority agrees with the recommendation of the auditor and has processed the required correction to the tenants HUD-50058 form. The Authority will increase oversight in the Housing Voucher Cluster to ensure that established internal control policies are being followed accurately and on a timely basis. William Russell, Chief Executive Officer, will be responsible to implement this corrective action by March 31, 2026.

HUD Determination: The Miami Field Office supports the audit finding in accordance with 24 CFR sections 5.230, 5.609, and 982.516. Public Housing Authorities (PHAs) are required to (a) establish and maintain effective internal controls, (b) comply with Federal statutes, regulations, and the terms and conditions, (c) evaluate and monitor compliance with statutes, regulations, and the terms and conditions, and (d) take prompt action when non compliances are identified in audit findings.

The Miami Field Office has reviewed the Corrective Action Plan (CAP) and acknowledged that additional efforts to avoid this finding are being implemented.



SHA/Fortis Partner Update January 21, 2026

#	Project Name	Units	Type	LIHTC	Status	Closing	Estimated Completion
1	Amaryllis Park Place III	108	Family	4%	Construction	4/17/2025	Summer 2026
2	Lofts on Lemon II	100	Family	4%	Underwriting	8/6/2026	Q1 2027
3	Amaryllis Park Place 4	100	Family	4%	Underwriting	5/15/2026	Summer 2027
4	3 McCown Tower	96	Senior	4%	Planning	2/15/2027	TBD

APP 3 CRITICAL PATH

- i. Construction
 - a. 48% complete
 - b. Summer 2026 estimated completion

LOL II CRITICAL PATH

- i. Construction
 - a. 22% Complete
 - b. ROW infrastructure complete
 - c. Q1 2027 estimated completion

APP 4/ CENTRAL GARDENS CRITICAL PATH

- i. Permitting/Design
 - a. Site Plan approval obtained
 - b. Plans are being reviewed by City Permitting
- ii. Construction
 - a. Marmer pricing plans – due February 6
- iii. Financing
 - a. Closing May 2026 estimated – awarded SAIL by FHFC
 - b. Equity/Construction – Bank of America
 - c. \$2.5 MM CDBG-DR from County => Environmental AUGF approval needed

3 McCown Tower CRITICAL PATH

- i. Permitting/Design –
 - a. 96 units in 4 stories of residences
 - b. Discuss reducing 5 decks of parking down to 4 decks
 - c. 2 for exclusive residents (floor 1-2) and 2 for city (floor 3-4) – free overflow for residents
 - d. .48 spaces/unit existing => .57 spaces/unit proposed – 85 up to 154
- ii. Construction –
 - a. Wiseman and Pike initial pricing - \$27-36 MM subject to above
- iii. Financing –
 - a. Awarded SAIL \$9.12 MM from FHFC
 - b. No County SRQ funds awarded
 - c. Request \$12 MM bond financing from City of Sarasota to fill gap
 - d. Equity/debt providers TBD



SMITH & HENZY
AFFORDABLE GROUP

Site Plans/Renderings

CENTRAL GARDENS

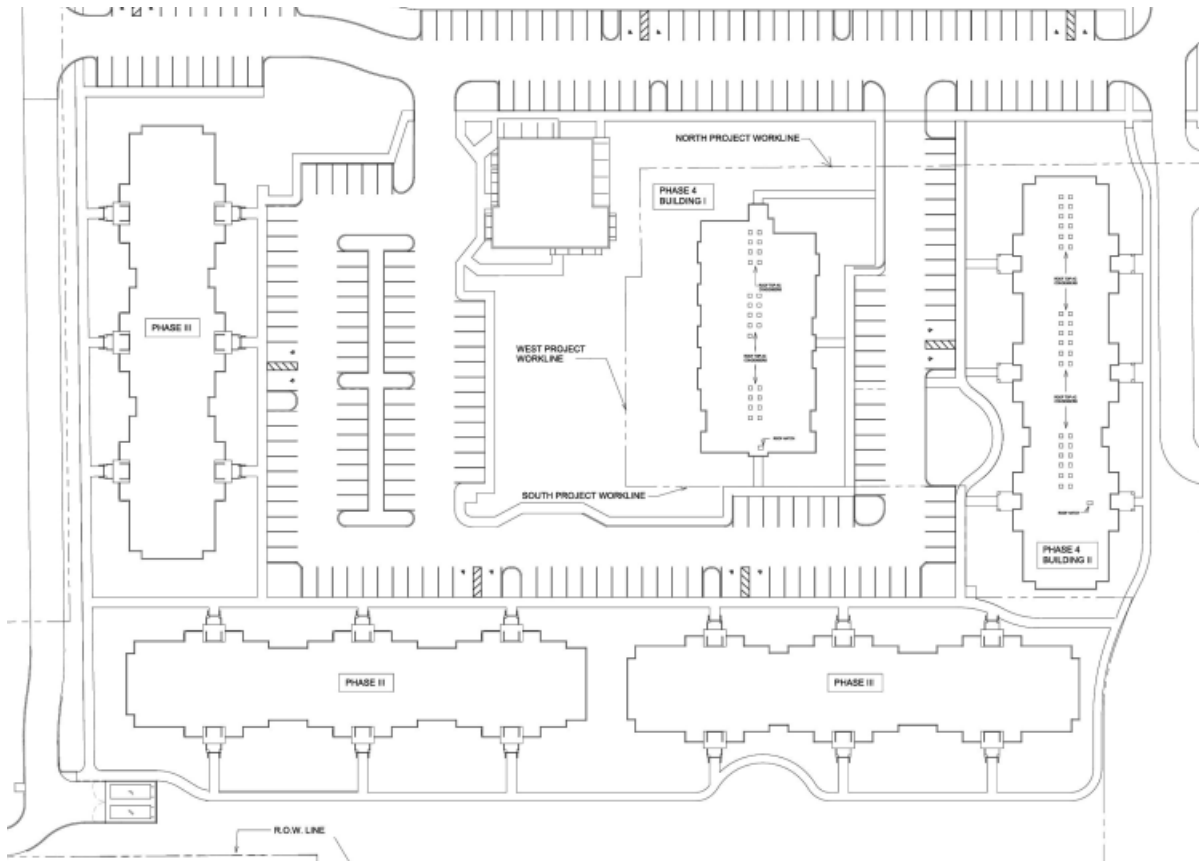


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

AMARYLLIS/ COURTS

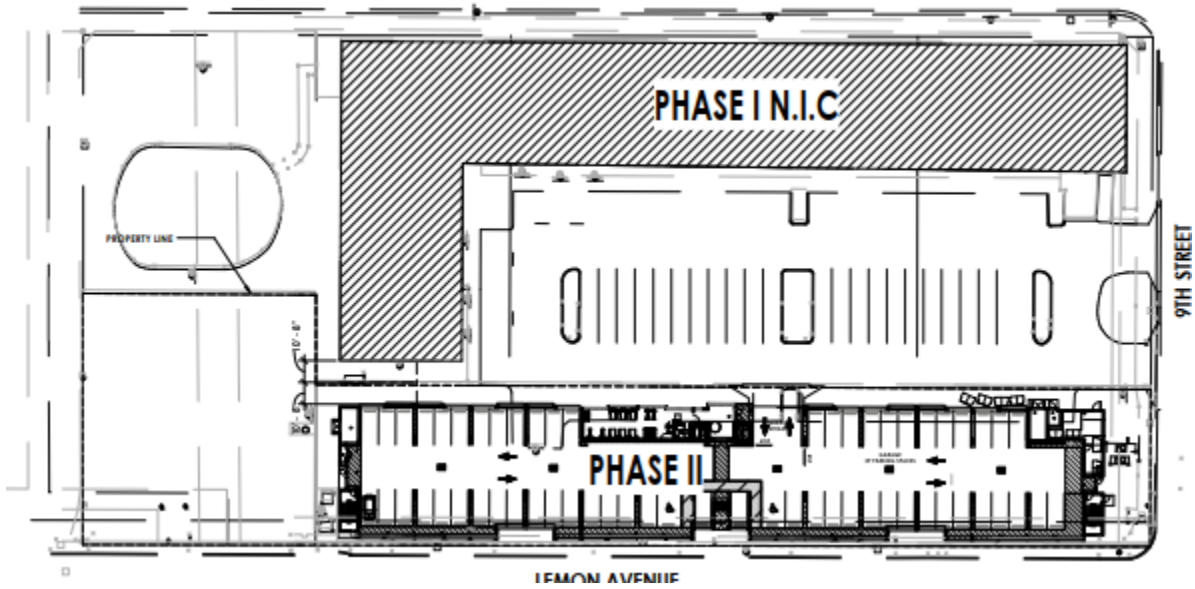




SMITH & HENZY
AFFORDABLE GROUP



LOFTS ON LEMON II





SMITH & HENZY
AFFORDABLE GROUP



3 MCCOWN TOWER



Sarasota Housing Authority
Cash Position
December 31, 2025

Cash	
Annex Operating	2,402,460.45
Bertha Mitchell	2,066,420.98
Business Activities Operating	1,844,971.59
The Courts	-
Energy Grant Program	6.93
HCV - HAP	1,033,505.39
HCV - Admin Reserve	2,031,479.65
McCown Tower/Tower LIHTC Operating	51,588.19
Resident Services	155,749.80
SHMC	26,580.66
Towers Operating	9,151.26
Annex Security Deposit	27,250.46
Bertha Mitchell Security Deposit	23,997.48
Tower LIHTC Security Deposit	27,724.88
McCown Tower Development/Construction	37,518.00
McCown Tower Replacement Reserve	290,244.31
McCown Tower Operating Deficit Reserve	306,066.12
McCown Tower Insurance Escrow	289,454.58
Rosemary Cohen	5,332.13
Development Account	420,446.32
Litigations Proceeds Account	1,037.40
HCV FSS Escrow	268,303.91
PHA FSS Escrow	38,523.94
FSS Escrow	189,703.47
SHFC - Operating	1,334,043.19
SHFC - Reserve	545,457.22
Total Cash	<u><u>13,427,018.31</u></u>
Investments	
Courts Investment Account # 7321	1,041,083.09
Development Investment Account # 7320	4,640,505.39
HCV Reserve Investment Account # 2520	1,685,832.51
Litigation Investment Account # 2523	814,202.29
Rosemary Investment Account # 8524	207,677.38
Tower Investment Account # 8525	259,602.35
Annex Investment Account #9026	<u>1,035,625.08</u>
Total Investments	<u><u>9,684,528.09</u></u>
Total Cash and Investments	<u><u>23,111,546.40</u></u>

Sarasota Housing Authority
Operating Statement
Nine Months Ending 12/31/2025
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	29,702.00	19,741.67	9,960.33	261,293.00	177,675.00	83,618.00	236,900.00	24,393.00
3703.01 Vacancy Loss	(2,980.00)	(987.08)	(1,992.92)	(18,985.00)	(8,883.75)	(10,101.25)	(11,845.00)	(7,140.00)
3704.00.old Tenant Revenue Other	0.00	47.27	(47.27)	0.00	425.39	(425.39)	567.19	(567.19)
3704.10 Tenant Revenue - Late Fees	10.00	19.42	(9.42)	80.00	174.75	(94.75)	233.00	(153.00)
3704.20 Tenant Revenue - Maintenance Fees	0.00	114.42	(114.42)	4,546.05	1,029.75	3,516.30	1,373.00	3,173.05
3704.30 Tenant Revenue - Other	20.00	22.83	(2.83)	180.00	205.50	(25.50)	274.00	(94.00)
TOTAL TENANT REVENUE	26,752.00	18,958.53	7,793.47	247,114.05	170,626.64	76,487.41	227,502.19	19,611.86
HUD REVENUE								
3710.00 HUD HAP Revenue	151,889.00	107,513.50	44,375.50	1,317,803.00	967,621.50	350,181.50	1,290,162.00	27,641.00
TOTAL HUD REVENUE	151,889.00	107,513.50	44,375.50	1,317,803.00	967,621.50	350,181.50	1,290,162.00	27,641.00
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	120.00	0.00	120.00	140.13	0.00	140.13	0.00	140.13
3715.00 Other Revenue	0.00	183.08	(183.08)	12,512.16	1,647.75	10,864.41	2,197.00	10,315.16
3715.01 Laundry Revenue	0.00	480.67	(480.67)	2,931.86	4,326.00	(1,394.14)	5,768.00	(2,836.14)
3715.02 Dividend Revenues	(116.69)	0.00	(116.69)	3,585.55	0.00	3,585.55	0.00	3,585.55
3715.05 Other Revenue (Change In Value)	3,982.78	0.00	3,982.78	21,263.66	0.00	21,263.66	0.00	21,263.66
TOTAL OTHER OPERATING REVENUE	3,986.09	663.75	3,322.34	40,433.36	5,973.75	34,459.61	7,965.00	32,468.36
TOTAL INCOME	182,627.09	127,135.78	55,491.31	1,605,350.41	1,144,221.89	461,128.52	1,525,629.19	79,721.22
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	11,589.24	29,024.67	17,435.43	275,163.92	261,222.00	(13,941.92)	348,296.00	73,132.08
4912.00 Audit Fee Expense	0.00	987.08	987.08	12,264.00	8,883.75	(3,380.25)	11,845.00	(419.00)
4912.10 Accounting Fees	936.36	268.92	(667.44)	6,841.34	2,420.25	(4,421.09)	3,227.00	(3,614.34)
4912.12 Consulting	0.00	0.00	0.00	6,950.00	0.00	(6,950.00)	0.00	(6,950.00)
4914.00 Marketing & Advertising	84.52	17.17	(67.35)	597.25	154.50	(442.75)	206.00	(391.25)
4914.01 Marketing/Advertising Expense	(65.83)	0.00	65.83	0.00	0.00	0.00	0.00	0.00
4915.00 Administrative EBC Expenses	9,981.85	9,498.83	(483.02)	97,748.28	85,489.50	(12,258.78)	113,986.00	16,237.72
4916.00 Office Supplies Expense	193.65	492.08	298.43	3,204.51	4,428.75	1,224.24	5,905.00	2,700.49
4917.00 Legal Expense	1,732.68	1,087.17	(645.51)	18,616.89	9,784.50	(8,832.39)	13,046.00	(5,570.89)
4918.00 Travel Expenses	424.33	515.00	90.67	7,907.38	4,635.00	(3,272.38)	6,180.00	(1,727.38)
4919.01 Telephone Expense	443.25	835.42	392.17	6,155.83	7,518.75	1,362.92	10,025.00	3,869.17
4919.02 Dues/Subsription Expense	1,707.82	549.33	(1,158.49)	6,543.33	4,944.00	(1,599.33)	6,592.00	48.67
4919.03 Commissioner Training/Travel	0.00	629.42	629.42	6,778.20	5,664.75	(1,113.45)	7,553.00	774.80
4919.04 Training Expense	1,340.43	618.00	(722.43)	5,941.80	5,562.00	(379.80)	7,416.00	1,474.20
4919.07 Postage Expense	80.00	57.17	(22.83)	544.72	514.50	(30.22)	686.00	141.28
4919.08 Vehicle Repair Expense	0.00	251.75	251.75	276.36	2,265.75	1,989.39	3,021.00	2,744.64
4919.09 Office Lease Expense	877.58	1,030.00	152.42	7,898.22	9,270.00	1,371.78	12,360.00	4,461.78

