



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

AGENDA

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

NOTES

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. APPROVAL OF MINUTES**
 - A. SHA Regular Board Meeting – January 18, 2023
 - Commissioners Not Present: Jack Meredith (Excused)
- VI. SPECIAL PRESENTATIONS**
 - A. HCV/Section 8 Staff Introductions/Project Updates
- VII. PUBLIC PRESENTATIONS**
- VIII. RESOLUTIONS**
 - A. None
- IX. OLD BUSINESS**
 - A. Cypress Square (Courts Phase I)
 - B. McCown Tower
- X. NEW BUSINESS**
 - A. None

XI. **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

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

E. Capital Improvement Report

F. Resident Services Monthly Report

XII. **COMMISSIONER ANNOUNCEMENTS/COMMENTS**

XIII. **ADJOURNMENT**

Next Meeting: March 29, 2023



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
January 18, 2023
4:30 P.M.

- I. **CALL TO ORDER:** Vice Chair Ernestine Taylor called the meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:36 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**
Commissioners Present: Vice Chair Ernestine Taylor, Commissioner John Colón, Commissioner Deborah Sargent, Commissioner Mark Vengroff, Commissioner Carolyn Mason (via Zoom) and Commissioner Duane Finger (via Zoom)
Commissioners Not Present: Chair Jack Meredith (Excused)
Attendees: Attorney Rhonda Stringer, City Commissioner Jen Ahearn-Koch, Valerie Buchand, Agnes Kirkland and Rachel Johnson
SHA Personnel: William Russell, Rick Toney and Andrea Keddell
- V. **APPROVAL OF MINUTES**
 - A. SHA Regular Board Meeting – November 30, 2022: Vice Chair Taylor put up the minutes from the November 30, 2023, Regular Board Meeting for approval. Commissioner Colón made a motion to approve the minutes. Commissioner Vengroff seconded the motion.
 - City Commissioner Jen Ahearn-Koch requested it be noted on future minutes when she's not able to attend meetings so there's a record of her attendance.
 - Motion was voted on and passed unanimously. (Commissioner Mason voted Present)
- VI. **SPECIAL PRESENTATION**
 - A. Recognition of Former Commissioners
 - Valerie Buchand was presented a plaque recognizing her service on the SHA Board of Commissioners for over 14 years as well as serving 1 term as Board Vice Chair. Vice Chair Taylor thanked Ms. Buchand for contributions to the board during her past service. Photo was taken with Commissioners.
- VII. **PUBLIC PRESENTATION**
 - A. Ms. Valerie Buchand addressed the board and requested:
 - Written responses be sent out when public comments come before the board.
 - A meeting be scheduled to finalize the Resident Council MOU with Sarasota Housing Authority by Monday and to have it signed by February 3, 2023.

VIII. RESOLUTIONS

- A. Res 23-01: Approval of Annual Plan/5-Year Action Plan (CFP FY21, 22 and 23)
 - B. Res 23-02: CFP Budget Amendment FY2021
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- Commissioner Sargent pulled Resolution A. 23-01: Approval of Annual Plan/5-Year Action Plan.
- Commissioner Finger made a motion to accept the remaining consent agenda item, B. Resolutions 23-02: CFP Budget Amendment FY2021. Commissioner Mason seconded the motion.
 - The motion was voted on and passed unanimously.

Discussion for A. Resolution 23-01 Approval of Annual Plan/5-Year Action Plan:

- Commissioner Sargent reported that the Resident Advisory Board (RAB) provided comments to the Annual Plan and they would like to have their responses to the SHA comments in red put on record:
 - RE: MOU - Ms. Buchand addressed the MOU requests above in her public presentation.
 - RE: Council Representation at Meetings - The Council wants to have a representation not just at bi-annual meetings and they need to get more residents involved in Resident Interest meetings and to have more Board attendance at the Resident Interest meetings.
 - RE: SHA assisting Council to obtain additional funding outside of the \$15 per unit HUD requirement - The Council states they are allowed to go after grants within the HUD guidelines and are asking that SHA help assure applications are put together properly.
 - RE: Empowerment Center at Courts - Concern was stated by SHA about volunteer, staffing and licensing of childcare facility. The Council has ability to partner with other agencies to staff this center and it will not be volunteers only.
 - RE: Mutual Respect between SHA & Council - The Council added they've been trying to do this and it continues to be a challenge.
 - RE: Council request to have their comments included in the Annual Plan document - The Council maintains it needs to be in the document. Mr. Russell explained that under C1 of the HUD form it directs the Housing Authority to add the comments as an attachment to the Annual Plan, along with the Authority's analysis, which is what the proposed document is.
- Commissioner Colón asked for clarification that they're approving the document but not that they agree with all the comments and plan of action. Mr. Russell responded that the comments are being submitted but that nothing is being adopted.
- Commissioner Sargent made a motion to approve Resolution 23-01 as it is written. Commissioner Finger seconded the motion.
 - The motion was voted on and passed unanimously.

IX. OLD BUSINESS

- A. Board Retreat – January 28, 2023, 8:00 am to Noon at Lofts on Lemon, 5th Floor Rec Room.
 - Requested agenda items should be submitted to Mr. Russell or Chair Meredith.

X. NEW BUSINESS

- A. Mr. Russell reported Lofts on Lemon Phase II did not get funded in this round of Tax Credit applications. Another Sarasota project, for CASL and Blue Sky, did get 9% Tax Credit funding.
- B. Mr. Russell went over the McCown Tower exterior paint options that were discussed at the last Development Committee meeting. A handout was passed out to the board including an imaging showing the back of the building, as requested by the committee.

XI. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
- B. Board Committee Reports
- C. Housing Management Reports
- D. Housing Voucher Report
- E. Capital Fund Program Report
- F. Resident Services Monthly Report

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

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Former Commissioner, Valerie Buchand, requested to address the board and requested to have the Resident Council put on future agendas so they have an agenda item allowing them to bring items before the board. She also reported that Janie's Garden has lost another Property Manager and a maintenance staff member.
 - Commissioner Colón responded that losing staff in this economy is to be expected if the pay is not high enough.
- B. Mr. Russell announced to the board that the next Board Meeting will take place a week early, on February 15, 2023, since Mr. Russell will be at a FAHRO Executive Director meeting the following week.
- C. Mr. Russell reported that he has a meeting with representatives from the Sarasota Police Department to discuss vandalism taking place at the Courts and Children First sites. There was also a fence torn down by some children at King Stone. NDC has put in a report that there have been kids throwing rocks at his truck and Amaryllis Park Place has reported rocks being thrown into their parking lot as well and the gate being jammed up. Letters will be drawn up and sent to those families that have children involved.
 - Commissioner Colón reports that this vandalism is the reason he wanted a real wall and not a fence put up at SHA's new developments.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:13 pm.

Sarasota Housing Authority
Cash Position
January 31, 2023

COCC	277,010.47
HCV - HAP	2,137,900.64
HCV - Reserve	2,551,847.64
OCB	2,010,200.17
Towers	458,153.98
Annex	2,601,597.23
Energy Grant Program	117,941.28
Resident Services	176,893.31
SVC	55,151.17
Towers LIHTC	154,207.17
OCB-SD	47,440.70
Towers - SD	23,277.11
Annex - SD	20,858.07
Rosemary Cohen	203,306.01
Development	2,118,419.44
Towers Reserves	910,600.42
Litigations Proceeds	734,499.09
HCV FSS Escrow	233,081.90
PHA FSS Escrow	87,148.55
SHFC - Operating	1,175,545.41
SHFC - Restricted BB&T	115,596.27
SHFC - Reserve	<u>425,539.43</u>
Total	<u><u>16,636,215.46</u></u>

Sarasota Housing Authority
Operating Statement
Ten Months Ending 01/31/2023
Program: Towers Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	0.00	0.00	0.00	165,481.58	0.00	165,481.58	0.00	165,481.58
HUD Revenue	24,092.00	0.00	24,092.00	263,444.00	0.00	263,444.00	0.00	263,444.00
Other Operating Revenue	0.00	0.00	0.00	6,444.59	0.00	6,444.59	0.00	6,444.59
TOTAL INCOME	24,092.00	0.00	24,092.00	435,370.17	0.00	435,370.17	0.00	435,370.17
EXPENSES								
Administrative Expense	104.00	0.00	(104.00)	80,142.77	0.00	(80,142.77)	0.00	(80,142.77)
Tenant Services	79.35	0.00	(79.35)	793.50	0.00	(793.50)	0.00	(793.50)
4922.00 Relocation Expenses	0.00	0.00	0.00	6,642.06	0.00	(6,642.06)	0.00	(6,642.06)
Utility Expense	9,634.02	0.00	(9,634.02)	81,929.90	0.00	(81,929.90)	0.00	(81,929.90)
Maintenance	898.50	0.00	(898.50)	87,680.97	0.00	(87,680.97)	0.00	(87,680.97)
Protective Services	0.00	0.00	0.00	28,109.70	0.00	(28,109.70)	0.00	(28,109.70)
Insurance Expense	0.00	0.00	0.00	(1,064.10)	0.00	1,064.10	0.00	1,064.10
General Expense	7.63	0.00	(7.63)	15,343.77	0.00	(15,343.77)	0.00	(15,343.77)
TOTAL EXPENSES	10,723.50	0.00	(10,723.50)	299,578.57	0.00	(299,578.57)	0.00	(299,578.57)
SURPLUS	13,368.50	0.00	13,368.50	135,791.60	0.00	135,791.60	0.00	135,791.60

Sarasota Housing Authority
Operating Statement
Ten Months Ending 01/31/2023
Program: Towers LIHTC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	22,822.00	67,300.00	(44,478.00)	74,968.90	673,000.00	(598,031.10)	807,600.00	(732,631.10)
HUD Revenue	0.00	0.00	0.00	67,400.00	0.00	67,400.00	0.00	67,400.00
Other Operating Revenue	582.97	(2,948.67)	3,531.64	1,922.63	(29,486.67)	31,409.30	(35,384.00)	37,306.63
TOTAL INCOME	23,404.97	64,351.33	(40,946.36)	144,291.53	643,513.33	(499,221.80)	772,216.00	(627,924.47)
EXPENSES								
Administrative Expense	11,170.92	16,996.58	5,825.66	20,270.95	169,965.83	149,694.88	203,959.00	183,688.05
Utility Expense	11,321.52	12,203.43	881.91	38,684.67	122,034.18	83,349.51	146,441.00	107,756.33
Maintenance	14,274.04	7,499.99	(6,774.05)	33,007.51	74,999.99	41,992.48	90,000.00	56,992.49
Protective Services	3,664.50	3,750.00	85.50	7,308.00	37,500.00	30,192.00	45,000.00	37,692.00
Insurance Expense	219.54	7,500.00	7,280.46	2,048.92	75,000.00	72,951.08	90,000.00	87,951.08
General Expense	266.35	84.33	(182.02)	266.35	843.33	576.98	1,012.00	745.65
TOTAL EXPENSES	40,916.87	48,034.33	7,117.46	101,586.40	480,343.33	378,756.93	576,412.00	474,825.60
SURPLUS	(17,511.90)	16,317.00	(33,828.90)	42,705.13	163,170.00	(120,464.87)	195,804.00	(153,098.87)

Sarasota Housing Authority
Operating Statement
Ten Months Ending 01/31/2023
Program: SHFC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue Other	73,490.88	71,263.26	2,227.62	772,516.28	712,632.51	59,883.77	855,159.00	(82,642.72)
Other Revenue	75.00	1,083.33	(1,008.33)	62,088.74	10,833.33	51,255.41	13,000.00	49,088.74
TOTAL INCOME	73,565.88	72,346.59	1,219.29	834,605.02	723,465.84	111,139.18	868,159.00	(33,553.98)
EXPENSES								
Administrative Expense	28,724.50	19,003.09	(9,721.41)	259,086.76	190,030.84	(69,055.92)	228,037.00	(31,049.76)
4921.02 YT-Shop w/Cop	0.00	0.00	0.00	600.00	0.00	(600.00)	0.00	(600.00)
4921.11 YT-Program Supplies/Activities	0.00	0.00	0.00	2,500.00	0.00	(2,500.00)	0.00	(2,500.00)
Utilities Expense	15,418.36	7,141.25	(8,277.11)	84,065.94	71,412.50	(12,653.44)	85,695.00	1,629.06
Maintenance	11,720.57	11,818.42	97.85	299,313.06	118,184.17	(181,128.89)	141,821.00	(157,492.06)
Insurance Expense	0.00	6,370.83	6,370.83	141,783.97	63,708.33	(78,075.64)	76,450.00	(65,333.97)
General Expense	0.00	12,989.25	12,989.25	10,900.97	129,892.50	118,991.53	155,871.00	144,970.03
TOTAL EXPENSES	55,863.43	57,322.84	1,459.41	798,250.70	573,228.34	(225,022.36)	687,874.00	(110,376.70)
SURPLUS	17,702.45	15,023.75	2,678.70	36,354.32	150,237.50	(113,883.18)	180,285.00	(143,930.68)

Sarasota Housing Authority
Operating Statement
Ten Months Ending 01/31/2023
Program: Resident Services Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3706.20 ROSS Grant	5,810.67	6,318.33	(507.66)	58,106.70	63,183.33	(5,076.63)	75,820.00	(17,713.30)
3706.30 HUD FSS Grant	0.00	3,521.75	(3,521.75)	52,189.27	35,217.50	16,971.77	42,261.00	9,928.27
3706.40 Youth Thrive Grant	0.00	5,862.50	(5,862.50)	0.00	58,625.00	(58,625.00)	70,350.00	(70,350.00)
3708.00 Other Government Grants	0.00	0.00	0.00	300.00	0.00	300.00	0.00	300.00
3715.00 Other Revenue	0.00	2,000.00	(2,000.00)	0.00	20,000.00	(20,000.00)	24,000.00	(24,000.00)
3715.03 Donations	0.00	1,666.67	(1,666.67)	0.00	16,666.67	(16,666.67)	20,000.00	(20,000.00)
3715.04 Community Foundation	0.00	2,708.33	(2,708.33)	0.00	27,083.33	(27,083.33)	32,500.00	(32,500.00)
3715.051 Youth Thrive: Donations	0.00	416.67	(416.67)	0.00	4,166.67	(4,166.67)	5,000.00	(5,000.00)
TOTAL INCOME	5,810.67	22,494.25	(16,683.58)	110,595.97	224,942.50	(114,346.53)	269,931.00	(159,335.03)
EXPENSES								
4911.00 Administrative Salaries	16,730.17	25,575.83	8,845.66	178,694.27	255,758.33	77,064.06	306,910.00	128,215.73
4912.00 Audit Fee Expense	0.00	0.00	0.00	275.00	0.00	(275.00)	0.00	(275.00)
4912.10 Accounting fees	0.00	260.00	260.00	2,378.31	2,600.00	221.69	3,120.00	741.69
4914.00 Marketing & Advertising	1.41	26.00	24.59	31.10	260.00	228.90	312.00	280.90
4915.00 Administrative EBC Expenses	4,350.70	4,852.08	501.38	44,950.50	48,520.83	3,570.33	58,225.00	13,274.50
4916.00 Office Supplies Expense	36.92	41.00	4.08	92.56	410.00	317.44	492.00	399.44
4918.00 Travel Expenses	42.36	83.17	40.81	522.81	831.67	308.86	998.00	475.19
4919.01 Telephone Expense	344.79	564.67	219.88	4,335.28	5,646.67	1,311.39	6,776.00	2,440.72
4919.02 Dues/Subscription Expense	180.63	262.83	82.20	1,273.85	2,628.33	1,354.48	3,154.00	1,880.15
4919.03 Commissioner training/travel	0.00	12.83	12.83	0.00	128.33	128.33	154.00	154.00
4919.04 Training Expense	0.00	13.00	13.00	345.00	130.00	(215.00)	156.00	(189.00)
4919.07 Postage Expense	0.00	39.00	39.00	10.22	390.00	379.78	468.00	457.78
4919.08 Vehicle Repair Expense	0.00	78.00	78.00	0.00	780.00	780.00	936.00	936.00
4919.09 Office Lease Expense	501.36	190.67	(310.69)	5,013.60	1,906.67	(3,106.93)	2,288.00	(2,725.60)
4919.10 Expendable Misc. Equipment	0.00	43.33	43.33	0.00	433.33	433.33	520.00	520.00
4919.11 Internet Expense	225.23	390.00	164.77	2,159.71	3,900.00	1,740.29	4,680.00	2,520.29
4919.112 YT Internet	225.23	52.00	(173.23)	2,159.60	520.00	(1,639.60)	624.00	(1,535.60)
4919.12 Investigations	0.00	0.00	0.00	29.99	0.00	(29.99)	0.00	(29.99)
4919.15 Admin. General Contracts	418.82	474.58	55.76	4,964.36	4,745.83	(218.53)	5,695.00	730.64
4919.16 Admin. Equipment Contracts	102.91	150.67	47.76	1,057.18	1,506.67	449.49	1,808.00	750.82
4919.161 Admin Equip Contracts: YT	50.00	2.75	(47.25)	304.98	27.50	(277.48)	33.00	(271.98)
4921.00 Resident Services	0.00	0.00	0.00	9.84	0.00	(9.84)	0.00	(9.84)
4921.02 Resident Services EBC Expenses	781.77	636.00	(145.77)	8,659.50	6,360.00	(2,299.50)	7,632.00	(1,027.50)
4921.021 YT- Shop w/a Cop	0.00	0.00	0.00	35.00	0.00	(35.00)	0.00	(35.00)
4921.03 Resident Services Tenant Servc	0.00	0.00	0.00	63.06	0.00	(63.06)	0.00	(63.06)
4921.09 YT- After School Tutors	0.00	945.17	945.17	1,600.00	9,451.67	7,851.67	11,342.00	9,742.00
4921.11 YT- Program Supplies/Activities	1,058.38	367.00	(691.38)	6,974.70	3,670.00	(3,304.70)	4,404.00	(2,570.70)
4921.111 YT- Program Supplies/Activities	0.00	0.00	0.00	157.50	0.00	(157.50)	0.00	(157.50)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
4921.12 YT- Printing/Advertising	0.00	0.00	0.00	1,250.00	0.00	(1,250.00)	0.00	(1,250.00)
4921.13 YT- Travel/Training	0.00	0.00	0.00	41.17	0.00	(41.17)	0.00	(41.17)
4921.14 Shop with a Cop	0.00	1,700.00	1,700.00	0.00	17,000.00	17,000.00	20,400.00	20,400.00
4932.00 Electricity Expense	124.82	258.92	134.10	1,561.60	2,589.17	1,027.57	3,107.00	1,545.40
4932.01 Electricity Exp: YT	0.00	0.00	0.00	524.55	0.00	(524.55)	0.00	(524.55)
4942.16 Hardware	0.00	0.00	0.00	32.98	0.00	(32.98)	0.00	(32.98)
4942.18 HVAC Parts	0.00	0.00	0.00	747.00	0.00	(747.00)	0.00	(747.00)
4942.20 Janitorial Supplies	0.00	35.33	35.33	120.10	353.33	233.23	424.00	303.90
4942.30 Miscellaneous Materials	0.00	19.08	19.08	102.68	190.83	88.15	229.00	126.32
4942.32 Non-capitalized furn. fix, equi	0.00	32.25	32.25	0.00	322.50	322.50	387.00	387.00
4942.34 Paint/Drywall	0.00	0.00	0.00	266.77	0.00	(266.77)	0.00	(266.77)
4942.36 Plumbing parts	10.56	0.00	(10.56)	284.52	0.00	(284.52)	0.00	(284.52)
4943.01 Alarm Expense	0.00	49.17	49.17	280.00	491.67	211.67	590.00	310.00
4943.02 Uniform Expenses	0.00	57.75	57.75	369.16	577.50	208.34	693.00	323.84
4943.04 Electrical Expense	0.00	0.00	0.00	2,475.00	0.00	(2,475.00)	0.00	(2,475.00)
4943.05 Plumbing Expense	0.00	0.00	0.00	6,725.00	0.00	(6,725.00)	0.00	(6,725.00)
4943.06 HVAC Expense	0.00	19.00	19.00	90.00	190.00	100.00	228.00	138.00
4943.10 Routine Maintenance Exp.	250.00	715.00	465.00	3,775.00	7,150.00	3,375.00	8,580.00	4,805.00
4943.101 YT- Routing Maintenance	250.00	10.83	(239.17)	2,125.00	108.33	(2,016.67)	130.00	(1,995.00)
4943.12 Equipment Leasing	0.00	235.17	235.17	276.78	2,351.67	2,074.89	2,822.00	2,545.22
4952.00 Protective Services Expense	0.00	0.00	0.00	35.00	0.00	(35.00)	0.00	(35.00)
4961.02 Liability Insurance	0.00	27.75	27.75	222.18	277.50	55.32	333.00	110.82
4961.03 Worker's Compensation Insurance	439.08	484.67	45.59	3,219.10	4,846.67	1,627.57	5,816.00	2,596.90
4961.04 Auto Insurance	0.00	247.00	247.00	2,726.17	2,470.00	(256.17)	2,964.00	237.83
4962.00 General Expenses	730.79	292.33	(438.46)	1,454.02	2,923.33	1,469.31	3,508.00	2,053.98
TOTAL EXPENSES	26,855.93	39,244.83	12,388.90	294,801.70	392,448.33	97,646.63	470,938.00	176,136.30
SURPLUS	(21,045.26)	(16,750.58)	(4,294.68)	(184,205.73)	(167,505.83)	(16,699.90)	(201,007.00)	16,801.27