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.10 Small Hand Tools	67.29	45.75	(21.54)	342.70	411.75	69.05	549.00	206.30
4919.11 Internet Expense	312.90	400.50	87.60	2,816.04	3,604.50	788.46	4,806.00	1,989.96
4919.12 Investigations	26.00	200.25	174.25	1,189.15	1,802.25	613.10	2,403.00	1,213.85
4919.13 Court Costs	0.00	171.67	171.67	0.00	1,545.00	1,545.00	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	2,656.09	3,433.33	777.24	19,658.20	30,900.00	11,241.80	41,200.00	21,541.80
4919.16 Admin. Equipment Contracts	744.27	572.17	(172.10)	5,225.61	5,149.50	(76.11)	6,866.00	1,640.39
TOTAL ADMINISTRATIVE EXPENSE	33,132.43	50,685.68	17,553.25	492,673.88	456,171.00	(36,502.88)	608,228.00	115,554.12
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	0.00	113.83	113.83	71.39	1,024.50	953.11	1,366.00	1,294.61
4921.04 Resident Council Stipend	0.00	113.83	113.83	0.00	1,024.50	1,024.50	1,366.00	1,366.00
4921.041 Resident Council Expenses	0.00	113.92	113.92	30.63	1,025.25	994.62	1,367.00	1,336.37
TOTAL TENANT SERVICES	0.00	341.58	341.58	120.38	3,074.25	2,953.87	4,099.00	3,978.62
UTILITY EXPENSE								
4931.00 Water Expenses	2,278.67	2,489.83	211.16	16,921.19	22,408.50	5,487.31	29,878.00	12,956.81
4932.00 Electricity Expense	3,520.61	3,264.92	(255.69)	31,528.43	29,384.25	(2,144.18)	39,179.00	7,650.57
4933.00 Gas Expense	0.00	435.17	435.17	4,131.57	3,916.50	(215.07)	5,222.00	1,090.43
4934.00 Trash Expense	2,421.85	1,989.25	(432.60)	18,388.00	17,903.25	(484.75)	23,871.00	5,483.00
4935.00 Sewer Expense	3,186.88	3,664.67	477.79	27,062.89	32,982.00	5,919.11	43,976.00	16,913.11
TOTAL UTILITY EXPENSE	11,408.01	11,843.84	435.83	98,032.08	106,594.50	8,562.42	142,126.00	44,093.92
MAINTENANCE								
4941.00 Maintenance Labor	(2,241.48)	4,625.83	6,867.31	28,594.06	41,632.50	13,038.44	55,510.00	26,915.94
4942.00 Materials Expense	77.28	286.08	208.80	485.89	2,574.75	2,088.86	3,433.00	2,947.11
4942.02 Appliance Parts	16.91	91.50	74.59	101.13	823.50	722.37	1,098.00	996.87
4942.05 Roof	0.00	343.33	343.33	0.00	3,090.00	3,090.00	4,120.00	4,120.00
4942.06 Doors	0.00	228.83	228.83	11.93	2,059.50	2,047.57	2,746.00	2,734.07
4942.08 Electrical Parts	44.58	286.08	241.50	706.02	2,574.75	1,868.73	3,433.00	2,726.98
4942.10 Exterior Supplies	0.00	228.83	228.83	4,346.50	2,059.50	(2,287.00)	2,746.00	(1,600.50)
4942.12 Fire Protection	0.00	136.17	136.17	16,672.95	1,225.50	(15,447.45)	1,634.00	(15,038.95)
4942.14 Flooring	0.00	1,350.42	1,350.42	1,170.51	12,153.75	10,983.24	16,205.00	15,034.49
4942.16 Hardware	110.24	107.83	(2.41)	235.91	970.50	734.59	1,294.00	1,058.09
4942.18 HVAC Parts	794.20	296.33	(497.87)	5,367.47	2,667.00	(2,700.47)	3,556.00	(1,811.47)
4942.20 Janitorial Supplies	113.11	202.17	89.06	1,253.53	1,819.50	565.97	2,426.00	1,172.47
4942.21.old Unit Turn Supplies	0.00	85.00	85.00	0.00	764.96	764.96	1,019.94	1,019.94
4942.22 Keys/Locks	212.24	194.50	(17.74)	417.19	1,750.50	1,333.31	2,334.00	1,916.81
4942.24 Landscape Materials	0.00	57.17	57.17	1,638.95	514.50	(1,124.45)	686.00	(952.95)
4942.26 Lighting/Fixtures	249.40	297.50	48.10	848.41	2,677.50	1,829.09	3,570.00	2,721.59
4942.30 Miscellaneous Materials	18.36	0.00	(18.36)	18.36	0.00	(18.36)	0.00	(18.36)
4942.32 Non-Capitalized Furniture, Fixture, Equipment	131.14	228.83	97.69	131.14	2,059.50	1,928.36	2,746.00	2,614.86
4942.33 Non-Capital Appliances	863.59	607.00	(256.59)	863.59	5,463.00	4,599.41	7,284.00	6,420.41
4942.34 Paint/Drywall Material	282.60	673.50	390.90	3,134.82	6,061.50	2,926.68	8,082.00	4,947.18
4942.36 Plumbing Parts	484.72	339.92	(144.80)	1,545.53	3,059.25	1,513.72	4,079.00	2,533.47
4942.38 Windows - Glass/Screens	0.00	228.83	228.83	745.26	2,059.50	1,314.24	2,746.00	2,000.74
4943.01 Alarm Expense	0.00	64.08	64.08	1,000.00	576.75	(423.25)	769.00	(231.00)
4943.02 Uniform Expenses	0.00	97.25	97.25	408.25	875.25	467.00	1,167.00	758.75
4943.03 Lawn Maintenance	1,083.33	1,373.33	290.00	10,807.36	12,360.00	1,552.64	16,480.00	5,672.64
4943.04 Electrical Contractor	0.00	23.33	23.33	1,605.37	210.00	(1,395.37)	280.00	(1,325.37)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.05 Plumbing Contractor	0.00	1,373.33	1,373.33	0.00	12,360.00	12,360.00	16,480.00	16,480.00
4943.06 HVAC Contractor	0.00	1,090.83	1,090.83	0.00	9,817.50	9,817.50	13,090.00	13,090.00
4943.07 Elevator Maintenance Exp.	3,624.60	366.17	(3,258.43)	6,872.17	3,295.50	(3,576.67)	4,394.00	(2,478.17)
4943.08 Bug Maintenance Contract	800.00	43.42	(756.58)	3,750.00	390.75	(3,359.25)	521.00	(3,229.00)
4943.09 Fire Inspections	0.00	662.33	662.33	10,117.02	5,961.00	(4,156.02)	7,948.00	(2,169.02)
4943.10 Routine Maintenance Exp.	1,594.50	1,945.50	351.00	15,612.23	17,509.50	1,897.27	23,346.00	7,733.77
4943.11 A & E Expenses	0.00	343.33	343.33	11,712.83	3,090.00	(8,622.83)	4,120.00	(7,592.83)
4943.12 Equipment Leasing	(115.10)	0.00	115.10	0.00	0.00	0.00	0.00	0.00
4943.13 Painting/Drywall Contractor	0.00	457.75	457.75	1,745.00	4,119.75	2,374.75	5,493.00	3,748.00
4943.15 Camera Maintenance	0.00	114.42	114.42	96.00	1,029.75	933.75	1,373.00	1,277.00
4943.16 Outside Labor	0.00	686.67	686.67	351.51	6,180.00	5,828.49	8,240.00	7,888.49
4943.18 Construction	0.00	104,166.67	104,166.67	140,633.85	937,500.00	796,866.15	1,250,000.00	1,109,366.15
4943.19 Repairs	0.00	1,144.42	1,144.42	0.00	10,299.75	10,299.75	13,733.00	13,733.00
4945.00 Maintenance Labor EBC	(164.42)	1,751.17	1,915.59	13,760.55	15,760.50	1,999.95	21,014.00	7,253.45
TOTAL MAINTENANCE	7,979.80	126,599.65	118,619.85	286,761.29	1,139,396.96	852,635.67	1,519,195.94	1,232,434.65
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	6,898.50	3,155.75	(3,742.75)	77,892.58	28,401.75	(49,490.83)	37,869.00	(40,023.58)
TOTAL PROTECTIVE SERVICES	6,898.50	3,155.75	(3,742.75)	77,892.58	28,401.75	(49,490.83)	37,869.00	(40,023.58)
INSURANCE EXPENSE								
4961.01 Property Insurance	11,461.00	4,040.50	(7,420.50)	32,103.17	36,364.50	4,261.33	48,486.00	16,382.83
4961.02 Liability Insurance	688.57	1,121.50	432.93	5,102.54	10,093.50	4,990.96	13,458.00	8,355.46
4961.03 Worker's Compensation Insurance	366.42	331.83	(34.59)	1,596.34	2,986.50	1,390.16	3,982.00	2,385.66
4961.04 Auto Insurance	(271.28)	1,030.00	1,301.28	5,596.79	9,270.00	3,673.21	12,360.00	6,763.21
TOTAL INSURANCE EXPENSE	12,244.71	6,523.83	(5,720.88)	44,398.84	58,714.50	14,315.66	78,286.00	33,887.16
GENERAL EXPENSE								
4962.00 General Expenses	500.68	666.33	165.65	7,937.98	5,997.00	(1,940.98)	7,996.00	58.02
4964.00 Bad Debt Expense	491.00	0.00	(491.00)	339.00	0.00	(339.00)	0.00	(339.00)
4965.00 Property Taxes	0.00	0.00	0.00	552.36	0.00	(552.36)	0.00	(552.36)
4973.01 Extraordinary Maintenance	0.00	0.00	0.00	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	7,209.75	3,901.97	9,613.00	6,305.22
TOTAL GENERAL EXPENSE	991.68	1,467.41	475.73	27,037.12	13,206.75	(13,830.37)	17,609.00	(9,428.12)
TOTAL EXPENSES	72,655.13	200,617.74	127,962.61	1,026,916.17	1,805,559.71	778,643.54	2,407,412.94	1,380,496.77
SURPLUS	109,971.96	(73,481.96)	(183,453.92)	578,434.24	(661,337.82)	(1,239,772.06)	(881,783.75)	(1,460,217.99)

Sarasota Housing Authority
Operating Statement
Nine Months Ending 12/31/2025
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	0.00	0.00	0.00	1,348,733.58	0.00	1,348,733.58	0.00	1,348,733.58
3711.00 Investment Income - Unrestrict	34.02	0.00	34.02	98,983.16	0.00	98,983.16	0.00	98,983.16
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	10.71	0.00	10.71	2,796.53	0.00	2,796.53	0.00	2,796.53
3715.04 Other Revenue	0.00	0.00	0.00	79,133.85	0.00	79,133.85	0.00	79,133.85
3715.05 Other Revenue (Change In Value)	21,548.30	0.00	21,548.30	76,184.66	0.00	76,184.66	0.00	76,184.66
TOTAL OTHER OPERATING REVENUE	21,593.03	0.00	21,593.03	2,290,122.95	0.00	2,290,122.95	0.00	2,290,122.95
TOTAL INCOME	21,593.03	0.00	21,593.03	2,314,386.74	0.00	2,314,386.74	0.00	2,314,386.74
EXPENSES								
ADMINISTRATIVE EXPENSE								
4912.11 Development Consulting	8,898.80	0.00	(8,898.80)	12,064.48	0.00	(12,064.48)	0.00	(12,064.48)
4912.18 Development - Central Garden	3,066.00	0.00	(3,066.00)	3,066.00	0.00	(3,066.00)	0.00	(3,066.00)
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)
4916.00 Office Supplies Expense	53.49	0.00	(53.49)	53.49	0.00	(53.49)	0.00	(53.49)
4917.00 Legal Expense	0.00	0.00	0.00	11,869.00	0.00	(11,869.00)	0.00	(11,869.00)
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	203.13	0.00	(203.13)	0.00	(203.13)
4919.07 Postage Expense	0.00	0.00	0.00	59.68	0.00	(59.68)	0.00	(59.68)
4919.10 Small Hand Tools	6.68	0.00	(6.68)	6.68	0.00	(6.68)	0.00	(6.68)
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)	1,350.00	0.00	(1,350.00)	0.00	(1,350.00)
TOTAL ADMINISTRATIVE EXPENSE	12,174.97	0.00	(12,174.97)	29,126.64	0.00	(29,126.64)	0.00	(29,126.64)
4921.041 Resident Council Expenses	462.36	0.00	(462.36)	1,252.61	0.00	(1,252.61)	0.00	(1,252.61)
UTILITIES EXPENSE								
4934.00 Trash Expense	171.09	0.00	(171.09)	548.06	0.00	(548.06)	0.00	(548.06)
TOTAL UTILITIES EXPENSE	171.09	0.00	(171.09)	548.06	0.00	(548.06)	0.00	(548.06)
MAINTENANCE								
4942.00 Materials Expense	0.00	0.00	0.00	3.93	0.00	(3.93)	0.00	(3.93)
4942.10 Exterior Supplies	0.00	0.00	0.00	12.75	0.00	(12.75)	0.00	(12.75)
4942.18 HVAC Parts	262.10	0.00	(262.10)	602.11	0.00	(602.11)	0.00	(602.11)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4942.36 Plumbing parts	0.00	0.00	0.00	17.91	0.00	(17.91)	0.00	(17.91)
4943.15 Security Camera	0.00	0.00	0.00	198.99	0.00	(198.99)	0.00	(198.99)
TOTAL MAINTENANCE	262.10	0.00	(262.10)	835.69	0.00	(835.69)	0.00	(835.69)
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	0.00	0.00	0.00	4,227.91	0.00	(4,227.91)	0.00	(4,227.91)
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00	16,085.31	0.00	(16,085.31)	0.00	(16,085.31)
GENERAL EXPENSE								
4962.00 General Expenses	2,392.92	0.00	(2,392.92)	1,675,492.92	0.00	(1,675,492.92)	0.00	(1,675,492.92)
TOTAL GENERAL EXPENSE	2,392.92	0.00	(2,392.92)	1,675,492.92	0.00	(1,675,492.92)	0.00	(1,675,492.92)
TOTAL EXPENSES	15,463.44	0.00	(15,463.44)	1,723,341.23	0.00	(1,723,341.23)	0.00	(1,723,341.23)
SURPLUS	6,129.59	0.00	(6,129.59)	591,045.51	0.00	(591,045.51)	0.00	(591,045.51)

Sarasota Housing Authority

Operating Statement

Nine Months Ending 12/31/2025

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	42,715.58	45,005.92	(2,290.34)	361,063.61	405,053.25	(43,989.64)	540,071.00	(179,007.39)
3704.10 Tenant Revenue - Late Fees	945.00	841.17	103.83	8,336.50	7,570.50	766.00	10,094.00	(1,757.50)
3704.20 Tenant Revenue - Maint. Fees	337.25	40.92	296.33	537.25	368.25	169.00	491.00	46.25
3704.30 Tenant Revenue - Other	266.00	297.75	(31.75)	297.00	2,679.75	(2,382.75)	3,573.00	(3,276.00)
TOTAL TENANT REVENUE	44,263.83	46,185.76	(1,921.93)	370,234.36	415,671.75	(45,437.39)	554,229.00	(183,994.64)
HUD REVENUES								
3706.00 HUD Operating Grant Revenue	58,755.00	64,347.58	(5,592.58)	519,611.00	579,128.25	(59,517.25)	772,171.00	(252,560.00)
3706.10 HUD Operating Grant - CFP Revenue	0.00	47,201.42	(47,201.42)	130,288.96	424,812.75	(294,523.79)	566,417.00	(436,128.04)
TOTAL HUD REVENUES	58,755.00	111,549.00	(52,794.00)	649,899.96	1,003,941.00	(354,041.04)	1,338,588.00	(688,688.04)
OTHER OPERATING REVENUE								
3707.50 Other Admin Revenue	20,168.92	14,468.58	5,700.34	181,520.28	130,217.25	51,303.03	173,623.00	7,897.28
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	5.29	13.00	(7.71)	44.13	117.00	(72.87)	156.00	(111.87)
3714.00 Fraud Recovery	0.00	722.75	(722.75)	5,112.00	6,504.75	(1,392.75)	8,673.00	(3,561.00)
3714.50 Vacancy Loss	0.00	(5,467.75)	5,467.75	0.00	(49,209.75)	49,209.75	(65,613.00)	65,613.00
3715.00 Other Revenue	0.00	228.83	(228.83)	40,385.64	2,059.50	38,326.14	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	20,174.21	9,965.41	10,208.80	327,066.28	89,688.75	237,377.53	119,585.00	207,481.28
TOTAL INCOME	123,193.04	167,700.17	(44,507.13)	1,347,200.60	1,509,301.50	(162,100.90)	2,012,402.00	(665,201.40)
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	13,992.93	29,183.33	15,190.40	304,494.28	262,650.00	(41,844.28)	350,200.00	45,705.72
4911.03 Temp Office Administration	0.00	1,389.67	1,389.67	3,120.00	12,507.00	9,387.00	16,676.00	13,556.00
4912.00 Audit Fee Expense	0.00	836.50	836.50	10,147.00	7,528.50	(2,618.50)	10,038.00	(109.00)
4912.10 Accounting fees	2,552.49	727.00	(1,825.49)	16,771.69	6,543.00	(10,228.69)	8,724.00	(8,047.69)
4913.10 Bookkeeping Fee Expense	9.95	0.00	(9.95)	29.84	0.00	(29.84)	0.00	(29.84)
4914.00 Marketing & Advertising	6.96	228.83	221.87	1,962.02	2,059.50	97.48	2,746.00	783.98
4915.00 Administrative EBC Expenses	11,829.26	8,327.42	(3,501.84)	108,881.32	74,946.75	(33,934.57)	99,929.00	(8,952.32)
4916.00 Office Supplies Expense	298.72	629.42	330.70	4,240.94	5,664.75	1,423.81	7,553.00	3,312.06
4917.00 Legal Expense	1,435.65	2,060.00	624.35	14,202.00	18,540.00	4,338.00	24,720.00	10,518.00
4918.00 Travel Expenses	846.30	1,144.42	298.12	13,143.02	10,299.75	(2,843.27)	13,733.00	589.98
4919.01 Telephone Expense	947.69	1,144.42	196.73	11,262.11	10,299.75	(962.36)	13,733.00	2,470.89
4919.02 Dues/Subsription Expense	1,415.05	743.83	(671.22)	5,231.25	6,694.50	1,463.25	8,926.00	3,694.75
4919.03 Commissioner training/travel	0.00	629.42	629.42	5,616.20	5,664.75	48.55	7,553.00	1,936.80

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.04 Training Expense	1,123.50	1,373.33	249.83	10,492.49	12,360.00	1,867.51	16,480.00	5,987.51
4919.07 Postage Expense	90.00	137.33	47.33	646.71	1,236.00	589.29	1,648.00	1,001.29
4919.08 Vehicle Repair Expense	4,293.97	1,144.42	(3,149.55)	9,103.46	10,299.75	1,196.29	13,733.00	4,629.54
4919.09 Office Lease Expense	877.57	1,030.00	152.43	7,898.13	9,270.00	1,371.87	12,360.00	4,461.87
4919.10 Expendable Misc. Equipment	185.01	343.33	158.32	1,560.64	3,090.00	1,529.36	4,120.00	2,559.36
4919.11 Internet Expense	664.80	586.33	(78.47)	5,141.42	5,277.00	135.58	7,036.00	1,894.58
4919.12 Investigations	0.00	286.75	286.75	1,991.40	2,580.75	589.35	3,441.00	1,449.60
4919.13 Court Costs	0.00	228.83	228.83	279.00	2,059.50	1,780.50	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	3,808.00	5,722.17	1,914.17	31,669.28	51,499.50	19,830.22	68,666.00	36,996.72
4919.16 Admin. Equipment Contracts	724.19	572.17	(152.02)	3,579.87	5,149.50	1,569.63	6,866.00	3,286.13
TOTAL ADMINISTRATIVE EXPENSE	45,102.04	58,468.92	13,366.88	709,079.86	526,220.25	(182,859.61)	701,627.00	(7,452.86)
TENANT SERVICES								
4921.03 Resident Services - Tenant Service	0.00	113.83	113.83	0.00	1,024.50	1,024.50	1,366.00	1,366.00
4921.04 Resident Council Stipend	300.00	113.83	(186.17)	2,700.00	1,024.50	(1,675.50)	1,366.00	(1,334.00)
4921.041 Resident Council Expenses	924.72	113.92	(810.80)	2,535.84	1,025.25	(1,510.59)	1,367.00	(1,168.84)
4921.05 Resident Service - Advertising	0.00	0.00	0.00	203.00	0.00	(203.00)	0.00	(203.00)
TOTAL TENANT SERVICES	1,224.72	341.58	(883.14)	5,438.84	3,074.25	(2,364.59)	4,099.00	(1,339.84)
UTILITY EXPENSE								
4931.00 Water Expenses	8,504.19	8,098.17	(406.02)	44,360.41	72,883.50	28,523.09	97,178.00	52,817.59
4932.00 Electricity Expense	1,154.53	1,350.50	195.97	13,337.87	12,154.50	(1,183.37)	16,206.00	2,868.13
4933.00 Gas Expense	127.71	48.75	(78.96)	528.39	438.75	(89.64)	585.00	56.61
4934.00 Trash Expense	4,085.67	3,351.67	(734.00)	36,196.37	30,165.00	(6,031.37)	40,220.00	4,023.63
4935.00 Sewer Expense	9,171.75	12,566.33	3,394.58	106,282.80	113,097.00	6,814.20	150,796.00	44,513.20
TOTAL UTILITY EXPENSE	23,043.85	25,415.42	2,371.57	200,705.84	228,738.75	28,032.91	304,985.00	104,279.16
MAINTENANCE								
4941.00 Maintenance Labor	23,134.05	24,241.83	1,107.78	386,062.80	218,176.50	(167,886.30)	290,902.00	(95,160.80)
4942.00 Materials Expense	359.70	57.17	(302.53)	4,378.00	514.50	(3,863.50)	686.00	(3,692.00)
4942.02 Appliance parts	401.76	78.08	(323.68)	722.06	702.75	(19.31)	937.00	214.94
4942.04 Cabinetry	0.00	57.17	57.17	0.00	514.50	514.50	686.00	686.00
4942.05 Roof	0.00	0.00	0.00	11,591.00	0.00	(11,591.00)	0.00	(11,591.00)
4942.06 Doors	0.00	228.83	228.83	883.38	2,059.50	1,176.12	2,746.00	1,862.62
4942.08 Electrical Parts	166.46	343.33	176.87	588.00	3,090.00	2,502.00	4,120.00	3,532.00
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	1,186.05	1,373.33	187.28	11,648.76	12,360.00	711.24	16,480.00	4,831.24
4942.14 Flooring	0.00	1,144.42	1,144.42	0.00	10,299.75	10,299.75	13,733.00	13,733.00
4942.16 Hardware	166.86	114.42	(52.44)	1,736.88	1,029.75	(707.13)	1,373.00	(363.88)
4942.18 HVAC Parts	508.05	343.33	(164.72)	4,783.95	3,090.00	(1,693.95)	4,120.00	(663.95)
4942.20 Janitorial Supplies	281.41	114.42	(166.99)	2,250.20	1,029.75	(1,220.45)	1,373.00	(877.20)
4942.22 Keys/Locks	0.00	68.67	68.67	1,156.68	618.00	(538.68)	824.00	(332.68)
4942.24 Landscape Materials	0.00	57.17	57.17	0.00	514.50	514.50	686.00	686.00
4942.26 Lighting/Fixtures	0.00	57.17	57.17	936.68	514.50	(422.18)	686.00	(250.68)
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	53.83	53.83	12.97	484.50	471.53	646.00	633.03
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	245.21	57.17	(188.04)	3,890.87	514.50	(3,376.37)	686.00	(3,204.87)
4942.36 Plumbing parts	158.99	1,144.42	985.43	3,380.71	10,299.75	6,919.04	13,733.00	10,352.29

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4942.38 Windows - glass/screens	1,820.10	1,144.42	(675.68)	5,201.93	10,299.75	5,097.82	13,733.00	8,531.07
4943.00 Maintenance Contracts	0.00	572.17	572.17	0.00	5,149.50	5,149.50	6,866.00	6,866.00
4943.01 Alarm Expense	35.00	1,144.42	1,109.42	234.88	10,299.75	10,064.87	13,733.00	13,498.12
4943.02 Uniform Expenses	915.98	400.50	(515.48)	3,157.07	3,604.50	447.43	4,806.00	1,648.93
4943.03 Lawn Maintenance	2,383.33	4,577.75	2,194.42	26,636.63	41,199.75	14,563.12	54,933.00	28,296.37
4943.04 Electrical Contractor	930.00	57.17	(872.83)	27,537.75	514.50	(27,023.25)	686.00	(26,851.75)
4943.05 Plumbing Contractor	1,363.21	4,577.75	3,214.54	26,606.81	41,199.75	14,592.94	54,933.00	28,326.19
4943.06 HVAC Contractor	1,744.50	2,861.08	1,116.58	23,411.74	25,749.75	2,338.01	34,333.00	10,921.26
4943.08 Bug Maintenance Contract	2,416.00	1,144.42	(1,271.58)	8,553.60	10,299.75	1,746.15	13,733.00	5,179.40
4943.09 Fire Inspections	0.00	343.33	343.33	9,392.70	3,090.00	(6,302.70)	4,120.00	(5,272.70)
4943.10 Routine Maintenance Exp.	242.66	1,201.67	959.01	3,674.46	10,815.00	7,140.54	14,420.00	10,745.54
4943.12 Equipment Leasing	0.00	343.33	343.33	1,342.56	3,090.00	1,747.44	4,120.00	2,777.44
4943.13 Painting/Drywall Contractor	0.00	543.58	543.58	1,800.00	4,892.25	3,092.25	6,523.00	4,723.00
4943.15 Camera Maintenance	1,250.00	5,722.17	4,472.17	12,549.90	51,499.50	38,949.60	68,666.00	56,116.10
4943.16 Outside Labor	0.00	686.67	686.67	30,402.58	6,180.00	(24,222.58)	8,240.00	(22,162.58)
4943.17 B&G Club Maintenance	334.76	0.00	(334.76)	4,136.41	0.00	(4,136.41)	0.00	(4,136.41)
4943.18 Construction	0.00	266,666.67	266,666.67	0.00	2,400,000.00	2,400,000.00	3,200,000.00	3,200,000.00
4945.00 Maintenance Labor EBC	15,345.12	9,418.17	(5,926.95)	161,135.24	84,763.50	(76,371.74)	113,018.00	(48,117.24)
TOTAL MAINTENANCE	55,389.20	330,940.03	275,550.83	787,530.16	2,978,460.00	2,190,929.84	3,971,280.00	3,183,749.84
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	0.00	0.00	0.00	27,200.00	0.00	(27,200.00)	0.00	(27,200.00)
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	27,200.00	0.00	(27,200.00)	0.00	(27,200.00)
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	70.83	70.83	1,275.73	637.50	(638.23)	850.00	(425.73)
4961.01 Property Insurance	14,300.00	4,725.25	(9,574.75)	45,738.28	42,527.25	(3,211.03)	56,703.00	10,964.72
4961.02 Liability Insurance	2,863.92	2,975.50	111.58	10,876.78	26,779.50	15,902.72	35,706.00	24,829.22
4961.03 Worker's Compensation Insurance	1,832.10	1,030.00	(802.10)	6,721.72	9,270.00	2,548.28	12,360.00	5,638.28
4961.04 Auto Insurance	4.89	2,506.33	2,501.44	20,427.73	22,557.00	2,129.27	30,076.00	9,648.27
TOTAL INSURANCE EXPENSE	19,000.91	11,307.91	(7,693.00)	85,040.24	101,771.25	16,731.01	135,695.00	50,654.76
GENERAL EXPENSE								
4962.00 General Expenses	549.02	3,332.67	2,783.65	7,321.27	29,994.00	22,672.73	39,992.00	32,670.73
4964.00 Bad Debt Expense	6,388.00	0.00	(6,388.00)	11,034.00	0.00	(11,034.00)	0.00	(11,034.00)
4973.00 Extraordinary Maintenance	0.00	0.00	0.00	31,142.50	0.00	(31,142.50)	0.00	(31,142.50)
4975.00 Utility Reimbursement - Tenants	651.00	0.00	(651.00)	6,784.00	0.00	(6,784.00)	0.00	(6,784.00)
4991.00 FSS Expense	890.00	0.00	(890.00)	5,510.00	0.00	(5,510.00)	0.00	(5,510.00)
TOTAL GENERAL EXPENSE	8,478.02	3,332.67	(5,145.35)	61,791.77	29,994.00	(31,797.77)	39,992.00	(21,799.77)
TOTAL EXPENSES	152,238.74	429,806.53	277,567.79	1,876,786.71	3,868,258.50	1,991,471.79	5,157,678.00	3,280,891.29
SURPLUS	(29,045.70)	(262,106.36)	(233,060.66)	(529,586.11)	(2,358,957.00)	(1,829,370.89)	(3,145,276.00)	(2,615,689.89)

Sarasota Housing Authority
Operating Statement
Nine Months Ending 12/31/2025
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								
MAINTENANCE								
4942.08 Electrical Parts	6.93	0.00	(6.93)	6.93	0.00	(6.93)	0.00	(6.93)
TOTAL MAINTENANCE	6.93	0.00	(6.93)	6.93	0.00	(6.93)	0.00	(6.93)
TOTAL EXPENSES	6.93	0.00	(6.93)	6.93	0.00	(6.93)	0.00	(6.93)
SURPLUS	(6.93)	0.00	6.93	(6.93)	0.00	6.93	0.00	6.93

Sarasota Housing Authority
Operating Statement
Nine Months Ending 12/31/2025
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	(16.11)	0.00	(16.11)	(141.22)	0.00	(141.22)	0.00	(141.22)
TOTAL OTHER REVENUE	(16.11)	0.00	(16.11)	(141.22)	0.00	(141.22)	0.00	(141.22)
SURPLUS	(16.11)	0.00	16.11	(141.22)	0.00	141.22	0.00	141.22

Sarasota Housing Authority

Operating Statement

Nine Months Ending 12/31/2025

Program: Resident Services

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
GRANT REVENUE								
3706.20 ROSS Grant	6,934.40	0.00	6,934.40	6,934.40	0.00	6,934.40	0.00	6,934.40
3706.30 HUD FSS Grant	0.00	7,438.83	(7,438.83)	55,422.20	66,949.50	(11,527.30)	89,266.00	(33,843.80)
3706.40 Youth Thrive Grant	0.00	0.00	0.00	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	9,125.25	(9,125.25)	12,167.00	(12,167.00)
3707.51 Other Admin Revenue: YT	0.00	2,587.50	(2,587.50)	400.00	23,287.50	(22,887.50)	31,050.00	(30,650.00)
3708.00 Other Government Grants	33,722.01	0.00	33,722.01	70,000.00	0.00	70,000.00	0.00	70,000.00
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)	15,469.50	(23,478.06)	20,626.00	(28,634.56)
3715.05 Grant/Donations: Other	500.00	0.00	500.00	500.00	0.00	500.00	0.00	500.00
TOTAL GRANT REVENUE	41,156.41	12,759.08	28,397.33	135,682.16	114,831.75	20,850.41	153,109.00	(17,426.84)
TOTAL INCOME	41,156.41	12,759.08	28,397.33	135,682.16	114,831.75	20,850.41	153,109.00	(17,426.84)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	4,851.77	7,072.67	2,220.90	113,059.33	63,654.00	(49,405.33)	84,872.00	(28,187.33)
4912.00 Audit Fee Expense	0.00	92.67	92.67	1,460.00	834.00	(626.00)	1,112.00	(348.00)
4912.10 Accounting Fee	2,239.86	216.92	(2,022.94)	7,184.34	1,952.25	(5,232.09)	2,603.00	(4,581.34)
4914.00 Marketing & Advertising	0.00	22.83	22.83	554.90	205.50	(349.40)	274.00	(280.90)
4915.00 Administrative EBC Expenses	1,760.17	1,823.08	62.91	24,856.19	16,407.75	(8,448.44)	21,877.00	(2,979.19)
4916.00 Office Supplies Expense	0.00	381.50	381.50	831.27	3,433.50	2,602.23	4,578.00	3,746.73
4918.00 Travel Expenses	0.00	114.42	114.42	1,196.69	1,029.75	(166.94)	1,373.00	176.31
4919.01 Telephone Expense	393.58	343.33	(50.25)	4,292.45	3,090.00	(1,202.45)	4,120.00	(172.45)
4919.02 Dues/Subsription Expense	0.00	91.50	91.50	3,200.43	823.50	(2,376.93)	1,098.00	(2,102.43)
4919.04 Training Expense	75.00	228.83	153.83	215.07	2,059.50	1,844.43	2,746.00	2,530.93
4919.08 Vehicle Repair Expense	0.00	17.17	17.17	55.60	154.50	98.90	206.00	150.40
4919.09 Office Lease Expense	438.79	801.08	362.29	3,949.11	7,209.75	3,260.64	9,613.00	5,663.89
4919.11 Internet Expense	286.45	238.67	(47.78)	2,260.48	2,148.00	(112.48)	2,864.00	603.52
4919.112 YT Internet Expense	286.45	119.33	(167.12)	2,784.08	1,074.00	(1,710.08)	1,432.00	(1,352.08)
4919.12 Investigations	0.00	11.42	11.42	26.00	102.75	76.75	137.00	111.00
4919.15 Admin. General Contracts	740.50	915.50	175.00	7,261.55	8,239.50	977.95	10,986.00	3,724.45
4919.16 Admin. Equipment Contracts	24.38	45.75	21.37	195.05	411.75	216.70	549.00	353.95
4919.161 Admin Equip Contracts: YT	24.37	0.00	(24.37)	243.70	0.00	(243.70)	0.00	(243.70)
4921.02 Resident Services EBC Expenses	1,048.75	351.67	(697.08)	7,351.57	3,165.00	(4,186.57)	4,220.00	(3,131.57)
4921.03 Resident Services Tenant Servic	0.00	113.83	113.83	0.00	1,024.50	1,024.50	1,366.00	1,366.00
4921.04 Resident Council Stipend	0.00	113.83	113.83	0.00	1,024.50	1,024.50	1,366.00	1,366.00
4921.041 Resident Council Training/Travel	0.00	113.92	113.92	0.00	1,025.25	1,025.25	1,367.00	1,367.00
4921.09 YT - After School Tutors	400.00	572.17	172.17	1,500.00	5,149.50	3,649.50	6,866.00	5,366.00
4921.11 YT - Program Supplies/Activities	230.78	781.92	551.14	5,973.39	7,037.25	1,063.86	9,383.00	3,409.61

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4921.12 YT - Printing/Advertising	0.00	11.42	11.42	123.00	102.75	(20.25)	137.00	14.00
4921.13 YT - Travel/Training	0.00	11.42	11.42	770.77	102.75	(668.02)	137.00	(633.77)
TOTAL ADMINISTRATIVE EXPENSE	12,800.85	14,606.85	1,806.00	189,344.97	131,461.50	(57,883.47)	175,282.00	(14,062.97)
UTILITY EXPENSE								
4932.00 Electricity Expense	84.98	171.67	86.69	1,251.55	1,545.00	293.45	2,060.00	808.45
4932.01 YT - Electricity Expense	84.97	171.67	86.70	1,251.50	1,545.00	293.50	2,060.00	808.50
TOTAL UTILITY EXPENSE	169.95	343.34	173.39	2,503.05	3,090.00	586.95	4,120.00	1,616.95
MAINTENANCE								
4942.00 Materials Expense	0.00	0.00	0.00	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	151.68	0.00	(151.68)	0.00	(151.68)
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	70.00	0.00	(70.00)	350.00	0.00	(350.00)	0.00	(350.00)
4943.04 Electrical Expense	0.00	191.75	191.75	0.00	1,725.75	1,725.75	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)	3,276.00	3,090.00	(186.00)	4,120.00	844.00
4943.101 YT - Routing Maintenance	364.00	343.33	(20.67)	3,276.00	3,090.00	(186.00)	4,120.00	844.00
4943.12 Equipment Leasing	0.00	174.42	174.42	1,087.88	1,569.75	481.87	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	798.00	1,052.83	254.83	10,550.29	9,475.50	(1,074.79)	12,634.00	2,083.71
INSURANCE EXPENSE								
4961.02 Liability Insurance	340.50	25.92	(314.58)	1,205.58	233.25	(972.33)	311.00	(894.58)
4961.03 Worker's Compensation Insurance	244.28	343.33	99.05	976.21	3,090.00	2,113.79	4,120.00	3,143.79
4961.04 Auto Insurance	603.98	549.33	(54.65)	4,831.90	4,944.00	112.10	6,592.00	1,760.10
TOTAL INSURANCE EXPENSE	1,188.76	918.58	(270.18)	7,013.69	8,267.25	1,253.56	11,023.00	4,009.31
GENERAL EXPENSE								
4962.00 General Expenses	79.57	872.00	792.43	1,176.95	7,848.00	6,671.05	10,464.00	9,287.05
TOTAL GENERAL EXPENSE	79.57	872.00	792.43	1,176.95	7,848.00	6,671.05	10,464.00	9,287.05
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	15,037.13	17,793.60	2,756.47	225,588.95	160,142.25	(65,446.70)	213,523.00	(12,065.95)
SURPLUS	26,119.28	(5,034.52)	31,153.80	(89,906.79)	(45,310.50)	(44,596.29)	(60,414.00)	(29,492.79)

Sarasota Housing Authority
Operating Statement
Nine Months Ending 12/31/2025
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	2,402,252.27	2,725,115.17	(322,862.90)	25,643,739.83	24,526,036.50	1,117,703.33	32,701,382.00	(7,057,642.17)
Other Operating Revenue	10,112.35	13,220.25	(3,107.90)	76,426.48	118,982.25	(42,555.77)	158,643.00	(82,216.52)
TOTAL INCOME	2,412,364.62	2,738,335.42	(325,970.80)	25,720,166.31	24,645,018.75	1,075,147.56	32,860,025.00	(7,139,858.69)
EXPENSES								
Administrative Expense	113,873.34	165,010.83	51,137.49	1,221,107.49	1,485,097.50	263,990.01	1,980,130.00	759,022.51
HAP Expense	2,740,698.30	2,580,327.50	(160,370.80)	24,520,104.80	23,222,947.50	(1,297,157.30)	30,963,930.00	6,443,825.20
TOTAL EXPENSES	2,854,571.64	2,745,338.33	(109,233.31)	25,741,212.29	24,708,045.00	(1,033,167.29)	32,944,060.00	7,202,847.71
SURPLUS	(442,207.02)	(7,002.91)	(435,204.11)	(21,045.98)	(63,026.25)	41,980.27	(84,035.00)	62,989.02