Sarasota Housing Authority
Operating Statement
Ten Months Ending 01/31/2023
Program: Section 8 Voucher Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3704.30 Tenant Revenue - Other	0.00	0.00	0.00	1,684.00	0.00	1,684.00	0.00	1,684.00
HUD Revenues	1,848,416.87	89,780.83	1,758,636.04	17,841,067.83	897,808.33	16,943,259.50	1,077,370.00	16,763,697.83
Other Operating Revenue	872.00	5,166.67	(4,294.67)	73,352.20	51,666.67	21,685.53	62,000.00	11,352.20
TOTAL INCOME	1,849,288.87	94,947.50	1,754,341.37	17,916,104.03	949,475.00	16,966,629.03	1,139,370.00	16,776,734.03
EXPENSES								
Administrative Expense	80,810.26	566,645.23	485,834.97	979,383.52	5,666,452.48	4,687,068.96	6,799,743.00	5,820,359.48
4921.03 Resident Services - Tenant	0.00	0.00	0.00	175.00	0.00	(175.00)	0.00	(175.00)
Utilities Expense	498.08	624.00	125.92	8,489.73	6,240.00	(2,249.73)	7,488.00	(1,001.73)
Maintenance	1,680.00	3,331.75	1,651.75	19,951.65	33,317.50	13,365.85	39,981.00	20,029.35
Insurance	1,315.52	1,568.66	253.14	17,744.98	15,686.66	(2,058.32)	18,824.00	1,079.02
General Expense	1,831.31	563.33	(1,267.98)	7,416.41	5,633.33	(1,783.08)	6,760.00	(656.41)
4971.50 Misc - Landlord Bonus	1,750.00	0.00	(1,750.00)	18,500.00	0.00	(18,500.00)	0.00	(18,500.00)
4971.51 EHV Reimbursables	0.00	0.00	0.00	12,723.16	0.00	(12,723.16)	0.00	(12,723.16)
HAP Expense	1,729,521.77	5,389.50	(1,724,132.27)	16,142,192.07	53,895.00	(16,088,297.07)	64,674.00	(16,077,518.07)
TOTAL EXPENSES	1,817,406.94	578,122.47	(1,239,284.47)	17,206,576.52	5,781,224.97	(11,425,351.55)	6,937,470.00	(10,269,106.52)
SURPLUS	31,881.93	(483,174.97)	515,056.90	709,527.51	(4,831,749.97)	5,541,277.48	(5,798,100.00)	6,507,627.51

Sarasota Housing Authority
Operating Statement
Ten Months Ending 01/31/2023
Program: Energy Grant Program Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSES								
4911.00 Administrative Salaries	3,349.50	0.00	(3,349.50)	39,103.35	0.00	(39,103.35)	0.00	(39,103.35)
4914.00 Marketing & Advertising	0.00	0.00	0.00	460.00	0.00	(460.00)	0.00	(460.00)
4915.00 Administrative EBC Expenses	1,399.10	0.00	(1,399.10)	14,589.38	0.00	(14,589.38)	0.00	(14,589.38)
4919.01 Telephone Expense	0.00	0.00	0.00	124.84	0.00	(124.84)	0.00	(124.84)
4919.04 Training Expense	0.00	0.00	0.00	750.00	0.00	(750.00)	0.00	(750.00)
4919.12 Investigations	0.00	0.00	0.00	72.00	0.00	(72.00)	0.00	(72.00)
4942.02 Appliance parts	0.00	0.00	0.00	1,374.93	0.00	(1,374.93)	0.00	(1,374.93)
4942.06 Doors	0.00	0.00	0.00	752.00	0.00	(752.00)	0.00	(752.00)
4942.18 HVAC Parts	0.00	0.00	0.00	8,582.62	0.00	(8,582.62)	0.00	(8,582.62)
4942.26 Lighting/Fixtures	0.00	0.00	0.00	7,607.08	0.00	(7,607.08)	0.00	(7,607.08)
4942.30 Miscellaneous Materials	0.00	0.00	0.00	240.44	0.00	(240.44)	0.00	(240.44)
4942.36 Plumbing parts	0.00	0.00	0.00	1,447.70	0.00	(1,447.70)	0.00	(1,447.70)
4943.04 Electrical Expense	0.00	0.00	0.00	489.95	0.00	(489.95)	0.00	(489.95)
4962.00 General Expenses	12.37	0.00	(12.37)	171.64	0.00	(171.64)	0.00	(171.64)
TOTAL EXPENSES	4,760.97	0.00	(4,760.97)	75,765.93	0.00	(75,765.93)	0.00	(75,765.93)
SURPLUS	(4,760.97)	0.00	4,760.97	(75,765.93)	0.00	75,765.93	0.00	75,765.93

Sarasota Housing Authority
Operating Statement
Ten Months Ending 01/31/2023
Program: Bertha Mitchell Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	30,660.00	47,433.17	(16,773.17)	389,680.90	474,331.67	(84,650.77)	569,198.00	(179,517.10)
HUD Revenues	40,274.03	139,144.67	(98,870.64)	1,612,904.07	1,391,446.67	221,457.40	1,669,736.00	(56,831.93)
Other Operating Revenue	23,708.71	15,030.00	8,678.71	250,796.22	150,300.00	100,496.22	180,360.00	70,436.22
TOTAL INCOME	94,642.74	201,607.84	(106,965.10)	2,253,381.19	2,016,078.34	237,302.85	2,419,294.00	(165,912.81)
EXPENSES								
Administrative Expense	43,469.38	47,118.16	3,648.78	557,339.34	471,181.66	(86,157.68)	565,418.00	8,078.66
Tenant Services	79.35	325.42	246.07	1,378.81	3,254.17	1,875.36	3,905.00	2,526.19
4922.00 Relocation Expenses	0.00	0.00	0.00	2,771.00	0.00	(2,771.00)	0.00	(2,771.00)
Utility Expense	74,600.45	47,083.33	(27,517.12)	434,320.41	470,833.33	36,512.92	565,000.00	130,679.59
Maintenance	25,966.04	48,489.40	22,523.36	396,601.14	484,894.15	88,293.01	581,873.00	185,271.86
Protective Services	0.00	16.67	16.67	850.00	166.67	(683.33)	200.00	(650.00)
Insurance Expense	767.97	7,965.67	7,197.70	98,802.08	79,656.67	(19,145.41)	95,588.00	(3,214.08)
General Expense	4,667.79	5,698.68	1,030.89	64,789.65	56,986.68	(7,802.97)	68,384.00	3,594.35
TOTAL EXPENSES	149,550.98	156,697.33	7,146.35	1,556,852.43	1,566,973.33	10,120.90	1,880,368.00	323,515.57
SURPLUS	(54,908.24)	44,910.51	99,818.75	696,528.76	449,105.01	(247,423.75)	538,926.00	(157,602.76)

Sarasota Housing Authority
Operating Statement
Ten Months Ending 01/31/2023
Program: Business Activities Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HUD Revenue	0.00	10,416.67	(10,416.67)	119,634.00	104,166.67	15,467.33	125,000.00	(5,366.00)
Administrative Revenue	0.00	62,697.08	(62,697.08)	28,859.27	626,970.83	(598,111.56)	752,365.00	(723,505.73)
Other Operating Revenue	0.00	1,289.58	(1,289.58)	12,842.39	12,895.83	(53.44)	15,475.00	(2,632.61)
TOTAL INCOME	0.00	74,403.33	(74,403.33)	161,335.66	744,033.33	(582,697.67)	892,840.00	(731,504.34)
EXPENSES								
Administrative Expense	1,771.76	66,538.74	64,766.98	58,678.11	665,387.49	606,709.38	798,465.00	739,786.89
4921.00 Resident Services	0.00	0.00	0.00	15,000.00	0.00	(15,000.00)	0.00	(15,000.00)
4921.04 Resident Services - Council fee	158.70	0.00	(158.70)	1,587.00	0.00	(1,587.00)	0.00	(1,587.00)
Utilities Expense	0.00	141.67	141.67	0.00	1,416.67	1,416.67	1,700.00	1,700.00
Maintenance	264.66	798.66	534.00	418.13	7,986.66	7,568.53	9,584.00	9,165.87
Insurance Expense	0.00	2,158.33	2,158.33	6,293.73	21,583.33	15,289.60	25,900.00	19,606.27
General Expense	4,576.45	4,166.67	(409.78)	82,253.52	41,666.67	(40,586.85)	50,000.00	(32,253.52)
TOTAL EXPENSES	6,771.57	73,804.07	67,032.50	164,230.49	738,040.82	573,810.33	885,649.00	721,418.51
SURPLUS	(6,771.57)	599.26	7,370.83	(2,894.83)	5,992.51	8,887.34	7,191.00	10,085.83

Sarasota Housing Authority
Operating Statement
Ten Months Ending 01/31/2023
Program: Annex Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Tenant Revenue	24,508.23	21,710.01	2,798.22	235,391.33	217,100.01	18,291.32	260,520.00	(25,128.67)
HUD Revenue	82,827.00	104,175.00	(21,348.00)	821,688.00	1,041,750.00	(220,062.00)	1,250,100.00	(428,412.00)
Other Operating Revenue	508.62	759.75	(251.13)	6,291.00	7,597.50	(1,306.50)	9,117.00	(2,826.00)
TOTAL INCOME	107,843.85	126,644.76	(18,800.91)	1,063,370.33	1,266,447.51	(203,077.18)	1,519,737.00	(456,366.67)
EXPENSES								
Administrative Expense	31,170.44	28,028.51	(3,141.93)	300,954.33	280,285.01	(20,669.32)	336,342.00	35,387.67
Tenant Services	0.00	162.50	162.50	17.08	1,625.00	1,607.92	1,950.00	1,932.92
Utility Expense	17,609.36	7,644.01	(9,965.35)	96,196.12	76,440.01	(19,756.11)	91,728.00	(4,468.12)
Maintenance	9,490.22	28,642.07	19,151.85	130,284.63	286,420.82	156,136.19	343,705.00	213,420.37
Protective Services	3,664.50	2,773.33	(891.17)	35,362.20	27,733.33	(7,628.87)	33,280.00	(2,082.20)
Insurance Expense	548.92	1,778.66	1,229.74	20,761.96	17,786.66	(2,975.30)	21,344.00	582.04
4962.00 General Expenses	924.00	355.33	(568.67)	12,944.23	3,553.33	(9,390.90)	4,264.00	(8,680.23)
4964.00 Bad Debt Expense	0.00	173.33	173.33	0.00	1,733.33	1,733.33	2,080.00	2,080.00
TOTAL EXPENSES	63,407.44	69,557.74	6,150.30	596,520.55	695,577.49	99,056.94	834,693.00	238,172.45
SURPLUS	44,436.41	57,087.02	12,650.61	466,849.78	570,870.02	104,020.24	685,044.00	218,194.22