Sarasota Housing Authority
Operating Statement
Nine Months Ending 12/31/2025
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	89,798.00	90,634.25	(836.25)	791,389.54	815,708.25	(24,318.71)	1,087,611.00	(296,221.46)
3703.10 Commercial Tenant Rent	9,245.24	9,490.17	(244.93)	83,207.16	85,411.50	(2,204.34)	113,882.00	(30,674.84)
3704.00 Tenant Revenue Other	0.00	91.67	(91.67)	0.00	825.00	(825.00)	1,100.00	(1,100.00)
3704.10 Tenant Revenue - Late Fees	595.00	60.08	534.92	3,185.00	540.75	2,644.25	721.00	2,464.00
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	99,638.24	100,276.17	(637.93)	878,107.90	902,485.50	(24,377.60)	1,203,314.00	(325,206.10)
OTHER REVENUE								
3707.50 Other Admin Revenue	0.00	114.42	(114.42)	0.00	1,029.75	(1,029.75)	1,373.00	(1,373.00)
3708.00 Other Government Grants	74,586.39	0.00	74,586.39	86,536.39	0.00	86,536.39	0.00	86,536.39
3708.11 Youth Thrive: Sarasota County Gov'n't Contract	0.00	0.00	0.00	44,761.92	0.00	44,761.92	0.00	44,761.92
3711.00 Investment Income - Unrestrict	46.32	216.17	(169.85)	410.74	1,945.50	(1,534.76)	2,594.00	(2,183.26)
3715.00 Other Grant Revenue	(500.00)	0.00	(500.00)	(45,251.92)	0.00	(45,251.92)	0.00	(45,251.92)
3715.03 Donations: Shop w/a Cop	1,500.00	1,920.92	(420.92)	14,500.00	17,288.25	(2,788.25)	23,051.00	(8,551.00)
3715.04 Comm. Foundation Grants	0.00	2,500.00	(2,500.00)	0.00	22,500.00	(22,500.00)	30,000.00	(30,000.00)
3715.05 Grant/Donations: Other	0.00	0.00	0.00	500.00	0.00	500.00	0.00	500.00
3715.051 Youth Thrive: Donations	0.00	286.08	(286.08)	0.00	2,574.75	(2,574.75)	3,433.00	(3,433.00)
TOTAL OTHER REVENUE	75,632.71	5,037.59	70,595.12	101,457.13	45,338.25	56,118.88	60,451.00	41,006.13
TOTAL INCOME	175,270.95	105,313.76	69,957.19	979,565.03	947,823.75	31,741.28	1,263,765.00	(284,199.97)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4912.00 Audit Fee Expense	0.00	0.00	0.00	2,000.00	0.00	(2,000.00)	0.00	(2,000.00)
4916.00 Office Supplies Expense	0.00	57.17	57.17	0.00	514.50	514.50	686.00	686.00
4917.00 Legal Expense	0.00	572.17	572.17	27.50	5,149.50	5,122.00	6,866.00	6,838.50
4918.00 Travel Expenses	0.00	34.33	34.33	0.00	309.00	309.00	412.00	412.00
4919.01 Telephone Expense	80.64	125.17	44.53	1,459.59	1,126.50	(333.09)	1,502.00	42.41
4919.02 Dues/Subscription Expense	0.00	2,288.83	2,288.83	7,479.30	20,599.50	13,120.20	27,466.00	19,986.70
4919.03 Commissioner training/travel	0.00	34.33	34.33	0.00	309.00	309.00	412.00	412.00
4919.08 Vehicle Repair Expense	0.00	57.17	57.17	0.00	514.50	514.50	686.00	686.00
4919.10 Expendable tools/Equipment	181.61	68.67	(112.94)	262.38	618.00	355.62	824.00	561.62
4919.11 Internet Expense	711.99	322.25	(389.74)	3,838.54	2,900.25	(938.29)	3,867.00	28.46
4919.12 Investigations	0.00	9.08	9.08	59.85	81.75	21.90	109.00	49.15
4919.13 Court Costs	83.00	77.00	(6.00)	1,052.52	693.00	(359.52)	924.00	(128.52)
4919.15 Admin. General Contracts	20,168.92	20,859.75	690.83	181,520.28	187,737.75	6,217.47	250,317.00	68,796.72
4921.02 YT-Shop w/Cop	2,552.00	2,367.83	(184.17)	20,547.00	21,310.50	763.50	28,414.00	7,867.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
TOTAL ADMINISTRATIVE EXPENSE	23,778.16	26,873.75	3,095.59	218,246.96	241,863.75	23,616.79	322,485.00	104,238.04
UTILITIES EXPENSE								
4931.00 Water Expenses	2,295.71	2,177.75	(117.96)	21,829.07	19,599.75	(2,229.32)	26,133.00	4,303.93
4932.00 Electricity Expense	326.47	575.08	248.61	3,263.06	5,175.75	1,912.69	6,901.00	3,637.94
4934.00 Trash Expense	1,668.32	1,452.92	(215.40)	13,077.46	13,076.25	(1.21)	17,435.00	4,357.54
4935.00 Sewer Expense	3,188.09	2,811.17	(376.92)	30,815.26	25,300.50	(5,514.76)	33,734.00	2,918.74
TOTAL UTILITIES EXPENSE	7,478.59	7,016.92	(461.67)	68,984.85	63,152.25	(5,832.60)	84,203.00	15,218.15
MAINTENANCE								
4942.00 Materials Expense	17.92	3.58	(14.34)	1,386.11	32.25	(1,353.86)	43.00	(1,343.11)
4942.02 Appliance parts	186.43	57.17	(129.26)	1,552.31	514.50	(1,037.81)	686.00	(866.31)
4942.04 Cabinetry	0.00	228.83	228.83	37.17	2,059.50	2,022.33	2,746.00	2,708.83
4942.05 Roof	0.00	0.00	0.00	3,651.00	0.00	(3,651.00)	0.00	(3,651.00)
4942.06 Doors	827.39	228.83	(598.56)	1,618.44	2,059.50	441.06	2,746.00	1,127.56
4942.08 Electrical Parts	103.90	114.42	10.52	690.89	1,029.75	338.86	1,373.00	682.11
4942.10 Exterior Supplies	407.00	57.17	(349.83)	2,163.77	514.50	(1,649.27)	686.00	(1,477.77)
4942.12 Fire Protection	5,331.38	114.42	(5,216.96)	15,790.53	1,029.75	(14,760.78)	1,373.00	(14,417.53)
4942.14 Flooring	9,648.11	1,716.67	(7,931.44)	23,636.40	15,450.00	(8,186.40)	20,600.00	(3,036.40)
4942.16 Hardware	298.17	57.17	(241.00)	3,431.20	514.50	(2,916.70)	686.00	(2,745.20)
4942.18 HVAC Parts	486.28	1,144.42	658.14	1,190.42	10,299.75	9,109.33	13,733.00	12,542.58
4942.20 Janitorial Supplies	0.00	57.17	57.17	172.16	514.50	342.34	686.00	513.84
4942.21 Unit turn supplies	0.00	0.00	0.00	272.87	0.00	(272.87)	0.00	(272.87)
4942.22 Keys/Locks	24.47	57.17	32.70	854.05	514.50	(339.55)	686.00	(168.05)
4942.26 Lighting/Fixtures	711.85	572.17	(139.68)	2,598.60	5,149.50	2,550.90	6,866.00	4,267.40
4942.28 Lumber	0.00	343.33	343.33	0.00	3,090.00	3,090.00	4,120.00	4,120.00
4942.32 Non-capitalized furn. fix, equi	0.00	228.83	228.83	0.00	2,059.50	2,059.50	2,746.00	2,746.00
4942.33 Non Capitalized Appliances	1,964.60	572.17	(1,392.43)	27,298.98	5,149.50	(22,149.48)	6,866.00	(20,432.98)
4942.34 Paint/Drywall	433.99	572.17	138.18	2,465.45	5,149.50	2,684.05	6,866.00	4,400.55
4942.36 Plumbing parts	433.84	657.67	223.83	3,796.50	5,919.00	2,122.50	7,892.00	4,095.50
4942.38 Windows - glass/screens	1,322.90	286.08	(1,036.82)	3,726.66	2,574.75	(1,151.91)	3,433.00	(293.66)
4943.01 Alarm Expense	0.00	171.67	171.67	0.00	1,545.00	1,545.00	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	11,876.04	10,872.17	(1,003.87)	64,375.82	97,849.50	33,473.68	130,466.00	66,090.18
4943.04 Electrical Expense	0.00	1,144.42	1,144.42	10,608.88	10,299.75	(309.13)	13,733.00	3,124.12
4943.05 Plumbing Expense	343.00	1,144.42	801.42	9,902.38	10,299.75	397.37	13,733.00	3,830.62
4943.06 HVAC Expense	0.00	5,722.17	5,722.17	28,424.00	51,499.50	23,075.50	68,666.00	40,242.00
4943.07 Elevator Maintenance Exp.	273.02	286.08	13.06	14,365.19	2,574.75	(11,790.44)	3,433.00	(10,932.19)
4943.08 Bug Maintenance Contract	1,232.00	771.08	(460.92)	6,544.00	6,939.75	395.75	9,253.00	2,709.00
4943.09 Fire Inspections	0.00	1,144.42	1,144.42	8,511.80	10,299.75	1,787.95	13,733.00	5,221.20
4943.10 Routine Maintenance Exp.	705.00	228.83	(476.17)	3,768.16	2,059.50	(1,708.66)	2,746.00	(1,022.16)
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	5,149.50	5,149.50	6,866.00	6,866.00
4943.16 Outside Labor	0.00	343.33	343.33	5,669.91	3,090.00	(2,579.91)	4,120.00	(1,549.91)
4943.18 Construction	0.00	31,250.00	31,250.00	0.00	281,250.00	281,250.00	375,000.00	375,000.00
4943.19 Repairs	0.00	343.33	343.33	19,145.65	3,090.00	(16,055.65)	4,120.00	(15,025.65)
TOTAL MAINTENANCE	36,627.29	61,063.53	24,436.24	270,281.94	549,571.50	279,289.56	732,762.00	462,480.06
INSURANCE EXPENSE								
4961.01 Property Insurance	0.00	10,510.17	10,510.17	130,693.65	94,591.50	(36,102.15)	126,122.00	(4,571.65)
4961.02 Liability Insurance	0.00	801.08	801.08	7,699.38	7,209.75	(489.63)	9,613.00	1,913.62

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INSURANCE EXPENSE								
4961.04 Auto Insurance	0.00	686.67	686.67	4,227.93	6,180.00	1,952.07	8,240.00	4,012.07
TOTAL INSURANCE EXPENSE	0.00	11,997.92	11,997.92	142,620.96	107,981.25	(34,639.71)	143,975.00	1,354.04
GENERAL EXPENSE								
4962.00 General Expenses	0.00	684.92	684.92	2,675.58	6,164.25	3,488.67	8,219.00	5,543.42
4965.00 Property Taxes	60.30	3,176.83	3,116.53	24,451.13	28,591.50	4,140.37	38,122.00	13,670.87
4973.00 Extraordinary Maintenance	0.00	0.00	0.00	17,766.39	0.00	(17,766.39)	0.00	(17,766.39)
5210.00 Applicances	0.00	1,144.42	1,144.42	32,227.28	10,299.75	(21,927.53)	13,733.00	(18,494.28)
TOTAL GENERAL EXPENSE	60.30	5,006.17	4,945.87	77,120.38	45,055.50	(32,064.88)	60,074.00	(17,046.38)
TOTAL EXPENSES	67,944.34	111,958.29	44,013.95	777,255.09	1,007,624.25	230,369.16	1,343,499.00	566,243.91
SURPLUS	107,326.61	(6,644.53)	113,971.14	202,309.94	(59,800.50)	262,110.44	(79,734.00)	282,043.94

Sarasota Housing Authority
Operating Statement
Nine Months Ending 12/31/2025
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	9,602.52	3,583.67	6,018.85	38,039.80	32,253.00	5,786.80	43,004.00	(4,964.20)
TOTAL MANAGEMENT REVENUE	9,602.52	3,583.67	6,018.85	38,039.80	32,253.00	5,786.80	43,004.00	(4,964.20)
TOTAL INCOME	9,602.52	3,583.67	6,018.85	38,039.80	32,253.00	5,786.80	43,004.00	(4,964.20)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	621.92	854.17	232.25	12,584.56	7,687.50	(4,897.06)	10,250.00	(2,334.56)
4912.00 Audit Fee Expense	0.00	0.00	0.00	2,000.00	0.00	(2,000.00)	0.00	(2,000.00)
4915.00 Administrative EBC Expenses	462.31	594.58	132.27	4,340.65	5,351.25	1,010.60	7,135.00	2,794.35
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	1,084.23	1,448.75	364.52	24,388.85	13,038.75	(11,350.10)	17,385.00	(7,003.85)
INSURANCE EXPENSE								
4961.00 Insurance Expense	55.35	297.67	242.32	55.35	2,679.00	2,623.65	3,572.00	3,516.65
4961.02 Liability Insurance	368.72	1,005.92	637.20	2,867.12	9,053.25	6,186.13	12,071.00	9,203.88
TOTAL INSURANCE EXPENSE	424.07	1,303.59	879.52	2,922.47	11,732.25	8,809.78	15,643.00	12,720.53
4962.00 General Expenses	8.94	0.00	(8.94)	97.23	0.00	(97.23)	0.00	(97.23)
TOTAL EXPENSES	1,517.24	2,752.34	1,235.10	27,408.55	24,771.00	(2,637.55)	33,028.00	5,619.45
SURPLUS	8,085.28	831.33	(7,253.95)	10,631.25	7,482.00	(3,149.25)	9,976.00	(655.25)

Sarasota Housing Authority
Operating Statement
Nine Months Ending 12/31/2025
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	1.11	0.00	1.11	6,128.39	0.00	6,128.39	0.00	6,128.39
3715.05 Other Revenue (Change In Value)	4,121.20	0.00	4,121.20	15,367.69	0.00	15,367.69	0.00	15,367.69
TOTAL OTHER OPERATING REVENUE	4,122.31	0.00	4,122.31	60,202.24	0.00	60,202.24	0.00	60,202.24
TOTAL INCOME	4,122.31	0.00	4,122.31	59,455.03	0.00	59,455.03	0.00	59,455.03
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	4,122.31	0.00	4,122.31	25,788.16	0.00	25,788.16	0.00	25,788.16

Sarasota Housing Authority
Operating Statement
Nine Months Ending 12/31/2025
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	(180.00)	0.00	(180.00)	(214.44)	0.00	(214.44)	0.00	(214.44)
3704.20 Tenant Revenue - Maint. Fees	214.44	0.00	214.44	214.44	0.00	214.44	0.00	214.44
TOTAL TENANT REVENUE	34.44	0.00	34.44	0.00	0.00	0.00	0.00	0.00
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	0.45	0.00	0.45	155.50	0.00	155.50	0.00	155.50
3715.05 Other Revenue (Change In Value)	1,027.41	0.00	1,027.41	5,112.02	0.00	5,112.02	0.00	5,112.02
TOTAL OTHER OPERATING REVENUE	1,027.86	0.00	1,027.86	10,433.52	0.00	10,433.52	0.00	10,433.52
TOTAL INCOME	1,062.30	0.00	1,062.30	10,433.52	0.00	10,433.52	0.00	10,433.52
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	1,062.30	0.00	1,062.30	7,649.60	0.00	7,649.60	0.00	7,649.60

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 12/31/2025
Program: McCown Tower Project: McCown Tower

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703.00 Tenant Dwelling Rental	33,858.09	37,550.00	(3,691.91)	394,101.72	450,600.00	(56,498.28)	450,600.00	(56,498.28)
3703.01 Vacancy Loss	(973.00)		(973.00)	(2,161.00)		(2,161.00)		(2,161.00)
3704.10 Tenant Revenue - Late Fees		20.75	(20.75)	16.00	249.00	(233.00)	249.00	(233.00)
3704.20 Tenant Revenue - Maint. Fees	442.92	101.58	341.34	1,054.95	1,219.00	(164.05)	1,219.00	(164.05)
3704.30 Tenant Revenue - Other	110.00	15.42	94.58	290.00	185.00	105.00	185.00	105.00
TOTAL TENANT REVENUE	33,438.01	37,687.75	(4,249.74)	393,301.67	452,253.00	(58,951.33)	452,253.00	(58,951.33)
HUD REVENUE								
3710.00 PBRA Revenue	45,689.00	37,550.00	8,139.00	518,393.00	450,600.00	67,793.00	450,600.00	67,793.00
TOTAL HUD REVENUE	45,689.00	37,550.00	8,139.00	518,393.00	450,600.00	67,793.00	450,600.00	67,793.00
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	50.59	164.75	(114.16)	566.32	1,977.00	(1,410.68)	1,977.00	(1,410.68)
3714.50 Vacancy Loss		(3,761.92)	3,761.92		(45,143.00)	45,143.00	(45,143.00)	45,143.00
3715.00 Other Revenue	3,583.30		3,583.30	4,630.74		4,630.74		4,630.74
3715.01 Laundry Revenue	0.57	33.00	(32.43)	299.67	396.00	(96.33)	396.00	(96.33)
TOTAL OTHER OPERATING REVENUE	3,634.46	(3,564.17)	7,198.63	5,496.73	(42,770.00)	48,266.73	(42,770.00)	48,266.73
TOTAL INCOME	82,761.47	71,673.58	11,087.89	917,191.40	860,083.00	57,108.40	860,083.00	57,108.40
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	6,268.00	4,380.92	(1,887.08)	52,387.75	52,571.00	183.25	52,571.00	183.25
4912.00 Audit Fee Expense		772.50	772.50	862.50	9,270.00	8,407.50	9,270.00	8,407.50
4912.10 Accounting fees	90.00		(90.00)	1,290.00		(1,290.00)		(1,290.00)
4913.00 Management Fee Expense	9,602.52	3,583.67	(6,018.85)	41,720.41	43,004.00	1,283.59	43,004.00	1,283.59
4914.00 Marketing & Advertising	13.71	33.92	20.21	473.12	407.00	(66.12)	407.00	(66.12)
4915.00 Administrative EBC Expenses	3,367.66	1,791.67	(1,575.99)	27,696.16	21,500.00	(6,196.16)	21,500.00	(6,196.16)
4916.00 Office Supplies Expense	177.54	141.67	(35.87)	1,450.80	1,700.00	249.20	1,700.00	249.20
4917.00 Legal Expense	(475.00)	214.58	689.58	4,495.27	2,575.00	(1,920.27)	2,575.00	(1,920.27)
4918.00 Travel Expenses	27.20	56.25	29.05	1,877.85	675.00	(1,202.85)	675.00	(1,202.85)
4919.01 Telephone Expense	202.42	273.58	71.16	4,193.48	3,283.00	(910.48)	3,283.00	(910.48)
4919.02 Dues/Subscription Expense		30.58	30.58	255.62	367.00	111.38	367.00	111.38
4919.04 Training Expense	25.00	250.00	225.00	1,445.00	3,000.00	1,555.00	3,000.00	1,555.00
4919.07 Postage Expense	80.00	47.67	(32.33)	660.44	572.00	(88.44)	572.00	(88.44)
4919.10 Small Hand Tools	89.73		(89.73)	89.73		(89.73)		(89.73)
4919.11 Internet Expense	284.90	244.58	(40.32)	3,219.36	2,935.00	(284.36)	2,935.00	(284.36)
4919.12 Investigations		45.42	45.42	2,354.10	545.00	(1,809.10)	545.00	(1,809.10)
4919.13 Court Costs		37.50	37.50		450.00	450.00	450.00	450.00