Janies Garden

Budget Operating Report

As of December 31, 2022

	Month Ending 12/31/2022			01/01/2022 Through 12/31/2022			Year Ending 12/31/2022
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	51,892.00	70,000.00	(18,108.00)	561,193.00	840,000.00	(278,807.00)	840,000.00
512100 - SUBSIDY REVENUE	26,686.00	0.00	26,686.00	346,882.00	0.00	346,882.00	0.00
TOTAL RENT INCOME	78,578.00	70,000.00	8,578.00	908,075.00	840,000.00	68,075.00	840,000.00
VACANCIES							
522000 - VACANCIES - TENANT	(1,936.00)	(1,674.00)	(262.00)	(27,609.00)	(20,000.00)	(7,609.00)	(20,000.00)
528000 - EMPLOYEE APARTMENT/DISCOUNT	(850.00)	(850.00)	0.00	(10,200.00)	(10,200.00)	0.00	(10,200.00)
TOTAL VACANCIES	(2,786.00)	(2,524.00)	(262.00)	(37,809.00)	(30,200.00)	(7,609.00)	(30,200.00)
NET RENTAL INCOME	75,792.00	67,476.00	8,316.00	870,266.00	809,800.00	60,466.00	809,800.00
SERVICES INCOME							
531000 - COIN OPERATIONS	14.54	19.00	(4.46)	89.63	250.00	(160.37)	250.00
533000 - TENANT APPLICATION FEE	0.00	100.00	(100.00)	510.00	1,200.00	(690.00)	1,200.00
TOTAL SERVICES INCOME	14.54	119.00	(104.46)	599.63	1,450.00	(850.37)	1,450.00
FINANCIAL INCOME							
541200 - INT INC - RESERVES & ESCROWS	18.02	0.00	18.02	109.42	0.00	109.42	0.00
TOTAL FINANCIAL INCOME	18.02	0.00	18.02	109.42	0.00	109.42	0.00
OTHER INCOME							
592500 - LATE CHARGES	1,015.00	337.00	678.00	8,330.00	4,000.00	4,330.00	4,000.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	125.00	0.00	125.00	0.00
593600 - LEGAL INCOME	0.00	0.00	0.00	916.00	0.00	916.00	0.00
593800 - CLEANING FEE	0.00	0.00	0.00	1,261.00	0.00	1,261.00	0.00
593900 - DAMAGES	6.00	296.00	(290.00)	851.64	3,596.00	(2,744.36)	3,596.00
594000 - PET FEE	50.00	0.00	50.00	450.00	0.00	450.00	0.00
TOTAL OTHER INCOME	1,071.00	633.00	438.00	11,933.64	7,596.00	4,337.64	7,596.00
TOTAL INCOME	76,895.56	68,228.00	8,667.56	882,908.69	818,846.00	64,062.69	818,846.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	33.00	33.00	721.03	506.00	(215.03)	506.00
622500 - CREDIT REPORTS	101.84	43.50	(58.34)	468.42	1,006.00	537.58	1,006.00
624500 - INSPECTION FEES	0.00	0.00	0.00	166.67	400.00	233.33	400.00
625500 - EVICTION EXPENSE	0.00	163.00	163.00	1,170.00	4,000.00	2,830.00	4,000.00
629000 - MISC RENTING EXPENSE	0.00	14.00	14.00	0.00	168.00	168.00	168.00
TOTAL RENTING EXPENSES	101.84	253.50	151.66	2,526.12	6,080.00	3,553.88	6,080.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	2,356.52	2,075.92	(280.60)	27,123.60	24,911.04	(2,212.56)	24,911.04
631100 - OFFICE EXPENSE	1,255.84	430.40	(825.44)	6,320.96	5,200.00	(1,120.96)	5,200.00
631101 - OFFICE SUPPLIES	0.00	0.00	0.00	10.72	0.00	(10.72)	0.00
631111 - BANK CHARGES	0.00	48.00	48.00	1,395.07	1,200.00	(195.07)	1,200.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	50.00	50.00	235.32	1,040.00	804.68	1,040.00
631502 - OFFICE/COMPUTER - SERVICES	767.34	615.00	(152.34)	3,100.86	2,460.00	(640.86)	2,460.00
632000 - MANAGEMENT FEES	4,549.10	4,200.00	(349.10)	53,010.91	50,400.00	(2,610.91)	50,400.00
632500 - ANSWERING SERVICE	0.00	37.00	37.00	0.00	400.00	400.00	400.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,322.68	1,506.25	183.57	17,169.01	18,075.00	905.99	18,075.00
634000 - LEGAL EXPENSE	108.33	0.00	(108.33)	108.33	500.00	391.67	500.00
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	2,500.00	2,500.00	11,000.00	10,000.00	(1,000.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	595.00	595.00	1,700.46	2,380.00	679.54	2,380.00
635400 - SOFTWARE LICENSE EXPENSE	86.80	0.00	(86.80)	5,545.35	5,500.00	(45.35)	5,500.00
636000 - TELEPHONE	36.08	153.00	116.92	2,434.39	1,845.00	(589.39)	1,845.00
637000 - BAD DEBT EXPENSE	118.53	663.00	544.47	291.72	8,000.00	7,708.28	8,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	163.00	163.00	526.06	2,000.00	1,473.94	2,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	3,331.61	2,748.00	(583.61)	33,216.31	32,976.00	(240.31)	32,976.00
638400 - TRAINING EXPENSE	11.27	150.00	138.73	1,931.26	2,100.00	168.74	2,100.00
638500 - TRAVEL EXPENSE	59.86	87.00	27.14	476.36	1,000.00	523.64	1,000.00
639000 - MISC ADMINISTRATIVE EXPENSE	25.09	250.00	224.91	316.18	3,000.00	2,683.82	3,000.00
639002 - MISC ADMIN EXP - Consultant Fees	0.00	0.00	0.00	3,250.00	0.00	(3,250.00)	0.00
Total ADMINISTRATIVE EXPENSES	14,029.05	16,271.57	2,242.52	169,662.87	173,487.04	3,824.17	173,487.04
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	155.34	0.00	(155.34)	267.01	500.00	232.99	500.00
643000 - MAINTENANCE PAYROLL	4,308.71	3,924.00	(384.71)	43,524.74	47,082.00	3,557.26	47,082.00
643025 - MAINTENANCE - TEMPORARY LABOR	0.00	0.00	0.00	400.00	0.00	(400.00)	0.00
643100 - JANITOR SUPPLIES	465.31	202.50	(262.81)	2,252.05	2,550.00	297.95	2,550.00
645000 - ELECTRICITY	657.00	837.00	180.00	8,385.61	10,000.00	1,614.39	10,000.00
645050 - ELECTRICITY - Vacant Unit	0.00	0.00	0.00	1,344.58	0.00	(1,344.58)	0.00
645100 - WATER	2,973.05	4,200.00	1,226.95	43,563.77	50,400.00	6,836.23	50,400.00

Janies Garden

Budget Operating Report

As of December 31, 2022

	Month Ending 12/31/2022			01/01/2022 Through 12/31/2022			Year Ending 12/31/2022
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
645300 - SEWER	4,222.91	5,200.00	977.09	59,073.16	62,400.00	3,326.84	62,400.00
645500 - UTILITY PROCESSING / COMMISSIONS	80.84	86.00	5.16	970.08	1,032.00	61.92	1,032.00
645551 - Vacant Unit Recovery Fees	0.00	0.00	0.00	9.01	0.00	(9.01)	0.00
646000 - EXTERMINATING	413.00	115.00	(298.00)	6,746.94	7,000.00	253.06	7,000.00
647000 - GARBAGE & RUBBISH REMOVAL	4,043.93	2,087.00	(1,956.93)	34,486.43	25,000.00	(9,486.43)	25,000.00
647100 - FIRE SERVICE FEE / REPAIRS	409.90	670.00	260.10	27,916.88	7,996.00	(19,920.88)	7,996.00
649000 - MISC OPERATING EXPENSE	0.00	174.00	174.00	1,974.04	2,000.00	25.96	2,000.00
TOTAL OPERATING EXPENSE	17,729.99	17,495.50	(234.49)	230,914.30	215,960.00	(14,954.30)	215,960.00
MAINTENANCE EXPENSE							
652000 - GROUNDS	1,600.00	0.00	(1,600.00)	3,161.97	0.00	(3,161.97)	0.00
652001 - GROUNDS - Supplies	324.92	0.00	(324.92)	3,956.75	2,000.00	(1,956.75)	2,000.00
652002 - GROUNDS - Contract	1,595.00	1,595.00	0.00	20,890.00	19,140.00	(1,750.00)	19,140.00
653000 - EXTERIOR PAINTING / REPAIRS	1,029.12	416.00	(613.12)	4,386.49	4,992.00	605.51	4,992.00
653500 - CLEANING EXPENSE	140.12	62.00	(78.12)	4,043.44	700.00	(3,343.44)	700.00
654100 - REPAIRS - APPLIANCES	489.46	0.00	(489.46)	4,186.89	3,500.00	(686.89)	3,500.00
654200 - REPAIRS - CARPET & FLOORS	7.78	201.60	193.82	6,044.52	3,000.00	(3,044.52)	3,000.00
654300 - REPAIRS - CARPENTRY	522.89	302.75	(220.14)	8,909.32	3,600.00	(5,309.32)	3,600.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	15.08	0.00	(15.08)	0.00
654400 - REPAIRS - ELECTRICAL	633.27	250.00	(383.27)	2,216.86	3,000.00	783.14	3,000.00
654600 - REPAIRS - PLUMBING	2,105.57	312.00	(1,793.57)	6,791.95	7,000.00	208.05	7,000.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	5,000.00	0.00	(5,000.00)	10,000.00	0.00	(10,000.00)	0.00
654800 - SERVICE CONTRACTS	261.28	45.00	(216.28)	4,491.25	1,000.00	(3,491.25)	1,000.00
655100 - REPAIRS - HVAC	893.82	413.00	(480.82)	17,720.13	5,000.00	(12,720.13)	5,000.00
656000 - DECORATING EXPENSE	284.51	163.00	(121.51)	1,337.23	2,000.00	662.77	2,000.00
656001 - DECORATING - Painting Supplies	0.00	0.00	0.00	670.44	0.00	(670.44)	0.00
656002 - DECORATING - Painting Contract	0.00	0.00	0.00	1,100.00	0.00	(1,100.00)	0.00
656004 - DECORATING - CYCLE PAINTING	8.35	0.00	(8.35)	8.35	0.00	(8.35)	0.00
657000 - MOTOR VEHICLE REPAIRS	732.65	87.00	(645.65)	946.68	1,000.00	53.32	1,000.00
657100 - MOTOR VEHICLE OPERATING EXPENSE	6.26	0.00	(6.26)	6.26	0.00	(6.26)	0.00
658000 - MAIN EQUIPMENT REPAIR	0.00	83.00	83.00	0.00	996.00	996.00	996.00
658500 - SMALL TOOLS EXPENSE	51.77	0.00	(51.77)	1,621.38	600.00	(1,021.38)	600.00
659000 - MISC MAINTENANCE EXPENSE	31.68	0.00	(31.68)	579.32	0.00	(579.32)	0.00
TOTAL MAINTENANCE EXPENSE	15,718.45	3,930.35	(11,788.10)	103,084.31	57,528.00	(45,556.31)	57,528.00
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	7,818.36	7,818.00	(0.36)	96,434.03	96,435.00	0.97	96,435.00
TOTAL INTEREST EXPENSE	7,818.36	7,818.00	(0.36)	96,434.03	96,435.00	0.97	96,435.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	40,383.12	0.00	(40,383.12)	40,383.12	41,400.00	1,016.88	41,400.00
671100 - PAYROLL TAXES	607.26	625.00	17.74	7,533.49	7,500.00	(33.49)	7,500.00
672000 - INSURANCE EXPENSE	0.00	0.00	0.00	132,629.83	121,900.00	(10,729.83)	121,900.00
672100 - HEALTH INSURANCE	1,237.68	900.00	(337.68)	12,406.84	10,800.00	(1,606.84)	10,800.00
672200 - WORKERS COMP INSURANCE	144.60	174.00	29.40	1,723.63	2,000.00	276.37	2,000.00
672300 - LITIGATION SETTLEMENT	0.00	163.00	163.00	84.00	2,000.00	1,916.00	2,000.00
672500 - EMPLOYEE BENEFITS	1,348.10	150.00	(1,198.10)	4,657.85	1,800.00	(2,857.85)	1,800.00
TOTAL TAXES & INSURANCE	43,720.76	2,012.00	(41,708.76)	199,418.76	187,400.00	(12,018.76)	187,400.00
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	9,231.96	6,000.00	(3,231.96)	6,000.00
721102 - Flooring: Carpet & Tile	229.53	0.00	(229.53)	8,936.01	10,000.00	1,063.99	10,000.00
721105 - Water Heaters	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
721106 - HVAC Equipment	0.00	0.00	0.00	18,194.16	10,000.00	(8,194.16)	10,000.00
TOTAL EQUIPMENT PURCHASES	229.53	0.00	(229.53)	36,362.13	27,000.00	(9,362.13)	27,000.00
TOTAL CORPORATE EXPENSES	99,347.98	47,780.92	(51,567.06)	839,115.02	764,890.04	(74,224.98)	764,890.04
NET PROFIT OR LOSS	(22,452.42)	20,447.08	(42,899.50)	43,793.67	53,955.96	(10,162.29)	53,955.96
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	4,085.00	3,450.00	(635.00)	49,020.00	41,400.00	(7,620.00)	41,400.00
790101 - R/E TAXE ESCROW WITHDRAWALS	(40,383.12)	0.00	40,383.12	(40,383.12)	(41,400.00)	(1,016.88)	(41,400.00)
790200 - PROPERTY INSURANCE ESC DEP	11,400.00	10,025.00	(1,375.00)	108,800.00	120,300.00	11,500.00	120,300.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(41,608.32)	(120,300.00)	(78,691.68)	(120,300.00)
791000 - PROV FOR REPLACEMENTS	2,242.71	2,128.00	(114.71)	25,669.32	25,102.00	(567.32)	25,102.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	(27,000.00)	(27,000.00)	(27,000.00)
793000 - PROV FOR MORT PRIN AMORT	3,990.16	3,990.00	(0.16)	45,268.21	45,269.00	0.79	45,269.00
TOTAL NON-OPERATING EXPENSES	(18,665.25)	19,593.00	38,258.25	146,766.09	43,371.00	(103,395.09)	43,371.00
NET CASH (+) / DEF (-)	(3,787.17)	854.08	(4,641.25)	(102,972.42)	10,584.96	(113,557.38)	10,584.96

Janies Garden Balance Sheet

December 31, 2022

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	10,777.62
CASH IN BANK - SECURITY DEPOSITS	50,649.98
Total Cash	<u>61,827.60</u>

Accounts Receivable

A/R - RESIDENTS	6,485.73
Voucher / PBV - Suspense	(2,895.00)
A/R - PBV SUBSIDY	468.00
A/R - VOUCHER SUBSIDY	1,899.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	42,001.26
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(2,130.44)
Total Accounts Receivable	<u>46,028.55</u>

Deposits & Escrows

REAL ESTATE TAX ESCROW	36,640.04
PROPERTY & LIABILITY INSURANCE ESCROW	86,015.67
RESERVE FOR REPLACEMENTS	69,781.67
OPERATING RESERVE FUND	215,682.69
Total Deposits & Escrows	<u>408,120.07</u>

Other Current Assets

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

Total Current Assets 549,818.47

Fixed Assets

LAND	559,730.00
BUILDINGS	14,771,868.18

Depreciation & Amortization

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

Total Fixed Assets 7,178,834.18

Other Assets

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

Total Assets

7,712,849.34

Janies Garden Balance Sheet

December 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	292,683.66
ACCOUNTS PAYABLE	41,846.95
ACCOUNTS PAYABLE - OTHER	35,562.00
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	8,058.00
ACCRUED INTEREST PAYABLE - 2ND MORTG.	2,637,231.38
ACCRUED INTEREST - M.J. LEVITT	47,606.13
ACCRUED EXPENSE	7,625.00
ACCRUED PARTNERSHIP EXPENSES	165,468.03
SECURITY DEPOSIT REFUNDS IN TRANSIT	412.00
Total Current Liabilities	<u>3,236,493.15</u>

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	49,832.49
SECURITY DEP INT LIABILITY	555.49
PREPAID RENTS	23,119.17
Total Other Current Liabilities	<u>73,507.15</u>

Long Term Liabilities

DEFERRED FINANCING FEES	(113,408.68)
1ST MORTGAGE PAYABLE	1,497,134.75
SECOND MORTGAGE PAYABLE (Old)	325,000.00
OTHER MORTGAGE PAYABLE (Old)	1,869,500.00
LOAN PAYABLE	765,000.00
Total Long Term Liabilities	<u>4,343,226.07</u>

Total Liabilities 7,653,226.37

Equity

Retained Earnings	860,210.35
Current Net Income	<u>(800,587.38)</u>

Total Equity 59,622.97

Total Liabilities & Equity 7,712,849.34

Janies Garden II

Budget Operating Report

As of December 31, 2022

	Month Ending 12/31/2022			01/01/2022 Through 12/31/2022			Year Ending 12/31/2022
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	30,703.00	57,423.00	(26,720.00)	334,925.00	689,076.00	(354,151.00)	689,076.00
512100 - SUBSIDY REVENUE	32,233.00	0.00	32,233.00	380,429.00	0.00	380,429.00	0.00
TOTAL RENT INCOME	62,936.00	57,423.00	5,513.00	715,354.00	689,076.00	26,278.00	689,076.00
VACANCIES							
522000 - VACANCIES - TENANT	(164.00)	(1,000.00)	836.00	(17,008.00)	(18,000.00)	992.00	(18,000.00)
TOTAL VACANCIES	(164.00)	(1,000.00)	836.00	(17,008.00)	(18,000.00)	992.00	(18,000.00)
NET RENTAL INCOME	62,772.00	56,423.00	6,349.00	698,346.00	671,076.00	27,270.00	671,076.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	0.00	0.00	13.26	0.00	13.26	0.00
533000 - TENANT APPLICATION FEE	0.00	0.00	0.00	120.00	0.00	120.00	0.00
TOTAL SERVICES INCOME	0.00	0.00	0.00	133.26	0.00	133.26	0.00
FINANCIAL INCOME							
541200 - INT INC - RESERVES & ESCROWS	1,102.13	0.00	1,102.13	2,282.83	0.00	2,282.83	0.00
541400 - INT INC - OPERATING RESERVE	491.10	0.00	491.10	1,067.74	0.00	1,067.74	0.00
541500 - INT INC - DEBT SERVICE RESERVE	856.37	0.00	856.37	1,852.45	0.00	1,852.45	0.00
TOTAL FINANCIAL INCOME	2,449.60	0.00	2,449.60	5,203.02	0.00	5,203.02	0.00
OTHER INCOME							
592500 - LATE CHARGES	980.00	337.00	643.00	8,190.00	4,000.00	4,190.00	4,000.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	50.00	0.00	50.00	0.00
593600 - LEGAL INCOME	0.00	0.00	0.00	1,066.00	0.00	1,066.00	0.00
593800 - CLEANING FEE	0.00	0.00	0.00	325.00	0.00	325.00	0.00
593900 - DAMAGES	123.00	100.00	23.00	434.50	1,200.00	(765.50)	1,200.00
594000 - PET FEE	50.00	25.00	25.00	50.00	300.00	(250.00)	300.00
598100 - RECOVERY OF BAD DEBTS	0.00	0.00	0.00	340.00	0.00	340.00	0.00
TOTAL OTHER INCOME	1,153.00	462.00	691.00	10,455.50	5,500.00	4,955.50	5,500.00
TOTAL INCOME	66,374.60	56,885.00	9,489.60	714,137.78	676,576.00	37,561.78	676,576.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	0.00	0.00	606.01	500.00	(106.01)	500.00
622500 - CREDIT REPORTS	0.00	31.00	31.00	37.82	350.00	312.18	350.00
624500 - INSPECTION FEES	0.00	0.00	0.00	746.92	520.00	(226.92)	520.00
625500 - EVICTION EXPENSE	0.00	344.00	344.00	1,066.00	3,996.00	2,930.00	3,996.00
TOTAL RENTING EXPENSES	0.00	375.00	375.00	2,456.75	5,366.00	2,909.25	5,366.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,863.03	2,798.00	934.97	21,500.99	21,244.00	(256.99)	21,244.00
631100 - OFFICE EXPENSE	912.77	339.00	(573.77)	5,273.13	4,002.00	(1,271.13)	4,002.00
631111 - BANK CHARGES	0.00	65.00	65.00	634.28	800.00	165.72	800.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	22.00	22.00	475.35	297.00	(178.35)	297.00
631502 - OFFICE/COMPUTER - SERVICES	606.73	490.00	(116.73)	2,451.83	1,960.00	(491.83)	1,960.00
632000 - MANAGEMENT FEES	3,889.09	3,375.00	(514.09)	42,241.13	40,500.00	(1,741.13)	40,500.00
632500 - ANSWERING SERVICE	86.99	29.00	(57.99)	1,043.88	381.00	(662.88)	381.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,044.24	2,042.33	998.09	15,759.51	16,788.96	1,029.45	16,788.96
634000 - LEGAL EXPENSE	350.33	0.00	(350.33)	631.83	0.00	(631.83)	0.00
635000 - AUDIT EXPENSE	0.00	2,501.00	2,501.00	11,000.00	10,000.00	(1,000.00)	10,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	602.00	602.00	1,725.84	2,408.00	682.16	2,408.00
635400 - SOFTWARE LICENSE EXPENSE	41.86	0.00	(41.86)	4,249.34	4,200.00	(49.34)	4,200.00
636000 - TELEPHONE	28.49	125.00	96.51	2,269.67	1,500.00	(769.67)	1,500.00
636500 - CABLE TV / INTERNET EXPENSE	93.30	88.00	(5.30)	1,097.83	1,100.00	2.17	1,100.00
637000 - BAD DEBT EXPENSE	2,239.14	500.00	(1,739.14)	2,660.07	6,000.00	3,339.93	6,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	87.00	87.00	451.06	1,000.00	548.94	1,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,139.00	2,200.00	61.00	24,079.22	26,400.00	2,320.78	26,400.00
638400 - TRAINING EXPENSE	11.28	110.00	98.72	1,473.41	1,637.00	163.59	1,637.00
638500 - TRAVEL EXPENSE	59.86	63.00	3.14	429.46	800.00	370.54	800.00
639000 - MISC ADMINISTRATIVE EXPENSE	25.09	300.00	274.91	316.18	3,600.00	3,283.82	3,600.00
TOTAL ADMINISTRATIVE EXPENSES	13,391.20	15,736.33	2,345.13	139,764.01	144,617.96	4,853.95	144,617.96
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	155.34	0.00	(155.34)	267.01	500.00	232.99	500.00
643000 - MAINTENANCE PAYROLL	3,401.64	4,894.00	1,492.36	34,361.92	37,173.00	2,811.08	37,173.00
643100 - JANITOR SUPPLIES	465.31	0.00	(465.31)	2,077.30	2,000.00	(77.30)	2,000.00
645000 - ELECTRICITY	374.00	500.00	126.00	4,434.36	6,000.00	1,565.64	6,000.00
645050 - ELECTRICITY - Vacant Unit	0.00	0.00	0.00	2,162.15	0.00	(2,162.15)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(629.50)	0.00	629.50	(1,486.70)	0.00	1,486.70	0.00
645100 - WATER	4,110.33	2,500.00	(1,610.33)	35,503.24	30,000.00	(5,503.24)	30,000.00
645300 - SEWER	6,940.30	4,087.00	(2,853.30)	58,570.97	49,000.00	(9,570.97)	49,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	63.92	70.00	6.08	767.04	840.00	72.96	840.00