4919.15 Admin. General Contracts	504.03	232.00	(272.03)	5,372.39	2,784.00	(2,588.39)	2,784.00	(2,588.39)
4919.16 Admin. Equipment Contracts	14.35	93.75	79.40	1,159.30	1,125.00	(34.30)	1,125.00	(34.30)
TOTAL ADMINISTRATIVE EXPENSE	20,272.06	12,230.26	(8,041.80)	151,003.28	146,763.00	(4,240.28)	146,763.00	(4,240.28)
TENANT SERVICES								
4921.03 Resident Services Tenant Servic		72.67	72.67	13.96	872.00	858.04	872.00	858.04
4921.04 Resident Council Stipend	70.65	55.25	(15.40)	1,650.00	663.00	(987.00)	663.00	(987.00)
4921.041 Resident Council Expenses	462.36		(462.36)	1,567.29		(1,567.29)		(1,567.29)
TOTAL TENANT SERVICES	533.01	127.92	(405.09)	3,231.25	1,535.00	(1,696.25)	1,535.00	(1,696.25)
UTILITY EXPENSE								
4931.00 Water Expenses	(2,872.69)	2,833.33	5,706.02	29,745.66	34,000.00	4,254.34	34,000.00	4,254.34
4932.00 Electricity Expense	87.87	4,308.25	4,220.38	52,925.13	51,699.00	(1,226.13)	51,699.00	(1,226.13)
4933.00 Gas Expense				896.81		(896.81)		(896.81)
4934.00 Trash Expense	671.95	833.33	161.38	13,147.19	10,000.00	(3,147.19)	10,000.00	(3,147.19)
4935.00 Sewer Expense	(66.92)	4,083.33	4,150.25	42,773.94	49,000.00	6,226.06	49,000.00	6,226.06
TOTAL UTILITY EXPENSE	(2,179.79)	12,058.24	14,238.03	139,488.73	144,699.00	5,210.27	144,699.00	5,210.27
MAINTENANCE								
4941.00 Maintenance Labor	4,028.62	4,666.67	638.05	56,948.39	56,000.00	(948.39)	56,000.00	(948.39)
4942.00 Materials Expense	103.04	20.83	(82.21)	210.15	250.00	39.85	250.00	39.85
4942.02 Appliance parts	22.56	29.17	6.61	28.98	350.00	321.02	350.00	321.02
4942.06 Doors	(209.66)	83.33	292.99	53.88	1,000.00	946.12	1,000.00	946.12
4942.08 Electrical Parts				37.14		(37.14)		(37.14)
4942.10 Exterior Supplies	(138.60)		138.60	65.08		(65.08)		(65.08)
4942.12 Fire Protection	16,715.20	128.67	(16,586.53)	44,344.64	1,544.00	(42,800.64)	1,544.00	(42,800.64)
4942.14 Flooring		58.33	58.33	279.68	700.00	420.32	700.00	420.32
4942.16 Hardware	(54.74)	83.33	138.07	382.87	1,000.00	617.13	1,000.00	617.13
4942.18 HVAC Parts	403.23	20.83	(382.40)	1,065.92	250.00	(815.92)	250.00	(815.92)
4942.20 Janitorial Supplies	116.27	75.00	(41.27)	688.61	900.00	211.39	900.00	211.39
4942.22 Keys/Locks	224.31	67.92	(156.39)	342.52	815.00	472.48	815.00	472.48
4942.24 Landscape Materials				71.91		(71.91)		(71.91)
4942.26 Lighting/Fixtures		75.00	75.00	2,273.53	900.00	(1,373.53)	900.00	(1,373.53)
4942.28 Lumber		41.67	41.67		500.00	500.00	500.00	500.00
4942.32 Non-Capitalized Furniture, Fixture, Equipment	114.02	106.83	(7.19)	234.80	1,282.00	1,047.20	1,282.00	1,047.20
4942.33 Non-Capitalized Appliances	379.46		(379.46)	379.46		(379.46)		(379.46)
4942.34 Paint/Drywall Material		85.83	85.83	257.65	1,030.00	772.35	1,030.00	772.35
4942.36 Plumbing parts				49.55		(49.55)		(49.55)
4942.38 Windows - Glass/Screens		582.08	582.08	244.20	6,985.00	6,740.80	6,985.00	6,740.80
4943.01 Alarm Expense	(1,000.00)	666.67	1,666.67		8,000.00	8,000.00	8,000.00	8,000.00
4943.02 Uniform Expenses		50.00	50.00	107.32	600.00	492.68	600.00	492.68
4943.03 Lawn Maintenance	649.86	541.67	(108.19)	11,574.81	6,500.00	(5,074.81)	6,500.00	(5,074.81)
4943.04 Electrical Contractor		83.33	83.33	5,505.49	1,000.00	(4,505.49)	1,000.00	(4,505.49)
4943.05 Plumbing Contractor	918.00	524.33	(393.67)	17,861.18	6,292.00	(11,569.18)	6,292.00	(11,569.18)
4943.06 HVAC Contractor	7,000.00	1,583.33	(5,416.67)	22,120.12	19,000.00	(3,120.12)	19,000.00	(3,120.12)
4943.07 Elevator Maintenance Exp.	4,045.28	1,166.67	(2,878.61)	15,794.10	14,000.00	(1,794.10)	14,000.00	(1,794.10)
4943.08 Bug Maintenance Contract	734.00	672.00	(62.00)	8,074.00	8,064.00	(10.00)	8,064.00	(10.00)

4943.09 Fire Inspections		541.67	541.67	8,148.50	6,500.00	(1,648.50)	6,500.00	(1,648.50)
4943.10 Routine Maintenance Exp.	2,172.73	1,858.33	(314.40)	33,878.78	22,300.00	(11,578.78)	22,300.00	(11,578.78)
4943.12 Equipment Leasing	115.10		(115.10)	1,196.82		(1,196.82)		(1,196.82)
4943.15 Camera Maintenance	(525.00)	103.00	628.00	708.00	1,236.00	528.00	1,236.00	528.00
4943.16 Outside Labor				958.57		(958.57)		(958.57)
4943.19 Repairs	(2,935.13)	583.33	3,518.46	1,902.00	7,000.00	5,098.00	7,000.00	5,098.00
4945.00 Maintenance Labor EBC	3,340.56	1,495.75	(1,844.81)	23,688.94	17,949.00	(5,739.94)	17,949.00	(5,739.94)
TOTAL MAINTENANCE	36,219.11	15,995.57	(20,223.54)	259,477.59	191,947.00	(67,530.59)	191,947.00	(67,530.59)
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	(210.00)		210.00					
TOTAL PROTECTIVE SERVICES	(210.00)		210.00					
INSURANCE EXPENSE								
4961.00 Insurance Expense				1,000.00		(1,000.00)		(1,000.00)
4961.01 Property Insurance	(44,644.05)	15,875.03	60,519.08	123,447.65	190,500.32	67,052.67	190,500.32	67,052.67
4961.02 Liability Insurance	3,079.25	1,763.89	(1,315.36)	22,037.97	21,166.68	(871.29)	21,166.68	(871.29)
4961.03 Worker's Compensation Insurance	366.42	145.08	(221.34)	1,504.21	1,741.00	236.79	1,741.00	236.79
TOTAL INSURANCE EXPENSE	(41,198.38)	17,784.00	58,982.38	147,989.83	213,408.00	65,418.17	213,408.00	65,418.17
GENERAL EXPENSE								
4962.00 General Expenses	697.64	723.83	26.19	1,719.47	8,686.00	6,966.53	8,686.00	6,966.53
4964.00 Bad Debt Expense	519.73		(519.73)	519.73		(519.73)		(519.73)
4971.00 Replacement Reserve Expense		3,004.17	3,004.17		36,050.00	36,050.00	36,050.00	36,050.00
5210.00 Appliances, Furniture, Equipment (Over \$5000.00)				4,410.37		(4,410.37)		(4,410.37)
TOTAL GENERAL EXPENSE	1,217.37	3,728.00	2,510.63	6,649.57	44,736.00	38,086.43	44,736.00	38,086.43
TOTAL EXPENSES	14,653.38	61,923.99	47,270.61	707,840.25	743,088.00	35,247.75	743,088.00	35,247.75
SURPLUS	68,108.09	9,749.59	58,358.50	209,351.15	116,995.00	92,356.15	116,995.00	92,356.15

Janies Garden

Budget Operating Report

As of December 31, 2025

Reporting Book:

ACCRUAL

As of Date:

12/31/2025

Location:

Janies Garden

	Month Ending			01/01/2025 Through			Year Ending
	12/31/2025			12/31/2025			12/31/2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	67,922.00	53,141.67	14,780.33	802,785.82	637,700.04	165,085.78	637,700.04
512100 - SUBSIDY REVENUE	30,390.00	34,772.00	(4,382.00)	346,133.65	417,264.00	(71,130.35)	417,264.00
TOTAL RENT INCOME	98,312.00	87,913.67	10,398.33	1,148,919.47	1,054,964.04	93,955.43	1,054,964.04
VACANCIES							
522000 - VACANCIES - TENANT	(2,218.00)	(1,674.00)	(544.00)	(52,271.35)	(24,663.00)	(27,608.35)	(24,663.00)
528000 - EMPLOYEE APARTMENT/DISCOUNT	(1,100.00)	(1,200.00)	100.00	(15,120.00)	(14,400.00)	(720.00)	(14,400.00)
TOTAL VACANCIES	(3,318.00)	(2,874.00)	(444.00)	(67,391.35)	(39,063.00)	(28,328.35)	(39,063.00)
NET RENTAL INCOME	94,994.00	85,039.67	9,954.33	1,081,528.12	1,015,901.04	65,627.08	1,015,901.04
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	19.00	(19.00)	161.75	250.00	(88.25)	250.00
533000 - TENANT APPLICATION FEE	3,893.36	100.00	3,793.36	18,580.28	1,600.00	16,980.28	1,600.00
TOTAL SERVICES INCOME	3,893.36	119.00	3,774.36	18,742.03	1,850.00	16,892.03	1,850.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	885.80	0.00	885.80	2,313.28	0.00	2,313.28	0.00
541200 - INT INC - RESERVES & ESCROWS	481.84	0.00	481.84	3,433.77	0.00	3,433.77	0.00
TOTAL FINANCIAL INCOME	1,367.64	0.00	1,367.64	5,747.05	0.00	5,747.05	0.00
OTHER INCOME							
591000 - SECURITY DEPOSIT FORFEITURE	0.00	0.00	0.00	459.59	0.00	459.59	0.00
591700 - MISC INCOME - DEBT FORGIVENESS	765,000.00	0.00	765,000.00	765,000.00	0.00	765,000.00	0.00
592500 - LATE CHARGES	1,125.00	704.00	421.00	15,240.19	8,154.00	7,086.19	8,154.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	275.00	0.00	275.00	0.00
593600 - LEGAL INCOME	0.00	0.00	0.00	7,022.78	0.00	7,022.78	0.00
593800 - CLEANING FEE	325.00	0.00	325.00	6,165.00	0.00	6,165.00	0.00
593900 - DAMAGES	394.00	296.00	98.00	9,650.56	4,596.00	5,054.56	4,596.00
594000 - PET FEE	25.00	0.00	25.00	825.00	0.00	825.00	0.00
TOTAL OTHER INCOME	766,869.00	1,000.00	765,869.00	804,638.12	12,750.00	791,888.12	12,750.00
TOTAL INCOME	867,124.00	86,158.67	780,965.33	1,910,655.32	1,030,501.04	880,154.28	1,030,501.04
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	(288.00)	33.00	321.00	393.28	756.00	362.72	756.00
621100 - MARKETING EXPENSE	288.00	0.00	(288.00)	0.00	0.00	0.00	0.00
621500 - MARKETING PAYROLL	14.79	0.00	(14.79)	194.73	0.00	(194.73)	0.00
622500 - CREDIT REPORTS	262.20	44.00	(218.20)	721.55	1,012.00	290.45	1,012.00
624500 - INSPECTION FEES	0.00	0.00	0.00	0.00	400.00	400.00	400.00
625500 - EVICTION EXPENSE	250.00	163.00	(87.00)	6,217.52	3,000.00	(3,217.52)	3,000.00
TOTAL RENTING EXPENSES	526.99	240.00	(286.99)	7,527.08	5,168.00	(2,359.08)	5,168.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,230.48	1,769.00	538.52	15,574.29	18,746.00	3,171.71	18,746.00
631100 - OFFICE EXPENSE	530.22	280.00	(250.22)	4,501.63	4,304.00	(197.63)	4,304.00
631111 - BANK CHARGES	285.98	48.00	(237.98)	1,316.89	728.00	(588.89)	728.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	276.00	276.00	215.58	1,104.00	888.42	1,104.00
631502 - OFFICE/COMPUTER - SERVICES	679.86	615.00	(64.86)	2,674.62	2,460.00	(214.62)	2,460.00

632000 - MANAGEMENT FEES	5,739.89	4,650.00	(1,089.89)	66,314.45	55,800.00	(10,514.45)	55,800.00
632500 - ANSWERING SERVICE	0.00	38.00	38.00	0.00	456.00	456.00	456.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,755.00	2,160.00	405.00	23,345.28	22,896.00	(449.28)	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	0.35	0.00	(0.35)	203.24	0.00	(203.24)	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	2,750.00	2,750.00	11,075.00	11,000.00	(75.00)	11,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	566.82	595.00	28.18	2,267.28	2,380.00	112.72	2,380.00
635400 - SOFTWARE LICENSE EXPENSE	5,411.19	0.00	(5,411.19)	8,159.22	6,200.00	(1,959.22)	6,200.00
636000 - TELEPHONE	375.66	253.00	(122.66)	2,854.02	3,045.00	190.98	3,045.00
637000 - BAD DEBT EXPENSE	2,140.00	500.00	(1,640.00)	16,945.59	6,000.00	(10,945.59)	6,000.00
637001 - BAD DEBT EXPENSE - Allowance	3,068.54	0.00	(3,068.54)	3,068.54	0.00	(3,068.54)	0.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	163.00	163.00	0.00	2,000.00	2,000.00	2,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	3,297.62	3,127.00	(170.62)	39,571.45	37,524.00	(2,047.45)	37,524.00
638400 - TRAINING EXPENSE	3,796.86	150.00	(3,646.86)	6,325.62	2,100.00	(4,225.62)	2,100.00
638500 - TRAVEL EXPENSE	0.00	97.00	97.00	856.01	1,140.00	283.99	1,140.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	0.00	0.00	3,838.01	2,000.00	(1,838.01)	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	28,878.47	17,471.00	(11,407.47)	215,026.72	180,383.00	(34,643.72)	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	3,792.98	5,774.00	1,981.02	67,498.41	61,609.00	(5,889.41)	61,609.00
643100 - JANITOR SUPPLIES	75.67	0.00	(75.67)	1,162.36	1,700.00	537.64	1,700.00
645000 - ELECTRICITY	878.84	837.00	(41.84)	11,755.39	10,000.00	(1,755.39)	10,000.00
645050 - ELECTRICITY - Vacant Unit	425.22	0.00	(425.22)	5,262.55	0.00	(5,262.55)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	0.00	0.00	0.00	(271.22)	0.00	271.22	0.00
645100 - WATER	1,483.87	4,000.00	2,516.13	47,207.95	48,000.00	792.05	48,000.00
645300 - SEWER	2,161.13	4,804.00	2,642.87	60,324.78	58,000.00	(2,324.78)	58,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	165.12	86.00	(79.12)	990.72	1,032.00	41.28	1,032.00
645551 - Vacant Unit Recovery Fees	9.28	0.00	(9.28)	61.92	0.00	(61.92)	0.00
646000 - EXTERMINATING	198.26	115.00	(83.26)	3,209.81	7,000.00	3,790.19	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	6,092.19	5,125.00	(967.19)	52,160.38	61,500.00	9,339.62	61,500.00
647100 - FIRE SERVICE FEE / REPAIRS	0.00	838.00	838.00	34,450.45	10,001.00	(24,449.45)	10,001.00
649000 - MISC OPERATING EXPENSE	0.00	100.00	100.00	306.98	1,200.00	893.02	1,200.00
TOTAL OPERATING EXPENSE	15,282.56	21,679.00	6,396.44	292,462.48	260,542.00	(31,920.48)	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	20,845.00	22,800.00	1,955.00	22,800.00
653000 - EXTERIOR PAINTING / REPAIRS	0.00	382.00	382.00	3,514.02	4,595.00	1,080.98	4,595.00
653500 - CLEANING EXPENSE	1,920.43	0.00	(1,920.43)	10,229.33	0.00	(10,229.33)	0.00
654100 - REPAIRS - APPLIANCES	0.00	0.00	0.00	1,467.86	2,500.00	1,032.14	2,500.00
654200 - REPAIRS - CARPET & FLOORS	1,006.50	202.00	(804.50)	2,319.40	2,996.00	676.60	2,996.00
654300 - REPAIRS - CARPENTRY	30.66	589.00	558.34	6,710.21	7,002.00	291.79	7,002.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	49.03	0.00	(49.03)	0.00
654400 - REPAIRS - ELECTRICAL	509.85	250.00	(259.85)	4,911.94	2,000.00	(2,911.94)	2,000.00
654600 - REPAIRS - PLUMBING	21.38	225.00	203.62	4,766.83	5,040.00	273.17	5,040.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	(42,760.21)	0.00	42,760.21	(20,604.87)	0.00	20,604.87	0.00
654701 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / ACC)	5,000.00	0.00	(5,000.00)	5,000.00	0.00	(5,000.00)	0.00
654709 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / SANDY)	5,600.00	0.00	(5,600.00)	5,000.00	0.00	(5,000.00)	0.00
654800 - SERVICE CONTRACTS	0.00	45.00	45.00	0.00	1,000.00	1,000.00	1,000.00
655100 - REPAIRS - HVAC	0.00	861.00	861.00	6,220.12	10,398.00	4,177.88	10,398.00
656000 - DECORATING EXPENSE	1,591.99	815.00	(776.99)	17,403.64	8,000.00	(9,403.64)	8,000.00
656003 - DECORATING - Draperies / Blinds	0.00	0.00	0.00	179.75	0.00	(179.75)	0.00
657000 - MOTOR VEHICLE REPAIRS	0.00	0.00	0.00	1,197.43	1,100.00	(97.43)	1,100.00
658500 - SMALL TOOLS EXPENSE	34.86	0.00	(34.86)	586.15	600.00	13.85	600.00
659000 - MISC MAINTENANCE EXPENSE	4.26	0.00	(4.26)	483.97	500.00	16.03	500.00
TOTAL MAINTENANCE EXPENSE	(25,145.28)	5,269.00	30,414.28	72,845.67	70,531.00	(2,314.67)	70,531.00

INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	(502.64)	7,020.00	7,522.64	87,000.45	87,001.00	0.55	87,001.00
TOTAL INTEREST EXPENSE	(502.64)	7,020.00	7,522.64	87,000.45	87,001.00	0.55	87,001.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	63,256.49	0.00	(63,256.49)	63,256.49	47,400.00	(15,856.49)	47,400.00
671100 - PAYROLL TAXES	493.32	743.00	249.68	8,029.79	8,658.00	628.21	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	2,415.74	500.00	(1,915.74)	12,138.41	6,000.00	(6,138.41)	6,000.00
672200 - WORKERS COMP INSURANCE	102.62	230.00	127.38	1,479.24	2,451.00	971.76	2,451.00
672300 - LITIGATION SETTLEMENT	0.00	163.00	163.00	0.00	2,000.00	2,000.00	2,000.00
672500 - EMPLOYEE BENEFITS	621.61	500.00	(121.61)	7,832.22	6,000.00	(1,832.22)	6,000.00
TOTAL TAXES & INSURANCE	66,889.78	2,136.00	(64,753.78)	304,687.79	341,509.00	36,821.21	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	0.00	0.00	0.00	5,383.84	4,000.00	(1,383.84)	4,000.00
721102 - Flooring: Carpet & Tile	1,832.44	0.00	(1,832.44)	28,862.43	8,000.00	(20,862.43)	8,000.00
721105 - Water Heaters	506.15	0.00	(506.15)	1,506.36	0.00	(1,506.36)	0.00
721106 - HVAC Equipment	0.00	0.00	0.00	15,270.31	10,000.00	(5,270.31)	10,000.00
721112 - Doors & Wndows (Exterior)	951.47	0.00	(951.47)	1,662.97	0.00	(1,662.97)	0.00
TOTAL EQUIPMENT PURCHASES	3,290.06	0.00	(3,290.06)	52,685.91	22,000.00	(30,685.91)	22,000.00
TOTAL CORPORATE EXPENSES	89,219.94	53,815.00	(35,404.94)	1,032,948.60	968,134.00	(64,814.60)	968,134.00
NET PROFIT OR LOSS	777,904.06	32,343.67	745,560.39	877,706.72	62,367.04	815,339.68	62,367.04
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	0.00	3,950.00	3,950.00	69,144.00	47,400.00	(21,744.00)	47,400.00
790101 - R/E TAXE ESCROW WITHDRAWALS	(63,256.49)	0.00	63,256.49	(63,256.49)	(47,400.00)	15,856.49	(47,400.00)
790200 - PROPERTY INSURANCE ESC DEP	0.00	22,325.00	22,325.00	254,580.00	267,900.00	13,320.00	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	50.60	2,482.00	2,431.40	29,165.68	29,280.00	114.32	29,280.00
791100 - RFR REIMBURSEMENTS	0.00	(22,000.00)	(22,000.00)	0.00	(22,000.00)	(22,000.00)	(22,000.00)
793000 - PROV FOR MORT PRIN AMORT	502.64	4,788.00	4,285.36	54,701.79	54,702.00	0.21	54,702.00
TOTAL NON-OPERATING EXPENSES	(62,703.25)	11,545.00	74,248.25	133,939.85	61,982.00	(71,957.85)	61,982.00
NET CASH (+) / DEF (-)	840,607.31	20,798.67	819,808.64	743,766.87	385.04	743,381.83	385.04