Janies Garden II

Budget Operating Report

As of December 31, 2022

	Month Ending 12/31/2022			01/01/2022 Through 12/31/2022			Year Ending 12/31/2022
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
645551 - Vacant Unit Recovery Fees	9.52	0.00	(9.52)	20.31	0.00	(20.31)	0.00
646000 - EXTERMINATING	0.00	250.00	250.00	2,558.00	3,000.00	442.00	3,000.00
647000 - GARBAGE & RUBBISH REMOVAL	893.86	837.00	(56.86)	9,847.64	10,000.00	152.36	10,000.00
647100 - FIRE SERVICE FEE / REPAIRS	1,865.85	937.00	(928.85)	28,315.11	11,200.00	(17,115.11)	11,200.00
649000 - MISC OPERATING EXPENSE	0.00	87.00	87.00	938.34	1,000.00	61.66	1,000.00
TOTAL OPERATING EXPENSE	17,650.57	14,162.00	(3,488.57)	178,336.69	150,713.00	(27,623.69)	150,713.00
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	1,561.97	0.00	(1,561.97)	0.00
652001 - GROUNDS - Supplies	144.09	0.00	(144.09)	2,476.61	1,000.00	(1,476.61)	1,000.00
652002 - GROUNDS - Contract	1,350.00	1,350.00	0.00	15,250.00	16,200.00	950.00	16,200.00
653000 - EXTERIOR PAINTING / REPAIRS	1,029.11	263.00	(766.11)	9,691.15	6,906.00	(2,785.15)	6,906.00
653500 - CLEANING EXPENSE	140.11	40.00	(100.11)	681.81	480.00	(201.81)	480.00
654100 - REPAIRS - APPLIANCES	489.46	327.00	(162.46)	3,043.98	4,001.00	957.02	4,001.00
654200 - REPAIRS - CARPET & FLOORS	192.78	0.00	(192.78)	406.54	1,999.50	1,592.96	1,999.50
654300 - REPAIRS - CARPENTRY	(163.03)	0.00	163.03	4,894.38	4,200.00	(694.38)	4,200.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	15.08	0.00	(15.08)	0.00
654400 - REPAIRS - ELECTRICAL	622.61	296.00	(326.61)	2,400.10	3,400.00	999.90	3,400.00
654600 - REPAIRS - PLUMBING	1,331.62	0.00	(1,331.62)	5,225.02	4,599.60	(625.42)	4,599.60
654700 - REPAIRS - PROP DAMAGE/CLAIMS	5,000.00	0.00	(5,000.00)	10,000.00	0.00	(10,000.00)	0.00
654800 - SERVICE CONTRACTS	261.29	0.00	(261.29)	2,037.62	0.00	(2,037.62)	0.00
655100 - REPAIRS - HVAC	698.80	0.00	(698.80)	21,236.33	6,000.00	(15,236.33)	6,000.00
656000 - DECORATING EXPENSE	284.52	0.00	(284.52)	1,155.78	1,197.00	41.22	1,197.00
656001 - DECORATING - Painting Supplies	0.00	0.00	0.00	453.77	0.00	(453.77)	0.00
656002 - DECORATING - Painting Contract	0.00	0.00	0.00	1,350.00	2,500.00	1,150.00	2,500.00
656004 - DECORATING - CYCLE PAINTING	8.35	0.00	(8.35)	8.35	0.00	(8.35)	0.00
657000 - MOTOR VEHICLE REPAIRS	732.65	100.00	(632.65)	946.68	1,200.00	253.32	1,200.00
657100 - MOTOR VEHICLE OPERATING EXPENSE	6.26	0.00	(6.26)	6.26	0.00	(6.26)	0.00
658000 - MAIN EQUIPMENT REPAIR	0.00	38.00	38.00	0.00	500.00	500.00	500.00
658500 - SMALL TOOLS EXPENSE	51.76	0.00	(51.76)	688.09	500.00	(188.09)	500.00
659000 - MISC MAINTENANCE EXPENSE	31.68	87.00	55.32	445.97	1,000.00	554.03	1,000.00
TOTAL MAINTENANCE EXPENSE	12,212.06	2,588.00	(9,624.06)	83,975.49	56,683.10	(27,292.39)	56,683.10
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	10,270.83	10,391.00	120.17	125,338.64	124,700.00	(638.64)	124,700.00
TOTAL INTEREST EXPENSE	10,270.83	10,391.00	120.17	125,338.64	124,700.00	(638.64)	124,700.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	25,644.58	0.00	(25,644.58)	25,644.58	32,100.00	6,455.42	32,100.00
671100 - PAYROLL TAXES	479.56	744.00	264.44	5,894.19	6,413.00	518.81	6,413.00
672000 - INSURANCE EXPENSE	0.00	0.00	0.00	94,228.07	86,800.00	(7,428.07)	86,800.00
672100 - HEALTH INSURANCE	921.11	600.00	(321.11)	8,801.03	7,200.00	(1,601.03)	7,200.00
672200 - WORKERS COMP INSURANCE	115.23	255.00	139.77	1,418.14	1,935.00	516.86	1,935.00
672300 - LITIGATION SETTLEMENT	0.00	163.00	163.00	0.00	2,000.00	2,000.00	2,000.00
672500 - EMPLOYEE BENEFITS	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
TOTAL TAXES & INSURANCE	27,160.48	1,887.00	(25,273.48)	135,986.01	137,948.00	1,961.99	137,948.00
OTHER EXPENSES							
687000 - AGENCY SERVICE FEE	299.58	325.00	25.42	3,641.88	3,900.00	258.12	3,900.00
687500 - TRUSTEE FEES	406.33	409.00	2.67	4,875.96	4,900.00	24.04	4,900.00
TOTAL OTHER EXPENSES	705.91	734.00	28.09	8,517.84	8,800.00	282.16	8,800.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	0.00	0.00	7,039.74	6,000.00	(1,039.74)	6,000.00
721102 - Flooring: Carpet & Tile	0.00	0.00	0.00	3,747.90	9,000.00	5,252.10	9,000.00
721105 - Water Heaters	0.00	0.00	0.00	1,500.00	1,000.00	(500.00)	1,000.00
721106 - HVAC Equipment	1,563.01	0.00	(1,563.01)	15,096.63	13,200.00	(1,896.63)	13,200.00
TOTAL EQUIPMENT PURCHASES	1,563.01	0.00	(1,563.01)	27,384.27	29,200.00	1,815.73	29,200.00
TOTAL CORPORATE EXPENSES	82,954.06	45,873.33	(37,080.73)	701,759.70	658,028.06	(43,731.64)	658,028.06
NET PROFIT OR LOSS	(16,579.46)	11,011.67	(27,591.13)	12,378.08	18,547.94	(6,169.86)	18,547.94
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	2,666.67	2,675.00	8.33	32,000.04	32,100.00	99.96	32,100.00
790101 - R/E TAXE ESCROW WITHDRAWALS	(30,170.10)	0.00	30,170.10	(30,170.10)	(32,100.00)	(1,929.90)	(32,100.00)
790200 - PROPERTY INSURANCE ESC DEP	15,666.67	7,125.00	(8,541.67)	169,167.68	85,500.00	(83,667.68)	85,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(93,234.01)	(85,500.00)	7,734.01	(85,500.00)
791000 - PROV FOR REPLACEMENTS	1,700.00	1,700.00	0.00	20,400.00	20,400.00	0.00	20,400.00
791100 - RFR REIMBURSEMENTS	0.00	(29,200.00)	(29,200.00)	0.00	(29,200.00)	(29,200.00)	(29,200.00)
793000 - PROV FOR MORT PRIN AMORT	1,666.67	2,087.00	420.33	25,000.02	25,000.00	(0.02)	25,000.00
TOTAL NON-OPERATING EXPENSES	(8,470.09)	(15,613.00)	(7,142.91)	123,163.63	16,200.00	(106,963.63)	16,200.00
NET CASH (+) / DEF (-)	(8,109.37)	26,624.67	(34,734.04)	(110,785.55)	2,347.94	(113,133.49)	2,347.94

Janies Garden II

Balance Sheet

December 31, 2022

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	1,404.32
CASH IN BANK - SECURITY DEPOSITS	41,695.09
Total Cash	43,499.41

Accounts Receivable

A/R - RESIDENTS	13,000.05
A/R - COMMERCIAL TENANTS	735.00
Voucher / PBV - Suspense	(1,381.00)
A/R - PBV SUBSIDY	2,809.00
A/R - VOUCHER SUBSIDY	203.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	5,933.14
GRANT RECEIVABLE	4,797.68
EXCHANGE	(854.00)
NEW RESIDENT - RENT & SEC DEP PAYMENTS	84.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(8,955.95)
Total Accounts Receivable	16,570.92

Deposits & Escrows

DEBT SERVICE RESERVE FUND	163,494.76
REAL ESTATE TAX ESCROW	15,295.90
PROPERTY & LIABILITY INSURANCE ESCROW	92,995.85
RESERVE FOR REPLACEMENTS	119,677.51
ESCROWS - OTHER	129,307.72
OPERATING RESERVE FUND	93,757.95
Total Deposits & Escrows	614,529.69

Other Current Assets

PREPAID PROPERTY INSURANCE	22,729.00
MISC PREPAID EXPENSE	96.75
Total Other Current Assets	22,825.75

Total Current Assets 697,425.77

Fixed Assets

LAND	150,000.00
BUILDINGS	11,257,899.91

Depreciation & Amortization

ACC DEPR BUILDINGS	(5,320,841.00)
Total Depreciation & Amortization	(5,320,841.00)

Total Fixed Assets 6,087,058.91

Other Assets

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

Janies Garden II
Balance Sheet
December 31, 2022

Total Other Assets	<u>(39,149.04)</u>
Total Assets	<u>6,745,335.64</u>

Janies Garden II
Balance Sheet
December 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	2,221.00
ACCOUNTS PAYABLE	49,485.23
ACCOUNTS PAYABLE - OTHER	10,743.01
ACCRUED INTEREST PAYABLE - 3RD MORTG.	38,763.76
ACCRUED EXPENSE	7,866.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	1,756.66
Total Current Liabilities	<u>110,835.66</u>