Created on:

Janies Garden
Balance Sheet
December 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
12/31/2025
Janies Garden

Assets

Current Assets

Cash

PETTY CASH	400.00
PETTY CASH - PC CARD	500.00
CASH IN BANK GENERAL	189,345.38
CASH IN BANK - SECURITY DEPOSITS	67,463.05
Total Cash	<u>257,708.43</u>

Accounts Receivable

A/R - RESIDENTS	18,861.04
Voucher / PBV - Suspense	8,481.82
A/R - PBV SUBSIDY	4,000.00
A/R - VOUCHER SUBSIDY	259.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	461,190.77
Intra-Partnership Exchange	(6,147.57)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(9,229.04)
Total Accounts Receivable	<u>477,616.02</u>

Deposits & Escrows

REAL ESTATE TAX ESCROW	35,647.83
PROPERTY & LIABILITY INSURANCE ESCROW	194,397.01
RESERVE FOR REPLACEMENTS	87,048.43
OPERATING RESERVE FUND	225,865.30
Total Deposits & Escrows	<u>542,958.57</u>

Other Current Assets

PREPAID PROPERTY INSURANCE	56,938.00
MISC PREPAID EXPENSE	118.25
Total Other Current Assets	<u>57,056.25</u>

Total Current Assets

1,335,339.27

Fixed Assets

LAND	559,730.00
BUILDINGS	14,771,868.18

Depreciation & Amortization

ACC DEPR BUILDINGS	(9,663,482.00)
Total Depreciation & Amortization	<u>(9,663,482.00)</u>

Total Fixed Assets

5,668,116.18

Other Assets

DEPOSITS - RECEIVABLE	24,710.47
START-UP COSTS	59,000.18
LIHTC FEE	211,731.00
ACCUM. AMORT. - LIHTC MONITORING FEE	(211,727.00)

RAR ADJ - ACCUM AMORTIZATION	(59,000.00)
Total Other Assets	<u>24,714.65</u>
Total Assets	<u>7,028,170.10</u>
Liabilities & Equity	
Liabilities	
Current Liabilities	
DEVELOPMENT FEE PAYABLE	292,683.66
ACCOUNTS PAYABLE	167,735.40
ACCOUNTS PAYABLE - OTHER	762,169.20
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	7,229.00
ACCRUED INTEREST PAYABLE - 2ND MORTG.	3,536,157.05
ACCRUED INTEREST - M.J. LEVITT	58,896.47
ACCRUED EXPENSE	7,164.00
ACCRUED PARTNERSHIP EXPENSES	221,658.69
SECURITY DEPOSIT REFUNDS IN TRANSIT	<u>2,152.00</u>
Total Current Liabilities	5,055,845.47
Other Current Liabilities	
SECURITY DEPOSIT LIABILITY	63,165.42
SECURITY DEP INT LIABILITY	2,145.63
PREPAID RENTS	<u>17,358.29</u>
Total Other Current Liabilities	82,669.34
Long Term Liabilities	
DEFERRED FINANCING FEES	(113,408.68)
ACC - AMORT FINANCING FEES (Old)	73,365.00
1ST MORTGAGE PAYABLE	1,343,106.12
SECOND MORTGAGE PAYABLE (Old)	325,000.00
OTHER MORTGAGE PAYABLE (Old)	<u>1,869,500.00</u>
Total Long Term Liabilities	3,497,562.44
Total Liabilities	<u>8,636,077.25</u>
Equity	
Retained Earnings	(1,674,161.15)
Current Net Income	66,254.00
Total Equity	<u>(1,607,907.15)</u>
Total Liabilities & Equity	<u>7,028,170.10</u>

Janies Garden II

Budget Operating Report

As of December 31, 2025

Reporting Book: ACCRUAL
 As of Date: 12/31/2025
 Location: Janies Garden II

	Month Ending			01/01/2025 Through			Year Ending
	12/31/2025			12/31/2025			12/31/2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	44,402.00	32,808.00	11,594.00	484,282.00	393,696.00	90,586.00	393,696.00
512100 - SUBSIDY REVENUE	39,740.00	35,000.00	4,740.00	473,844.00	420,000.00	53,844.00	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	84,142.00	67,808.00	16,334.00	967,255.00	813,696.00	153,559.00	813,696.00
VACANCIES							
522000 - VACANCIES - TENANT	(3,579.00)	(60.00)	(3,519.00)	(63,555.00)	(11,680.00)	(51,875.00)	(11,680.00)
TOTAL VACANCIES	(3,579.00)	(60.00)	(3,519.00)	(63,555.00)	(11,680.00)	(51,875.00)	(11,680.00)
NET RENTAL INCOME	80,563.00	67,748.00	12,815.00	903,700.00	802,016.00	101,684.00	802,016.00
SERVICES INCOME							
533000 - TENANT APPLICATION FEE	5.00	0.00	5.00	290.00	0.00	290.00	0.00
TOTAL SERVICES INCOME	5.00	0.00	5.00	290.00	0.00	290.00	0.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	302.15	0.00	302.15	918.89	0.00	918.89	0.00
541200 - INT INC - RESERVES & ESCROWS	614.74	0.00	614.74	8,128.67	0.00	8,128.67	0.00
541400 - INT INC - OPERATING RESERVE	236.70	0.00	236.70	3,178.02	0.00	3,178.02	0.00
541500 - INT INC - DEBT SERVICE RESERVE	638.24	0.00	638.24	7,777.74	0.00	7,777.74	0.00
TOTAL FINANCIAL INCOME	1,791.83	0.00	1,791.83	20,003.32	0.00	20,003.32	0.00
OTHER INCOME							
591000 - SECURITY DEPOSIT FORFEITURE	(799.45)	0.00	(799.45)	0.00	0.00	0.00	0.00
592500 - LATE CHARGES	1,575.00	604.00	971.00	11,375.00	8,000.00	3,375.00	8,000.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	75.00	0.00	75.00	0.00
593600 - LEGAL INCOME	0.00	0.00	0.00	1,932.50	0.00	1,932.50	0.00
593800 - CLEANING FEE	0.00	0.00	0.00	3,010.00	1,000.00	2,010.00	1,000.00
593900 - DAMAGES	500.00	100.00	400.00	4,068.72	1,800.00	2,268.72	1,800.00
TOTAL OTHER INCOME	1,275.55	704.00	571.55	20,461.22	10,800.00	9,661.22	10,800.00
TOTAL INCOME	83,635.38	68,452.00	15,183.38	944,454.54	812,816.00	131,638.54	812,816.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	(227.72)	0.00	227.72	363.02	700.00	336.98	700.00
621100 - MARKETING EXPENSE	227.72	0.00	(227.72)	0.00	0.00	0.00	0.00
621500 - MARKETING PAYROLL	11.60	0.00	(11.60)	152.27	0.00	(152.27)	0.00
622500 - CREDIT REPORTS	0.00	31.00	31.00	393.30	350.00	(43.30)	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	711.50	344.00	(367.50)	3,174.00	3,396.00	222.00	3,396.00
TOTAL RENTING EXPENSES	723.10	375.00	(348.10)	4,082.59	5,446.00	1,363.41	5,446.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,004.95	1,452.00	447.05	12,708.70	15,394.00	2,685.30	15,394.00
631100 - OFFICE EXPENSE	331.28	0.00	(331.28)	4,748.11	3,800.00	(948.11)	3,800.00
631111 - BANK CHARGES	211.24	65.00	(146.24)	1,201.77	800.00	(401.77)	800.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	218.00	218.00	215.58	872.00	656.42	872.00

631502 - OFFICE/COMPUTER - SERVICES	537.57	490.00	(47.57)	2,114.82	1,960.00	(154.82)	1,960.00
632000 - MANAGEMENT FEES	4,681.63	3,775.00	(906.63)	51,594.24	45,300.00	(6,294.24)	45,300.00
632001 - Mgmt Fee - Manual Adjustments	2,704.75	0.00	(2,704.75)	2,704.75	0.00	(2,704.75)	0.00
632500 - ANSWERING SERVICE	179.20	29.00	(150.20)	1,075.20	359.00	(716.20)	359.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,365.00	1,680.00	315.00	18,157.44	17,808.00	(349.44)	17,808.00
634000 - LEGAL EXPENSE	0.00	0.00	0.00	567.50	0.00	(567.50)	0.00
634100 - MISC. EXPENSE	0.35	0.00	(0.35)	203.24	0.00	(203.24)	0.00
635000 - AUDIT EXPENSE	0.00	2,751.00	2,751.00	11,075.00	11,000.00	(75.00)	11,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	575.28	602.00	26.72	2,301.12	2,408.00	106.88	2,408.00
635400 - SOFTWARE LICENSE EXPENSE	4,235.16	0.00	(4,235.16)	5,255.42	5,000.00	(255.42)	5,000.00
636000 - TELEPHONE	296.71	210.00	(86.71)	2,598.36	2,520.00	(78.36)	2,520.00
636500 - CABLE TV / INTERNET EXPENSE	105.81	98.00	(7.81)	1,131.81	1,220.00	88.19	1,220.00
637000 - BAD DEBT EXPENSE	0.00	500.00	500.00	9,968.29	6,000.00	(3,968.29)	6,000.00
637001 - BAD DEBT EXPENSE - Allowance	2,555.55	0.00	(2,555.55)	2,555.55	0.00	(2,555.55)	0.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	87.00	87.00	0.00	1,000.00	1,000.00	1,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,623.49	2,490.00	(133.49)	31,481.88	29,880.00	(1,601.88)	29,880.00
638400 - TRAINING EXPENSE	0.00	105.00	105.00	1,089.43	1,648.00	558.57	1,648.00
638500 - TRAVEL EXPENSE	0.00	75.00	75.00	856.01	900.00	43.99	900.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	84.00	84.00	138.75	1,008.00	869.25	1,008.00
Total ADMINISTRATIVE EXPENSES	21,407.97	14,711.00	(6,696.97)	163,742.97	148,877.00	(14,865.97)	148,877.00
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	(5.00)	(5.00)	0.00	395.00	395.00	395.00
643000 - MAINTENANCE PAYROLL	1,779.32	4,559.00	2,779.68	49,297.40	48,636.00	(661.40)	48,636.00
643100 - JANITOR SUPPLIES	75.67	0.00	(75.67)	1,012.08	2,000.00	987.92	2,000.00
645000 - ELECTRICITY	428.60	500.00	71.40	3,359.78	6,000.00	2,640.22	6,000.00
645050 - ELECTRICITY - Vacant Unit	253.48	0.00	(253.48)	5,506.60	0.00	(5,506.60)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(259.05)	0.00	259.05	(1,310.59)	0.00	1,310.59	0.00
645100 - WATER	2,645.57	3,100.00	454.43	38,158.29	37,200.00	(958.29)	37,200.00
645300 - SEWER	4,137.01	4,880.00	742.99	62,906.35	58,560.00	(4,346.35)	58,560.00
645500 - UTILITY PROCESSING / COMMISSIONS	130.56	70.00	(60.56)	783.36	840.00	56.64	840.00
645551 - Vacant Unit Recovery Fees	47.96	0.00	(47.96)	186.46	0.00	(186.46)	0.00
646000 - EXTERMINATING	157.26	250.00	92.74	3,083.81	3,000.00	(83.81)	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	(83.01)	1,601.00	1,684.01	9,834.19	19,212.00	9,377.81	19,212.00
647100 - FIRE SERVICE FEE / REPAIRS	20,045.28	937.00	(19,108.28)	41,946.87	11,200.00	(30,746.87)	11,200.00
649000 - MISC OPERATING EXPENSE	0.00	87.00	87.00	306.98	1,000.00	693.02	1,000.00
TOTAL OPERATING EXPENSE	29,358.65	15,979.00	(13,379.65)	220,106.58	188,043.00	(32,063.58)	188,043.00
MAINTENANCE EXPENSE							
650500 - PROTECTION/SECURITY COSTS	0.00	87.00	87.00	0.00	1,000.00	1,000.00	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	1,717.00	(83.00)	20,400.00	20,406.00	6.00	20,406.00
653000 - EXTERIOR PAINTING / REPAIRS	1,411.00	263.00	(1,148.00)	5,890.00	6,906.00	1,016.00	6,906.00
653500 - CLEANING EXPENSE	1,012.83	0.00	(1,012.83)	8,845.63	0.00	(8,845.63)	0.00
654100 - REPAIRS - APPLIANCES	0.00	245.00	245.00	2,428.46	3,005.00	576.54	3,005.00
654200 - REPAIRS - CARPET & FLOORS	350.00	0.00	(350.00)	950.59	2,000.00	1,049.41	2,000.00
654300 - REPAIRS - CARPENTRY	0.00	2.00	2.00	9,419.74	6,000.00	(3,419.74)	6,000.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	596.15	0.00	(596.15)	0.00
654400 - REPAIRS - ELECTRICAL	406.41	296.00	(110.41)	3,896.98	3,500.00	(396.98)	3,500.00
654600 - REPAIRS - PLUMBING	0.00	0.00	0.00	5,751.92	5,602.00	(149.92)	5,602.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	(217,982.95)	0.00	217,982.95	20,610.80	0.00	(20,610.80)	0.00
654702 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / NON-ACC)	15,352.94	0.00	(15,352.94)	0.00	0.00	0.00	0.00
655100 - REPAIRS - HVAC	0.00	0.00	0.00	4,896.03	8,500.00	3,603.97	8,500.00
656000 - DECORATING EXPENSE	1,150.00	317.00	(833.00)	11,856.64	5,001.00	(6,855.64)	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	0.00	0.00	0.00	142.15	0.00	(142.15)	0.00
657000 - MOTOR VEHICLE REPAIRS	0.00	100.00	100.00	1,177.20	1,200.00	22.80	1,200.00

658500 - SMALL TOOLS EXPENSE	34.82	0.00	(34.82)	318.68	1,000.00	681.32	1,000.00
659000 - MISC MAINTENANCE EXPENSE	0.00	44.00	44.00	1,264.25	506.00	(758.25)	506.00
TOTAL MAINTENANCE EXPENSE	(196,464.95)	3,071.00	199,535.95	99,124.84	65,626.00	(33,498.84)	65,626.00
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	(181.25)	9,925.00	10,106.25	129,850.07	119,100.00	(10,750.07)	119,100.00
TOTAL INTEREST EXPENSE	(181.25)	9,925.00	10,106.25	129,850.07	119,100.00	(10,750.07)	119,100.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	51,947.91	0.00	(51,947.91)	44,155.72	35,100.00	(9,055.72)	35,100.00
671100 - PAYROLL TAXES	388.40	589.00	200.60	6,323.47	6,863.00	539.53	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	1,836.36	400.00	(1,436.36)	8,964.28	4,800.00	(4,164.28)	4,800.00
672200 - WORKERS COMP INSURANCE	78.00	182.00	104.00	1,161.97	1,943.00	781.03	1,943.00
672300 - LITIGATION SETTLEMENT	0.00	163.00	163.00	0.00	2,000.00	2,000.00	2,000.00
TOTAL TAXES & INSURANCE	54,250.67	1,334.00	(52,916.67)	200,483.02	218,106.00	17,622.98	218,106.00
OTHER EXPENSES							
687500 - TRUSTEE FEES	0.00	740.00	740.00	8,880.00	8,880.00	0.00	8,880.00
TOTAL OTHER EXPENSES	0.00	740.00	740.00	8,880.00	8,880.00	0.00	8,880.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	1,150.98	0.00	(1,150.98)	11,741.05	8,800.00	(2,941.05)	8,800.00
721102 - Flooring: Carpet & Tile	0.00	0.00	0.00	17,768.44	8,800.00	(8,968.44)	8,800.00
721105 - Water Heaters	0.00	0.00	0.00	455.02	0.00	(455.02)	0.00
721106 - HVAC Equipment	0.00	0.00	0.00	17,613.90	18,500.00	886.10	18,500.00
721112 - Doors & Wndows (Exterior)	0.00	0.00	0.00	4,726.30	4,500.00	(226.30)	4,500.00
TOTAL EQUIPMENT PURCHASES	1,150.98	0.00	(1,150.98)	52,304.71	40,600.00	(11,704.71)	40,600.00
TOTAL CORPORATE EXPENSES	(89,754.83)	46,135.00	135,889.83	878,574.78	794,678.00	(83,896.78)	794,678.00
NET PROFIT OR LOSS	173,390.21	22,317.00	151,073.21	65,879.76	18,138.00	47,741.76	18,138.00
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	0.00	2,925.00	2,925.00	51,998.80	35,100.00	(16,898.80)	35,100.00
790101 - R/E TAXE ESCROW WITHDRAWALS	(51,947.91)	0.00	51,947.91	(51,947.91)	(35,100.00)	16,847.91	(35,100.00)
790200 - PROPERTY INSURANCE ESC DEP	0.00	13,875.00	13,875.00	108,001.24	166,500.00	58,498.76	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	0.00	1,700.00	1,700.00	20,400.00	20,400.00	0.00	20,400.00
791100 - RFR REIMBURSEMENTS	0.00	(40,600.00)	(40,600.00)	0.00	(40,600.00)	(40,600.00)	(40,600.00)
793000 - PROV FOR MORT PRIN AMORT	0.00	2,500.00	2,500.00	30,000.00	30,000.00	0.00	30,000.00
TOTAL NON-OPERATING EXPENSES	(51,947.91)	(19,600.00)	32,347.91	19,806.08	9,800.00	(10,006.08)	9,800.00
NET CASH (+) / DEF (-)	225,338.12	41,917.00	183,421.12	46,073.68	8,338.00	37,735.68	8,338.00

Created on:

Janies Garden II
Balance Sheet
December 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
12/31/2025
Janies Garden II

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	124,938.07
CASH IN BANK- RECONCILIATION	(1,422.23)
CASH IN BANK - SECURITY DEPOSITS	51,682.97
Total Cash	<u>175,598.81</u>

Accounts Receivable

A/R - RESIDENTS	19,615.17
A/R - COMMERCIAL TENANTS	2,271.44
Voucher / PBV - Suspense	(7,546.00)
A/R - PBV SUBSIDY	4,127.00
A/R - VOUCHER SUBSIDY	1,579.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	224,531.64
GRANT RECEIVABLE	4,797.68
NEW RESIDENT - RENT & SEC DEP PAYMENTS	84.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(9,154.54)
Total Accounts Receivable	<u>240,505.39</u>