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	39,721.87
SECURITY DEP INT LIABILITY	216.56
PREPAID RENTS	28,633.46
Total Other Current Liabilities	<u>68,571.89</u>

Long Term Liabilities

DEFERRED FINANCING FEES	(239,467.00)
1ST MORTGAGE PAYABLE	1,695,000.80
SECOND MORTGAGE PAYABLE (Old)	6,743,500.00
OTHER MORTGAGE PAYABLE (Old)	300,000.00
Total Long Term Liabilities	<u>8,499,033.80</u>

Total Liabilities 8,678,441.35

Equity

Retained Earnings	(1,511,148.69)
Current Net Income	<u>(421,957.02)</u>

Total Equity (1,933,105.71)

Total Liabilities & Equity 6,745,335.64

Janies Garden III

Budget Operating Report

As of December 31, 2022

	Month Ending 12/31/2022			01/01/2022 Through 12/31/2022			Year Ending 12/31/2022
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	34,211.00	30,583.00	3,628.00	342,976.00	366,996.00	(24,020.00)	366,996.00
512001 - APARTMENT RENT- TENANT ACC ONLY	11,058.00	6,809.00	4,249.00	117,567.00	81,708.00	35,859.00	81,708.00
512099 - APARTMENT RENT- ACC UTILITY REIMB	0.00	(305.00)	305.00	(3,039.00)	(3,704.00)	665.00	(3,704.00)
512100 - SUBSIDY REVENUE	39,705.00	22,634.00	17,071.00	340,758.00	271,608.00	69,150.00	271,608.00
518000 - OPERATING SUBSIDY - ACC	0.00	7,079.00	(7,079.00)	84,021.41	84,948.00	(926.59)	84,948.00
TOTAL RENT INCOME	84,974.00	66,800.00	18,174.00	882,283.41	801,556.00	80,727.41	801,556.00
VACANCIES							
522000 - VACANCIES - TENANT	(10,783.00)	(2,000.00)	(8,783.00)	(42,754.00)	(20,000.00)	(22,754.00)	(20,000.00)
528000 - EMPLOYEE APARTMENT/DISCOUNT	0.00	0.00	0.00	(11.00)	0.00	(11.00)	0.00
TOTAL VACANCIES	(10,783.00)	(2,000.00)	(8,783.00)	(42,765.00)	(20,000.00)	(22,765.00)	(20,000.00)
NET RENTAL INCOME	74,191.00	64,800.00	9,391.00	839,518.41	781,556.00	57,962.41	781,556.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	38.00	(38.00)	0.00	500.00	(500.00)	500.00
533000 - TENANT APPLICATION FEE	90.00	38.00	52.00	330.00	500.00	(170.00)	500.00
TOTAL SERVICES INCOME	90.00	76.00	14.00	330.00	1,000.00	(670.00)	1,000.00
FINANCIAL INCOME							
541200 - INT INC - RESERVES & ESCROWS	35.80	0.00	35.80	35.80	0.00	35.80	0.00
541300 - INT INC - AFFORDABILITY RESERVE	365.55	0.00	365.55	0.00	0.00	0.00	0.00
541400 - INT INC - OPERATING RESERVE	297.12	0.00	297.12	0.00	0.00	0.00	0.00
TOTAL FINANCIAL INCOME	698.47	0.00	698.47	35.80	0.00	35.80	0.00
OTHER INCOME							
592500 - LATE CHARGES	980.00	250.00	730.00	9,275.00	3,000.00	6,275.00	3,000.00
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	1,324.83	0.00	1,324.83	0.00
593800 - CLEANING FEE	0.00	0.00	0.00	1,165.00	0.00	1,165.00	0.00
593900 - DAMAGES	60.00	163.00	(103.00)	2,767.35	2,000.00	767.35	2,000.00
598200 - RENT CONCESSIONS	(900.00)	0.00	(900.00)	(10,742.00)	0.00	(10,742.00)	0.00
TOTAL OTHER INCOME	140.00	413.00	(273.00)	3,865.18	5,000.00	(1,134.82)	5,000.00
TOTAL INCOME	75,119.47	65,289.00	9,830.47	843,749.39	787,556.00	56,193.39	787,556.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	41.00	41.00	631.57	503.00	(128.57)	503.00
622500 - CREDIT REPORTS	25.46	44.00	18.54	137.44	506.00	368.56	506.00
624500 - INSPECTION FEES	0.00	87.00	87.00	166.66	1,000.00	833.34	1,000.00
625500 - EVICTION EXPENSE	0.00	489.00	489.00	3,284.33	6,000.00	2,715.67	6,000.00
TOTAL RENTING EXPENSES	25.46	661.00	635.54	4,220.00	8,009.00	3,789.00	8,009.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,973.90	2,995.00	1,021.10	22,756.51	22,786.00	29.49	22,786.00
631100 - OFFICE EXPENSE	924.92	469.60	(455.32)	5,650.09	5,600.00	(50.09)	5,600.00
631111 - BANK CHARGES	0.00	50.00	50.00	965.74	1,000.00	34.26	1,000.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	46.00	46.00	475.35	500.00	24.65	500.00
631502 - OFFICE/COMPUTER - SERVICES	642.42	875.00	232.58	2,536.50	3,500.00	963.50	3,500.00
632000 - MANAGEMENT FEES	8,358.95	4,600.00	(3,758.95)	58,560.11	55,200.00	(3,360.11)	55,200.00
632500 - ANSWERING SERVICE	0.00	31.00	31.00	0.00	350.00	350.00	350.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,113.84	3,059.00	1,945.16	17,143.41	15,272.00	(1,871.41)	15,272.00
634000 - LEGAL EXPENSE	108.34	0.00	(108.34)	878.34	0.00	(878.34)	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	2,500.00	2,500.00	11,000.00	10,000.00	(1,000.00)	10,000.00
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	39.30	0.00	(39.30)	4,560.32	4,500.00	(60.32)	4,500.00
636000 - TELEPHONE	30.38	187.00	156.62	2,215.50	2,200.00	(15.50)	2,200.00
636500 - CABLE TV / INTERNET EXPENSE	298.71	232.00	(66.71)	3,524.75	2,784.00	(740.75)	2,784.00
637000 - BAD DEBT EXPENSE	1,709.34	1,996.33	286.99	7,023.67	23,999.96	16,976.29	23,999.96
637600 - SOCIAL SERVICE SUPPLIES	0.00	0.00	0.00	526.07	1,002.00	475.93	1,002.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,282.00	2,316.00	34.00	25,673.77	27,792.00	2,118.23	27,792.00
638400 - TRAINING EXPENSE	11.29	0.00	(11.29)	1,793.79	1,600.00	(193.79)	1,600.00
638500 - TRAVEL EXPENSE	59.85	38.00	(21.85)	5,401.06	500.00	(4,901.06)	500.00
639000 - MISC ADMINISTRATIVE EXPENSE	622.61	137.00	(485.61)	1,413.68	1,600.00	186.32	1,600.00
Total ADMINISTRATIVE EXPENSES	18,784.97	20,648.93	1,863.96	174,535.14	184,655.96	10,120.82	184,655.96
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	155.32	37.00	(118.32)	266.98	400.00	133.02	400.00
643000 - MAINTENANCE PAYROLL	3,628.39	5,221.00	1,592.61	40,458.21	39,632.00	(826.21)	39,632.00
643100 - JANITOR SUPPLIES	465.37	171.00	(294.37)	2,854.42	1,997.00	(857.42)	1,997.00
645000 - ELECTRICITY	1,071.00	774.00	(297.00)	11,823.94	9,200.00	(2,623.94)	9,200.00