Deposits & Escrows

DEBT SERVICE RESERVE FUND	187,600.13
REAL ESTATE TAX ESCROW	3,620.46
PROPERTY & LIABILITY INSURANCE ESCROW	23,275.47
RESERVE FOR REPLACEMENTS	99,094.85
OPERATING RESERVE FUND	69,572.93
Total Deposits & Escrows	<u>383,163.84</u>

Other Current Assets

PREPAID PROPERTY INSURANCE	34,772.00
MISC PREPAID EXPENSE	96.75
Total Other Current Assets	<u>34,868.75</u>

Total Current Assets

834,136.79

Fixed Assets

LAND	150,000.00
BUILDINGS	11,257,899.91

Depreciation & Amortization

ACC DEPR BUILDINGS	(6,579,304.00)
Total Depreciation & Amortization	<u>(6,579,304.00)</u>

Total Fixed Assets

4,828,595.91

Other Assets	
DEPOSITS - RECEIVABLE	5,349.84
START-UP COSTS	53,000.00
LIHTC FEE	141,101.64
ACCUM. AMORT. - LIHTC MONITORING FEE	(141,073.00)
RAR ADJ - ACCUM AMORTIZATION	(53,000.00)
Total Other Assets	<u>5,378.48</u>

Total Assets 5,668,111.18

Liabilities & Equity

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	2,221.00
ACCOUNTS PAYABLE	74,824.68
ACCOUNTS PAYABLE - OTHER	225,506.73
ACCRUED INTEREST PAYABLE - 3RD MORTG.	49,028.64
ACCRUED EXPENSE	9,392.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	<u>1,316.67</u>
Total Current Liabilities	<u>362,289.72</u>

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	49,218.87
SECURITY DEP INT LIABILITY	1,147.43
PREPAID RENTS	<u>13,008.90</u>
Total Other Current Liabilities	<u>63,375.20</u>

Long Term Liabilities

DEFERRED FINANCING FEES	(239,467.00)
ACC - AMORT FINANCING FEES (Old)	89,804.00
1ST MORTGAGE PAYABLE	1,612,500.77
SECOND MORTGAGE PAYABLE (Old)	6,743,500.00
OTHER MORTGAGE PAYABLE (Old)	<u>300,000.00</u>
Total Long Term Liabilities	<u>8,506,337.77</u>

Total Liabilities 8,932,002.69

Equity

Retained Earnings	(2,889,779.54)
Current Net Income	(374,111.97)

Total Equity (3,263,891.51)

Total Liabilities & Equity 5,668,111.18

Janies Garden III

Budget Operating Report

As of December 31, 2025

Reporting Book:

ACCRUAL

As of Date:

12/31/2025

Location:

Janies Garden III

	Month Ending			01/01/2025 Through			Year Ending
	12/31/2025			12/31/2025			12/31/2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	47,996.00	36,200.00	11,796.00	553,323.00	434,400.00	118,923.00	434,400.00
512001 - APARTMENT RENT- TENANT ACC ONLY	3,651.00	0.00	3,651.00	62,106.00	0.00	62,106.00	0.00
512100 - SUBSIDY REVENUE	70,174.00	65,000.00	5,174.00	793,325.00	780,000.00	13,325.00	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	121,821.00	101,200.00	20,621.00	1,435,032.63	1,214,400.00	220,632.63	1,214,400.00
VACANCIES							
522000 - VACANCIES - TENANT	(5,933.00)	(5,000.00)	(933.00)	(145,787.00)	(60,000.00)	(85,787.00)	(60,000.00)
TOTAL VACANCIES	(5,933.00)	(5,000.00)	(933.00)	(145,787.00)	(60,000.00)	(85,787.00)	(60,000.00)
NET RENTAL INCOME	115,888.00	96,200.00	19,688.00	1,289,245.63	1,154,400.00	134,845.63	1,154,400.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	38.00	(38.00)	0.00	500.00	(500.00)	500.00
533000 - TENANT APPLICATION FEE	10.00	38.00	(28.00)	440.00	500.00	(60.00)	500.00
TOTAL SERVICES INCOME	10.00	76.00	(66.00)	440.00	1,000.00	(560.00)	1,000.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	1,775.65	0.00	1,775.65	19,055.42	0.00	19,055.42	0.00
541200 - INT INC - RESERVES & ESCROWS	68.16	0.00	68.16	68.16	0.00	68.16	0.00
541300 - INT INC - AFFORDABILITY RESERVE	347.21	0.00	347.21	4,872.31	0.00	4,872.31	0.00
541400 - INT INC - OPERATING RESERVE	738.74	0.00	738.74	9,991.16	0.00	9,991.16	0.00
TOTAL FINANCIAL INCOME	2,929.76	0.00	2,929.76	33,987.05	0.00	33,987.05	0.00
OTHER INCOME							
592500 - LATE CHARGES	1,675.00	500.00	1,175.00	15,100.00	6,000.00	9,100.00	6,000.00
593600 - LEGAL INCOME	0.00	0.00	0.00	2,185.00	0.00	2,185.00	0.00
593800 - CLEANING FEE	0.00	0.00	0.00	4,701.40	0.00	4,701.40	0.00
593900 - DAMAGES	21.00	163.00	(142.00)	5,463.85	2,000.00	3,463.85	2,000.00
594000 - PET FEE	50.00	0.00	50.00	1,125.00	0.00	1,125.00	0.00
TOTAL OTHER INCOME	1,746.00	663.00	1,083.00	28,575.25	8,000.00	20,575.25	8,000.00
TOTAL INCOME	120,573.76	96,939.00	23,634.76	1,352,247.93	1,163,400.00	188,847.93	1,163,400.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	(241.11)	62.00	303.11	369.75	755.00	385.25	755.00
621100 - MARKETING EXPENSE	241.11	0.00	(241.11)	0.00	0.00	0.00	0.00
621500 - MARKETING PAYROLL	12.44	0.00	(12.44)	163.62	0.00	(163.62)	0.00
622500 - CREDIT REPORTS	52.44	44.00	(8.44)	205.39	506.00	300.61	506.00
624500 - INSPECTION FEES	0.00	87.00	87.00	0.00	1,000.00	1,000.00	1,000.00
625500 - EVICTION EXPENSE	0.00	489.00	489.00	4,927.50	6,000.00	1,072.50	6,000.00
TOTAL RENTING EXPENSES	64.88	682.00	617.12	5,666.26	8,261.00	2,594.74	8,261.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,061.34	1,531.00	469.66	13,539.80	16,228.00	2,688.20	16,228.00
631100 - OFFICE EXPENSE	1,418.51	470.00	(948.51)	6,830.78	5,596.00	(1,234.78)	5,596.00
631111 - BANK CHARGES	173.11	50.00	(123.11)	1,918.29	1,000.00	(918.29)	1,000.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	250.00	250.00	215.60	1,000.00	784.40	1,000.00
631502 - OFFICE/COMPUTER - SERVICES	569.19	875.00	305.81	2,239.22	3,500.00	1,260.78	3,500.00

632000 - MANAGEMENT FEES	7,026.57	5,816.00	(1,210.57)	75,948.05	69,803.00	(6,145.05)	69,803.00
632500 - ANSWERING SERVICE	0.00	29.00	29.00	0.00	381.00	381.00	381.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	3,380.00	4,160.00	780.00	44,961.28	44,096.00	(865.28)	44,096.00
634100 - MISC. EXPENSE	0.36	0.00	(0.36)	203.27	0.00	(203.27)	0.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	507.00	507.00	0.00	2,030.00	2,030.00	2,030.00
635000 - AUDIT EXPENSE	0.00	2,750.00	2,750.00	11,075.00	11,000.00	(75.00)	11,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	609.12	610.00	0.88	2,436.48	2,440.00	3.52	2,440.00
635400 - SOFTWARE LICENSE EXPENSE	4,565.37	0.00	(4,565.37)	5,488.56	5,000.00	(488.56)	5,000.00
636000 - TELEPHONE	316.39	187.00	(129.39)	2,433.59	2,200.00	(233.59)	2,200.00
636500 - CABLE TV / INTERNET EXPENSE	405.50	313.00	(92.50)	4,592.71	3,756.00	(836.71)	3,756.00
637000 - BAD DEBT EXPENSE	2,433.98	1,200.00	(1,233.98)	11,827.53	15,500.00	3,672.47	15,500.00
637001 - BAD DEBT EXPENSE - Allowance	5,711.21	0.00	(5,711.21)	6,458.21	0.00	(6,458.21)	0.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	0.00	0.00	225.85	1,002.00	776.15	1,002.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,792.60	2,649.00	(143.60)	33,511.21	31,788.00	(1,723.21)	31,788.00
638400 - TRAINING EXPENSE	0.00	250.00	250.00	1,089.00	3,000.00	1,911.00	3,000.00
638500 - TRAVEL EXPENSE	0.00	250.00	250.00	856.03	3,000.00	2,143.97	3,000.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	137.00	137.00	638.75	1,600.00	961.25	1,600.00
Total ADMINISTRATIVE EXPENSES	30,463.25	22,034.00	(8,429.25)	226,489.21	223,920.00	(2,569.21)	223,920.00

OPERATING EXPENSE

641900 - UNIFORMS EXPENSE	0.00	37.00	37.00	0.00	400.00	400.00	400.00
643000 - MAINTENANCE PAYROLL	3,194.06	4,884.00	1,689.94	56,840.81	52,101.00	(4,739.81)	52,101.00
643100 - JANITOR SUPPLIES	549.00	226.00	(323.00)	3,123.56	2,602.00	(521.56)	2,602.00
645000 - ELECTRICITY	2,390.81	1,174.00	(1,216.81)	16,046.44	14,000.00	(2,046.44)	14,000.00
645050 - ELECTRICITY - Vacant Unit	171.91	0.00	(171.91)	6,036.98	0.00	(6,036.98)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	0.00	0.00	0.00	(646.85)	0.00	646.85	0.00
645100 - WATER	3,966.00	3,350.00	(616.00)	42,073.88	40,200.00	(1,873.88)	40,200.00
645300 - SEWER	6,160.00	5,000.00	(1,160.00)	63,063.48	60,000.00	(3,063.48)	60,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	138.24	72.00	(66.24)	829.44	864.00	34.56	864.00
645551 - Vacant Unit Recovery Fees	18.56	0.00	(18.56)	235.20	0.00	(235.20)	0.00
646000 - EXTERMINATING	1,242.82	500.00	(742.82)	9,795.26	6,000.00	(3,795.26)	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	260.78	1,386.00	1,125.22	16,187.72	16,995.00	807.28	16,995.00
647002 - TRASH REMOVAL - SERVICE	0.00	0.00	0.00	950.00	0.00	(950.00)	0.00
647050 - GARBAGE & RUBBISH REMOVAL - Vacant Unit	0.00	0.00	0.00	4,548.00	0.00	(4,548.00)	0.00
647100 - FIRE SERVICE FEE / REPAIRS	13,891.83	2,238.00	(11,653.83)	38,396.64	10,005.00	(28,391.64)	10,005.00
649000 - MISC OPERATING EXPENSE	0.00	250.00	250.00	306.98	3,000.00	2,693.02	3,000.00
TOTAL OPERATING EXPENSE	31,984.01	19,117.00	(12,867.01)	262,061.04	206,167.00	(55,894.04)	206,167.00

MAINTENANCE EXPENSE

650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	996.00	996.00	996.00
652000 - GROUNDS	945.00	0.00	(945.00)	3,025.00	0.00	(3,025.00)	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	1,571.00	(229.00)	19,290.00	20,504.00	1,214.00	20,504.00
653000 - EXTERIOR PAINTING / REPAIRS	5,075.60	600.00	(4,475.60)	11,810.76	7,200.00	(4,610.76)	7,200.00
653500 - CLEANING EXPENSE	2,591.02	0.00	(2,591.02)	22,683.51	5,000.00	(17,683.51)	5,000.00
654100 - REPAIRS - APPLIANCES	1,334.10	225.00	(1,109.10)	5,954.57	3,750.00	(2,204.57)	3,750.00
654200 - REPAIRS - CARPET & FLOORS	0.00	150.00	150.00	174.58	1,800.00	1,625.42	1,800.00
654202 - REPAIRS - Flooring Contract	0.00	0.00	0.00	125.00	0.00	(125.00)	0.00
654300 - REPAIRS - CARPENTRY	421.62	250.00	(171.62)	15,750.52	5,000.00	(10,750.52)	5,000.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	78.25	0.00	(78.25)	0.00
654400 - REPAIRS - ELECTRICAL	2,077.32	233.00	(1,844.32)	12,168.57	4,996.00	(7,172.57)	4,996.00
654600 - REPAIRS - PLUMBING	261.84	250.00	(11.84)	12,219.58	6,000.00	(6,219.58)	6,000.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	(23,333.50)	0.00	23,333.50	3,500.00	0.00	(3,500.00)	0.00
654701 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / ACC)	5,000.00	0.00	(5,000.00)	5,000.00	0.00	(5,000.00)	0.00
654702 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / NON-ACC)	5,000.00	0.00	(5,000.00)	5,000.00	0.00	(5,000.00)	0.00
654709 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / SANDY)	(2,956.08)	0.00	2,956.08	5,000.00	0.00	(5,000.00)	0.00
654800 - SERVICE CONTRACTS	0.00	150.00	150.00	0.00	1,800.00	1,800.00	1,800.00
655000 - REPAIRS CONTRACT	4,051.01	0.00	(4,051.01)	4,051.01	0.00	(4,051.01)	0.00
655100 - REPAIRS - HVAC	2,377.42	1,005.00	(1,372.42)	19,332.97	12,000.00	(7,332.97)	12,000.00
656000 - DECORATING EXPENSE	2,921.54	366.00	(2,555.54)	23,395.59	8,800.00	(14,595.59)	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	0.00	0.00	0.00	479.96	0.00	(479.96)	0.00
657000 - MOTOR VEHICLE REPAIRS	0.00	131.00	131.00	1,425.96	1,506.00	80.04	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	42.48	0.00	(42.48)	766.28	1,300.00	533.72	1,300.00
659000 - MISC MAINTENANCE EXPENSE	9.58	0.00	(9.58)	551.13	2,000.00	1,448.87	2,000.00
TOTAL MAINTENANCE EXPENSE	7,618.95	5,014.00	(2,604.95)	174,220.29	87,152.00	(87,068.29)	87,152.00
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	6,103.59	6,104.00	0.41	74,692.25	74,695.00	2.75	74,695.00
TOTAL INTEREST EXPENSE	6,103.59	6,104.00	0.41	74,692.25	74,695.00	2.75	74,695.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	57,883.52	0.00	(57,883.52)	57,883.52	41,700.00	(16,183.52)	41,700.00
671100 - PAYROLL TAXES	546.04	809.00	262.96	8,576.21	9,380.00	803.79	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	3,402.89	700.00	(2,702.89)	16,360.22	8,400.00	(7,960.22)	8,400.00
672200 - WORKERS COMP INSURANCE	95.64	216.00	120.36	1,364.72	2,298.00	933.28	2,298.00
TOTAL TAXES & INSURANCE	61,928.09	1,725.00	(60,203.09)	279,946.54	322,278.00	42,331.46	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	779.16	0.00	(779.16)	13,484.90	10,000.00	(3,484.90)	10,000.00
721102 - Flooring: Carpet & Tile	0.00	0.00	0.00	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	3,690.41	0.00	(3,690.41)	29,641.46	9,000.00	(20,641.46)	9,000.00
721112 - Doors & Wndows (Exterior)	2,584.53	0.00	(2,584.53)	10,689.42	0.00	(10,689.42)	0.00
TOTAL EQUIPMENT PURCHASES	7,054.10	0.00	(7,054.10)	82,748.14	26,000.00	(56,748.14)	26,000.00
TOTAL CORPORATE EXPENSES	145,216.87	54,676.00	(90,540.87)	1,154,350.76	948,473.00	(205,877.76)	948,473.00
NET PROFIT OR LOSS	(24,643.11)	42,263.00	(66,906.11)	197,897.17	214,927.00	(17,029.83)	214,927.00
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	4,431.51	3,475.00	(956.51)	53,346.73	41,700.00	(11,646.73)	41,700.00
790101 - R/E TAXE ESCROW WITHDRAWALS	(57,883.52)	0.00	57,883.52	(57,883.52)	(41,700.00)	16,183.52	(41,700.00)
790200 - PROPERTY INSURANCE ESC DEP	18,789.91	21,625.00	2,835.09	226,377.54	259,500.00	33,122.46	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)	26,764.50	26,766.00	1.50	26,766.00
791100 - RFR REIMBURSEMENTS	0.00	(26,000.00)	(26,000.00)	0.00	(26,000.00)	(26,000.00)	(26,000.00)
793000 - PROV FOR MORT PRIN AMORT	1,408.00	1,408.00	0.00	15,446.83	15,448.00	1.17	15,448.00
TOTAL NON-OPERATING EXPENSES	(30,973.91)	2,788.00	33,761.91	69,855.28	16,214.00	(53,641.28)	16,214.00
NET CASH (+) / DEF (-)	6,330.80	39,475.00	(33,144.20)	128,041.89	198,713.00	(70,671.11)	198,713.00

Created on:

Janies Garden III

Balance Sheet

December 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
12/31/2025
Janies Garden III

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	566,661.30
CASH IN BANK - DEVELOPMENT	1,199.61
CASH IN BANK - SECURITY DEPOSITS	59,718.81
Total Cash	<u>627,979.72</u>

Accounts Receivable

A/R - RESIDENTS	23,792.26
Voucher / PBV - Suspense	(6,213.00)
A/R - PBV SUBSIDY	10,449.00
A/R - VOUCHER SUBSIDY	6,993.00
DUE FROM PARTNERS	100.00
DUE TO/FROM-OTHERS (OPERATIONS)	408,876.07
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(13,981.26)
Total Accounts Receivable	<u>430,016.07</u>

Deposits & Escrows

REAL ESTATE TAX ESCROW	10,618.22
PROPERTY & LIABILITY INSURANCE ESCROW	205,583.03
RESERVE FOR REPLACEMENTS	94,535.04
ESCROWS - OTHER	306,176.08
OPERATING RESERVE FUND	25,111.42
AFFORDABILITY RESERVE	160,526.71
Total Deposits & Escrows	<u>802,550.50</u>

Other Current Assets

PREPAID PROPERTY INSURANCE	54,523.00
Total Other Current Assets	<u>54,523.00</u>

Total Current Assets

1,915,069.29

Fixed Assets

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

Depreciation & Amortization

ACC DEPR BUILDINGS	(4,237,004.00)
ACC DEPR - MISC FIXED ASSETS	(10,861.00)
Total Depreciation & Amortization	<u>(4,247,865.00)</u>

Total Fixed Assets

7,274,366.79

Other Assets

DEPOSITS - RECEIVABLE	3,604.64
START-UP COSTS	46,000.00
LIHTC FEE	349,236.00
ACCUM. AMORT. - LIHTC MONITORING FEE	(228,210.00)
RAR ADJ - ACCUM AMORTIZATION	(46,000.00)
Total Other Assets	<u>124,630.64</u>

Total Assets	<u><u>9,314,066.72</u></u>
Liabilities & Equity	

Liabilities

Current Liabilities

ACCOUNTS PAYABLE	189,287.26
ACCOUNTS PAYABLE - OTHER	598,826.69
ACTS PAY - RES EXCESS HSING ASST P	58.00
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	1,332,307.08
ACCRUED INTEREST PAYABLE - 2ND MORTG.	6,300.00
ACCRUED EXPENSE	18,592.00
ACCRUED PARTNERSHIP EXPENSES	3,914.32
SECURITY DEPOSIT REFUNDS IN TRANSIT	710.86
Total Current Liabilities	<u>2,149,996.21</u>

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	57,401.00
SECURITY DEP INT LIABILITY	1,606.95
PREPAID RENTS	14,881.57
Total Other Current Liabilities	<u>73,889.52</u>

Long Term Liabilities

DEFERRED FINANCING FEES	(134,334.82)
ACC - AMORT FINANCING FEES (Old)	62,192.00
1ST MORTGAGE PAYABLE	1,199,297.62
2ND MORTGAGE PAYABLE	2,815,931.00
Total Long Term Liabilities	<u>3,943,085.80</u>

Total Liabilities	<u>6,166,971.53</u>
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Equity

Retained Earnings	3,691,501.04
Current Net Income	(544,405.85)

Total Equity	<u>3,147,095.19</u>
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Total Liabilities & Equity	<u><u>9,314,066.72</u></u>
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HOUSING CHOICE VOUCHER MONTHLY BOARD REPORT-2025

HAP Utilization YTD

All HAP Funds 108%

Annual ABA only 106%

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	25
Family Unification Program	48	48	48	46	48	46	46	43	46	45	45	45
Foster Youth to Independence	6	6	6	7	8	9	9	12	12	13	13	13
Port out vouchers that belong to us	22	24	24	32	35	39	41	45	48	50	54	56
Veterans Supportive Vouchers Housed	209	210	215	212	223	215	216	231	237	238	244	245
Tenant Protection Vouchers	113	112	113	104	110	103	108	108	108	109	109	107
Regular Vouchers leased up	1031	1031	1030	1022	1022	1012	1010	1003	991	973	966	951
Project Based Vouchers	274	278	278	282	293	293	292	292	295	296	296	292
Mainstream	132	130	128	124	127	125	125	122	124	123	124	128
Emergency Housing Vouchers	50	50	51	51	52	51	51	49	49	49	49	49
City Homeless Preference	31	30	33	32	39	40	43	35	37	35	35	34
YMCA Homeless Preference	15	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	1960

Port In vouchers that we administer for other agencies

2	2	2	3	8	13	15	21	26	33	37	39
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Total vouchers issued and not leased up

29	35	25	18	23	9	13	15	13	12	9	12
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Homeless Preference Report

	YMCA	CITY
Number of Vouchers Approved	15	60
Number of Vouchers Leased	15	34
Number of Referrals pending approval	0	0
Number of Referrals looking for units	0	0
Number of Empty Slots without a Referral	0	26

Report Instructions: Run VMS Summary Rpt

HOUSING CHOICE VOUCHER MONTHLY BOARD REPORT-2026

HAP Utilization YTD

All HAP Funds 99.7%

Annual ABA only %

Leasing Update

	January	February	March	April	May	June	July	August	September	October	November	December
Homeownership	27											
Family Unification Program	45											
Foster Youth to Independence	13											
Port out vouchers that belong to us	58											
Veterans Supportive Vouchers Housed	250											
Tenant Protection Vouchers	105											
Regular Vouchers leased up	933											
Project Based Vouchers	290											
Mainstream	124											
Emergency Housing Vouchers	48											
City Homeless Preference	31											
YMCA Homeless Preference	15											
SCC-HOT (School homeless)	5											
VAWA	0											
Total Vouchers Leased first of month	1939	0	0	0	0	0	0	0	0	0	0	0

Port In vouchers that we administer for other agencies

47

Total vouchers issued and not leased up

11

Homeless Preference Report

	YMCA	CITY	SCC-HOT	VAWA
Number of Vouchers Approved	15	60	15	25
Number of Vouchers Leased	15	31	5	0
Number of Referrals pending approval	0	0	0	0
Number of Referrals looking for units	0	0	0	0
Number of Empty Slots without a Referral	0	29	10	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: 12/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	87
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.	12
V12800	Average number of calendar days units were in downtime.	0.25
V12900	Average number of calendar days units were in make ready time	3.33
V13000	Average number of calendar days units were in lease up time.	3.67
V13100	Average unit turnaround days.	7.25

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	171
W10100	Total number of emergency work orders completed / abated within 24 hours.	171
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.	732
W10600	Total number of calendar days it took to complete non-emergency work orders.	2325
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	1.82
W10800	Average completion days.	3.18

Totals for McCown Tower Rent: \$32,885.09 Paid: \$32,530.63 (98.9%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Annex Project: All Projects Date From: 04/01/2025 Through: 12/31/2025

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.	174
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.	1.00
V12900	Average number of calendar days units were in make ready time	5.29
V13000	Average number of calendar days units were in lease up time.	3.86
V13100	Average unit turnaround days.	10.14

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	60
W10100	Total number of emergency work orders completed / abated within 24 hours.	60
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.	465
W10600	Total number of calendar days it took to complete non-emergency work orders.	2106
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.	4.53

Totals for Annex Rent: \$26,722.00 Paid: \$26,722.00 (100%)

Sarasota Housing Authority

HUD - 50072: PHAS Management Operation Certification

Program: Bertha Mitchell Project: All Projects Date From: 04/01/2025 Through: 12/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	272
V12500	Total number of vacancy days exempted for Capital Fund.	525
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.	15
V12800	Average number of calendar days units were in downtime.	2.53
V12900	Average number of calendar days units were in make ready time	12.27
V13000	Average number of calendar days units were in lease up time.	3.33
V13100	Average unit turnaround days.	18.13

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	322
W10100	Total number of emergency work orders completed / abated within 24 hours.	322
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.	478
W10600	Total number of calendar days it took to complete non-emergency work orders.	4013
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.	8.40

Totals for Bertha Mitchell Rent: \$42,715.58 Paid: \$38,227.58 (89.5%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: SVC Project: All Projects Date From: 04/01/2025 Through: 12/31/2025

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 December 31, 2025

Program type : **Public Housing**

Level of Information : **State**

Effective Dates Included : **September 1, 2024** through **December 31, 2025**



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

Units Information

State	ACC Units	50058 Required	50058 Received
US	863,013	708,581	666,310
FL	22,723	18,689	16,382

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	306,558	45	174,550	26	102,715	15	69,555	10	22,980	3
FL	8,906	49	4,328	24	2,761	15	1,608	9	571	3

Average Annual Income (\$)

State	Average Annual Income
US	19,581
FL	19,624

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	25

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

State	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
US	33	29	57	19	3
FL	35	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	31
FL	0	0	7	4	6	37	14	32

Average Monthly TTP (\$)

State	Average Monthly TTP
US	472
FL	470

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	119,315	18	4,594	1	105,609	16	194,271	29	129,935	19	4,692	1	92,099	14	25,843	4	208,889	31
FL	3,080	17	131	1	2,027	11	6,465	36	3,935	22	146	1	1,654	9	736	4	7,064	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	500	782	530	476	423	678	392	522	473
FL	439	735	595	514	371	597	397	503	511

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	24	76

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	137,818	10	330,375	24	467,748	34	140,791	10	253,551	19	31,146	2
FL	4,457	11	12,781	31	13,352	32	2,951	7	7,081	17	1,071	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			
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State	Total Number of Household Members	Average Household Size	Total Number of Households
US	1,361,400	2	676,358
FL	41,694	2.3	18,174

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	27	28	26	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	117,635	17	53,203	8	110,285	16	131,105	19	137,326	20	126,804	19
FL	2,892	16	1,503	8	3,389	19	4,259	23	4,152	23	1,979	11

Janie's Garden Occupancy Report-2025

Month-End: **December**

Phase I

	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (26)	25	1		26	0	96%
LIHTC (41)	39	2	19	14		95%
PBV - None Market (19)	19		9	6		100%
Total (86)	83	3	28	46	0	96%

Phase II

	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (21)	21			21	0	100%
LIHTC (33)	32	1	19	7	0	97%
PBV (14) Market(0)	13	1	32	14	0	
Total (68)	66	2	51	42	0	97%

Phase III

	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
PBV/TPV (26)	25	1	14	0	0	96%
LIHTC (18)	18			9		100%
PBV (40)	39	1		14		97%
Market (14)	14			1		100%
Total (72)	96	2	14	24	0	98%

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
													#Units	Per Month
SARASOTA HOUSING AUTHORITY														
McCown Towers (LIHTC)	43	-	-	-	-	-	5	-	39				12	7.25
Annex	-	29	-	-	-	28	14	-	-				7	10.14
Bertha Mitchell	2	102	58	56	-	17	-	37	-				15	18.13
Courts (SVC-PBV)	-	-	-	-	-	-	-	-	-				-	-
SARASOTA HOUSING FUNDING CORPORATION														
King Stone	-	21	-	45	-	-	-	-	-				2	33.00
Diamond Oaks	-	-	26	43	-	-	-	-	17				3	28.67
Flint River	-	-	-	-	-	36	-	1	-				2	18.50
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	Closed	Closed			
	46	44	182	212	212	206	199	192	180			
Annex	Closed	Closed	Open	Closed	Closed	Closed	Closed	Closed	Closed			
	47	44	473	515	516	513	510	504	496			
Bertha Mitchell	Closed	Closed	Open	Closed	Closed	Closed	Closed	Closed	Closed			
	87	78	2343	1978	1790	1788	1786	1781	1101			
King Stone-NSP	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed			
	119	119	120	120	120	120	120	120	119			
Diamond Oaks-NSP	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed			
	17	17	16	14	14	14	14	13	13			
Flint River	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed			
	27	30	31	31	31	31	31	31	31			
Single Family Homes-NSP	Closed	Closed	Open	Closed	Closed	Closed	Closed	Closed	Closed			
	2	2	1203	1163	1163	1162	1040	1000	995			
HCV/Section 8	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed			
	171	173	176	181	182	176	180	184	176			

MEMO

To: William Russell
From: Lance Clayton
CC: File
Date: January 20, 2026
Re: **CFP Report – January**

ONGOING PROJECTS:

Annex – Non-CFP

Annex Emergency Stairway Exit, Garbage Compactor and Bulk Trash area – I met with one of our new A&E Firms, S.L.y architecture, last week and went over the scope for both this project and the Annex Interior renovations. Emailed her some history documents and she is working on putting a proposal together for us.

Annex Interior Renovations – See above.

Bertha Mitchell - CFP

Bertha Mitchell – HVAC, HWH, New exterior doors, new kitchen cabinets and countertops, and new bathrooms - DuCon started construction on 1/12/2026 and is moving through the first 8 units. We are planning on moving the next 8 families out this coming Sunday and the first group will be moving back home. Exterior doors got delayed but will start being installed this week.

In approximately 62 units, new work will consist of New Kitchen Cabinets, Countertops, and fixtures. New bathrooms with new tile, fixtures, HVAC, and gas HWH's are being replaced with electric.

GENERAL

NSP Homes – Finalizing the RFP to be issued.

End of Report

Resident Services Report – January 2026

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.

Community Fridge

Through a partnership with the American Red Cross, we opened a Community Fridge and food pantry just outside the doors to our property management office on North Orange Ave. The objective of the project is to increase food resilience in the surrounding community by providing 24/7 access to fresh and non-perishable foods. This project is something of an experiment. We will most certainly learn as we go. The primary challenge will be to keep the fridge stocked with fresh foods.

Youth Thrive

Our After-School program is busy, with 30 or more students attending some days. Our current program partners are Mote Marine Laboratory, Big Waters Land Trust, Ringling Museum, CocoRoots, Manasota ASALH, 4H, NAMI, and Betty J. Johnson North Sarasota Library. NAMI peer mentors spend every Monday with our youth, gradually building mentoring relationships. Sarasota Police Department's CRU team spends every Thursday with our youth.

Youth Thrive staff took 12 students to Mote's new aquarium over winter break. We transported 4H teens to and from UF/IFAS's 4H Camp Cloverleaf in Lake Placid, FL.

The Youth Thrive garden is mostly planted. Students have planted broccoli, cabbage, collards, cauliflower, kale, carrots, green beans, tomato, and peanuts.

We co-hosted a Martin Luther King Jr. Day of Service event with Sarasota Bay Estuary Program in the garden on January 17th. Volunteers from throughout the community assisted with a major garden cleanup initiative. SHA teens and youth participated, as well as some families.

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 a monthly food pantry. This month's calendar of activities includes movie day, Lunch N' Learn, onsite therapist appointments, healthy lifestyle classes, and a tech class for seniors who want to increase their knowledge about using cell phones and tablets. We are constantly looking for partners to provide regular and ongoing digital literacy support classes for our residents needing assistance with smartphones, tablets or computers.

Home Ownership

During the month of December, SHA held an HCV homeownership orientation that consisted of 10 participants. During the month SHA met with participants to review credit and help determine their next steps on their path to homeownership. There was one family who proceeded to a lender to get pre-approved for a loan.



Ms. Vicky U. Property Manager

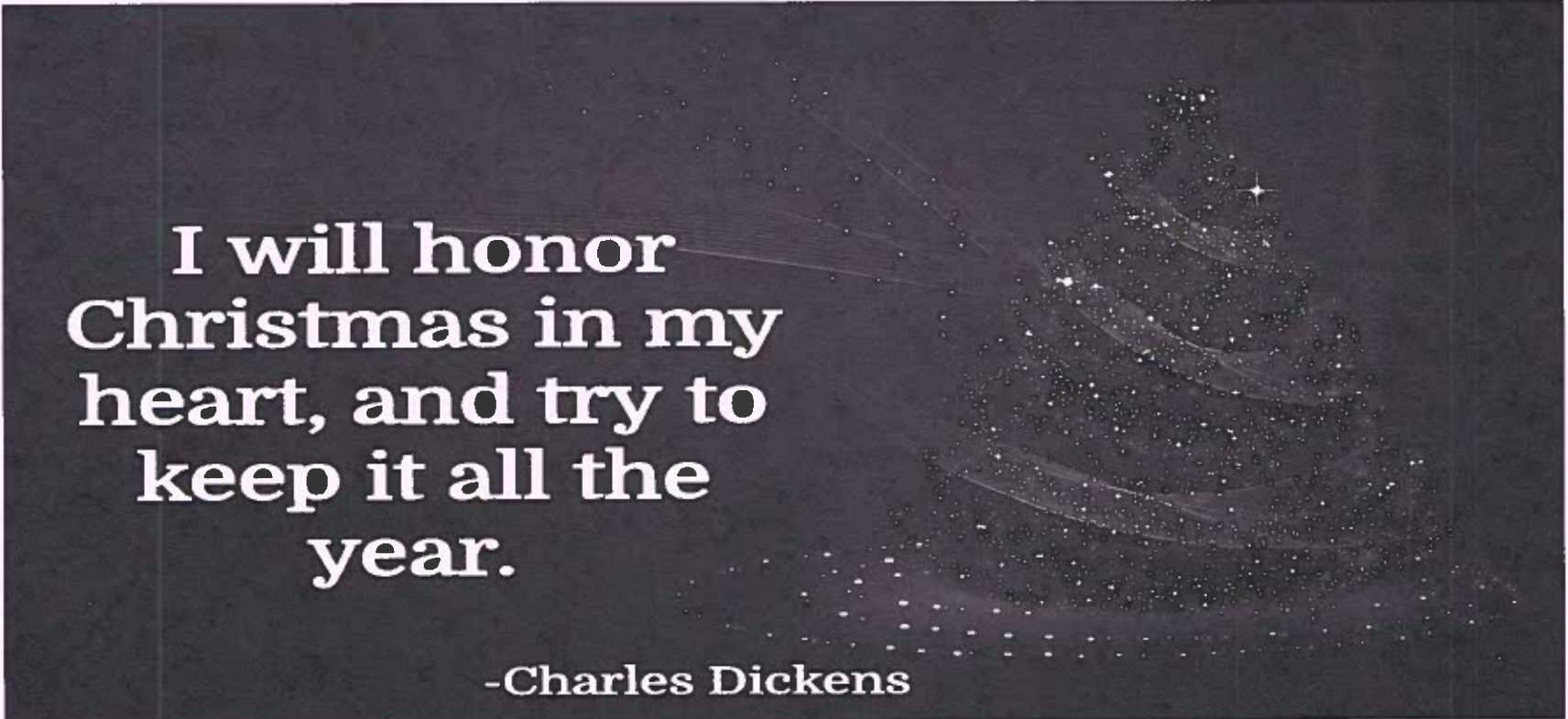
Ms. Ara A. Senior Service Coordinator

December 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Rent due	2 Therapist on site	3 FREE Health Screening, BP. 10 am	4 Lifestyle class at 2pm	5 Last day to pay rent! Office closed	6
7	8 Therapist on site.	9 Movie Day at 1pm	10 Lunch and learn? Board meeting 4.30pm	11 Lifestyle class 2pm	12 Office closed	13
14	15 Dr. Sutton or Garriel appointments with Ms. Ara	16 Therapist on site	17 Food Bank 10am	18 Salvation Army gift distribution	19 Office closed	20
21	22 Best Christmas Door Contest at 11am	23 Pest control all units	24 Office closed 	25 Office closed 	26 Office closed	27
26	28 Therapist on site	29	30 Therapist on site Therapist Therapist on site	31 Last day of the Year.		

- **Mini Health Screening by the Health department Wednesday December 3 at 10-12 pm**
- **ALL tenants needing to see our FOOT DOCTOR please come to see Ms. Ara for an appointment Before December 10.**
- **Food bank will be on Wednesday, December 17 at 10 am bring your bags.**
- **Christmas gifts distribution on Thursday, December 18. PLEASE follow the instructions posted on the boards. No exceptions**
- **PLEASE DO NOT FEED the squirrel or any other animal outside. • ПОЖАЛУЙСТА, НЕ КОРМИТЕ белок или других животных на улице.. These bring rats and pests. Por favor no alimente a las ardillas o ningun animal en los jardines esto trae ratas.**
- **Lifestyle class at 2pm on Thursdays.**
- **Tenant's contest for the best Holiday door, 2 prizes for Towers and 2 prizes for Annex**

- Si necesita cita con el doctor de los pies y esta registrado por favor venga a ver a Ms. Ara para darle una cita
- Если вам нужна консультация врача-ортопеда и вы зарегистрированы, пожалуйста, подойдите к г-же Ара, чтобы записаться на прием.
- **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.
- **Make sure that you are registered with Ms. Ara to participate in the Food bank. Before the distribution day.**



I will honor
Christmas in my
heart, and try to
keep it all the
year.

-Charles Dickens