Janies Garden III

Budget Operating Report

As of December 31, 2022

	Month Ending 12/31/2022			01/01/2022 Through 12/31/2022			Year Ending 12/31/2022
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
645050 - ELECTRICITY - Vacant Unit	17.10	0.00	(17.10)	210.52	0.00	(210.52)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	0.00	0.00	0.00	(28.92)	0.00	28.92	0.00
645100 - WATER	3,579.53	2,337.00	(1,242.53)	34,187.62	28,000.00	(6,187.62)	28,000.00
645300 - SEWER	3,289.77	3,337.00	47.23	48,765.72	40,000.00	(8,765.72)	40,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	67.68	72.00	4.32	812.16	864.00	51.84	864.00
645551 - Vacant Unit Recovery Fees	0.00	0.00	0.00	27.28	0.00	(27.28)	0.00
646000 - EXTERMINATING	512.00	500.00	(12.00)	2,785.00	6,000.00	3,215.00	6,000.00
647000 - GARBAGE & RUBBISH REMOVAL	240.55	837.00	596.45	1,122.48	10,000.00	8,877.52	10,000.00
647050 - GARBAGE & RUBBISH REMOVAL - Vacant Unit	484.18	0.00	(484.18)	7,037.78	0.00	(7,037.78)	0.00
647100 - FIRE SERVICE FEE / REPAIRS	1,541.44	1,565.00	23.56	18,670.29	7,000.00	(11,670.29)	7,000.00
649000 - MISC OPERATING EXPENSE	0.00	250.00	250.00	2,074.02	3,000.00	925.98	3,000.00
TOTAL OPERATING EXPENSE	15,052.33	15,101.00	48.67	171,067.50	146,093.00	(24,974.50)	146,093.00
MAINTENANCE EXPENSE							
650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	996.00	996.00	996.00
652000 - GROUNDS	1,200.00	0.00	(1,200.00)	2,814.37	0.00	(2,814.37)	0.00
652001 - GROUNDS - Supplies	144.10	0.00	(144.10)	3,276.63	2,500.00	(776.63)	2,500.00
652002 - GROUNDS - Contract	1,415.00	1,415.00	0.00	19,380.00	18,480.00	(900.00)	18,480.00
653000 - EXTERIOR PAINTING / REPAIRS	1,029.12	150.00	(879.12)	7,780.47	1,800.00	(5,980.47)	1,800.00
653500 - CLEANING EXPENSE	1,140.09	0.00	(1,140.09)	16,178.31	5,000.00	(11,178.31)	5,000.00
654100 - REPAIRS - APPLIANCES	521.54	225.00	(296.54)	11,245.31	3,750.00	(7,495.31)	3,750.00
654200 - REPAIRS - CARPET & FLOORS	7.78	150.00	142.22	55.06	1,800.00	1,744.94	1,800.00
654300 - REPAIRS - CARPENTRY	1,407.10	250.00	(1,157.10)	9,723.46	5,000.00	(4,723.46)	5,000.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	15.11	0.00	(15.11)	0.00
654400 - REPAIRS - ELECTRICAL	622.65	233.00	(389.65)	15,437.66	4,996.00	(10,441.66)	4,996.00
654600 - REPAIRS - PLUMBING	1,334.56	250.00	(1,084.56)	10,640.86	6,000.00	(4,640.86)	6,000.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	5,000.00	0.00	(5,000.00)	5,000.00	0.00	(5,000.00)	0.00
654800 - SERVICE CONTRACTS	405.75	150.00	(255.75)	2,584.16	1,800.00	(784.16)	1,800.00
655100 - REPAIRS - HVAC	1,017.80	500.00	(517.80)	24,313.56	6,000.00	(18,313.56)	6,000.00
656000 - DECORATING EXPENSE	284.57	100.00	(184.57)	3,937.57	2,400.00	(1,537.57)	2,400.00
656001 - DECORATING - Painting Supplies	0.00	0.00	0.00	1,203.79	2,000.00	796.21	2,000.00
656004 - DECORATING - CYCLE PAINTING	8.36	0.00	(8.36)	8.36	0.00	(8.36)	0.00
657000 - MOTOR VEHICLE REPAIRS	732.83	131.00	(601.83)	946.87	1,506.00	559.13	1,506.00
657100 - MOTOR VEHICLE OPERATING EXPENSE	6.27	0.00	(6.27)	6.27	0.00	(6.27)	0.00
658000 - MAIN EQUIPMENT REPAIR	0.00	0.00	0.00	2,443.39	1,000.00	(1,443.39)	1,000.00
658500 - SMALL TOOLS EXPENSE	77.37	0.00	(77.37)	3,638.85	1,300.00	(2,338.85)	1,300.00
659000 - MISC MAINTENANCE EXPENSE	31.71	0.00	(31.71)	1,581.80	2,000.00	418.20	2,000.00
TOTAL MAINTENANCE EXPENSE	16,386.60	3,637.00	(12,749.60)	142,211.86	68,328.00	(73,883.86)	68,328.00
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	6,323.24	6,323.00	(0.24)	77,290.46	77,287.00	(3.46)	77,287.00
TOTAL INTEREST EXPENSE	6,323.24	6,323.00	(0.24)	77,290.46	77,287.00	(3.46)	77,287.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	32,333.23	0.00	(32,333.23)	32,333.23	33,000.00	666.77	33,000.00
671100 - PAYROLL TAXES	510.56	782.00	271.44	6,542.22	6,750.00	207.78	6,750.00
672000 - INSURANCE EXPENSE	0.00	0.00	0.00	111,050.12	101,900.00	(9,150.12)	101,900.00
672100 - HEALTH INSURANCE	980.33	700.00	(280.33)	10,315.76	8,400.00	(1,915.76)	8,400.00
672200 - WORKERS COMP INSURANCE	121.94	273.00	151.06	1,632.91	2,056.00	423.09	2,056.00
672300 - LITIGATION SETTLEMENT	0.00	0.00	0.00	84.00	0.00	(84.00)	0.00
672500 - EMPLOYEE BENEFITS	0.00	150.00	150.00	0.00	1,800.00	1,800.00	1,800.00
TOTAL TAXES & INSURANCE	33,946.06	1,905.00	(32,041.06)	161,958.24	153,906.00	(8,052.24)	153,906.00
OTHER EXPENSES							
723100 - INCENTIVE MANAGEMENT FEE	0.00	0.00	0.00	57,418.54	0.00	(57,418.54)	0.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	57,418.54	0.00	(57,418.54)	0.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	0.00	0.00	4,849.95	6,500.00	1,650.05	6,500.00
721105 - Water Heaters	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
721106 - HVAC Equipment	1,542.83	0.00	(1,542.83)	16,214.86	7,200.00	(9,014.86)	7,200.00
721112 - Doors & Wndows (Exterior)	0.00	0.00	0.00	631.25	1,300.00	668.75	1,300.00
TOTAL EQUIPMENT PURCHASES	1,542.83	0.00	(1,542.83)	21,696.06	16,000.00	(5,696.06)	16,000.00
TOTAL CORPORATE EXPENSES	92,061.49	48,275.93	(43,785.56)	810,397.80	654,278.96	(156,118.84)	654,278.96
NET PROFIT OR LOSS	(16,942.02)	17,013.07	(33,955.09)	33,351.59	133,277.04	(99,925.45)	133,277.04
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	2,739.43	2,750.00	10.57	32,968.59	33,000.00	31.41	33,000.00
790101 - R/E TAXE ESCROW WITHDRAWALS	(32,333.23)	0.00	32,333.23	(32,333.23)	(33,000.00)	(666.77)	(33,000.00)
790200 - PROPERTY INSURANCE ESC DEP	8,513.15	8,375.00	(138.15)	109,046.54	100,500.00	(8,546.54)	100,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	(109,991.93)	(100,500.00)	9,491.93	(100,500.00)
791000 - PROV FOR REPLACEMENTS	2,086.69	1,967.00	(119.69)	24,493.35	23,604.00	(889.35)	23,604.00
791100 - RFR REIMBURSEMENTS	0.00	(16,000.00)	(16,000.00)	0.00	(16,000.00)	(16,000.00)	(16,000.00)
793000 - PROV FOR MORT PRIN AMORT	1,188.35	1,188.00	(0.35)	12,848.62	12,846.00	(2.62)	12,846.00

Janies Garden III

Budget Operating Report

As of December 31, 2022

	Month Ending 12/31/2022			01/01/2022 Through 12/31/2022			Year Ending 12/31/2022
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
TOTAL NON-OPERATING EXPENSES	(17,805.61)	(1,720.00)	16,085.61	37,031.94	20,450.00	(16,581.94)	20,450.00
NET CASH (+) / DEF (-)	863.59	18,733.07	(17,869.48)	(3,680.35)	112,827.04	(116,507.39)	112,827.04

Janies Garden III

Balance Sheet

December 31, 2022

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	137,330.62
CASH IN BANK - DEVELOPMENT	129,949.18
CASH IN BANK - SECURITY DEPOSITS	49,803.45

Total Cash	317,483.25
------------	------------

Accounts Receivable

A/R - RESIDENTS	14,450.29
A/R - RESIDENTS - ACC UNITS	1,388.00
Voucher / PBV - Suspense	(44,516.00)
A/R - PBV SUBSIDY	1,468.00
A/R - VOUCHER SUBSIDY	6,099.00
A/R - ACC SUBSIDY	15,148.65
DUE FROM PARTNERS	100.00
DUE TO/FROM-OTHERS (OPERATIONS)	306,724.08
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(8,909.24)

Total Accounts Receivable	291,952.78
---------------------------	------------

Deposits & Escrows

REAL ESTATE TAX ESCROW	3,615.77
PROPERTY & LIABILITY INSURANCE ESCROW	59,592.05
RESERVE FOR REPLACEMENTS	121,060.89
ESCROWS - OTHER	278,423.43
OPERATING RESERVE FUND	25,058.61
AFFORDABILITY RESERVE	146,853.56

Total Deposits & Escrows	634,604.31
--------------------------	------------

Other Current Assets

PREPAID PROPERTY INSURANCE	28,239.00
----------------------------	-----------

Total Other Current Assets	28,239.00
----------------------------	-----------

Total Current Assets	1,272,279.34
----------------------	--------------

Fixed Assets

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

Depreciation & Amortization

ACC DEPR BUILDINGS	(3,068,654.00)
ACC DEPR - MISC FIXED ASSETS	(10,235.00)

Total Depreciation & Amortization	(3,078,889.00)
-----------------------------------	----------------

Total Fixed Assets	8,443,342.79
--------------------	--------------

Other Assets

DEPOSITS - RECEIVABLE	2,351.51
START-UP COSTS	46,000.00
LIHTC FEE	349,236.00
ACCUM. AMORT. - LIHTC MONITORING FEE	(155,598.00)
ACC - AMORT FINANCING FEES (Old)	(39,803.00)
RAR ADJ - ACCUM AMORTIZATION	(46,000.00)

Janies Garden III
Balance Sheet
December 31, 2022

Total Other Assets	<u>156,186.51</u>
Total Assets	<u>9,871,808.64</u>

Janies Garden III

Balance Sheet

December 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

ACCOUNTS PAYABLE	35,493.17
ACCOUNTS PAYABLE - OTHER	294,418.80
ACTS PAY - RES EXCESS HSING ASST P	58.00
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	797,253.32
ACCRUED INTEREST PAYABLE - 2ND MORTG.	6,528.00
ACCRUED EXPENSE	7,016.00
ACCRUED PARTNERSHIP EXPENSES	3,582.16
SECURITY DEPOSIT REFUNDS IN TRANSIT	1,406.24

Total Current Liabilities 1,145,755.69

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	47,497.00
SECURITY DEP INT LIABILITY	285.31
PREPAID RENTS	25,915.77

Total Other Current Liabilities 73,698.08

Long Term Liabilities

DEFERRED FINANCING FEES	(134,334.82)
1ST MORTGAGE PAYABLE	1,242,728.57
2ND MORTGAGE PAYABLE	2,815,931.00

Total Long Term Liabilities 3,924,324.75

Total Liabilities 5,143,778.52

Equity

Retained Earnings	5,393,599.12
Current Net Income	(665,569.00)

Total Equity 4,728,030.12

Total Liabilities & Equity 9,871,808.64

HOUSING CHOICE VOUCHER MONTHLY BOARD REPORT

HAP Utilization YTD

All HAP Funds 87.4%

Annual ABA only 108%

Leasing Update

Homeownership
Family Unification Program
Port out vouchers that belong to us
Veterans Supportive Vouchers Housed
Tenant Protection Vouchers
Regular Vouchers leased up
Project Based Vouchers
Mainstream
Emergency Housing Vouchers
City Homeless Preference
YMCA Homeless Preference
Total Vouchers Leased first of month

January	February	March	April	May	June	July	August	September	October	November	December
26											
37											
21											
165											
80											
1063											
305											
68											
49											
27											
4											
1845	0	0	0	0	0	0	0	0	0	0	0

Port In vouchers that we administer for other agencies

1

Total vouchers issued and not leased up

147

Homeless Preference Report

YMCA

CITY

Number of Vouchers Approved
Number of Vouchers Leased
Number of Referrals pending approval
Number of Referrals looking for units
Number of Empty Slots without a Referral

15
11
0
0
4

60
33
0
1
24

Report Instructions: Run VMS Summary Rpt

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Towers Project: All Date From: 04/01/2022 Through: 09/30/2022
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.	2197
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.	0.00
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.	67
W10100	Total number of emergency work orders completed / abated within 24 hours.	67
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.	451
W10600	Total number of calendar days it took to complete non-emergency work orders.	597
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	0.01
W10800	Average completion days.	1.32

See Totals on Towers LIHTC (Next Page).

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Towers LIHTC Project: All Date From: 10/01/2022 Through: 01/31/2023
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.	16
W10100	Total number of emergency work orders completed / abated within 24 hours.	16
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.	270
W10600	Total number of calendar days it took to complete non-emergency work orders.	348
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	0.00
W10800	Average completion days.	1.29

Totals for Towers LIHTC Rent: \$22,664.00 Paid: \$22,614.00 (99.8%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Annex Project: All Date From: 04/01/2022 Through: 01/31/2023
Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	115
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.	6
V12800	Average number of calendar days units were in downtime.	3.83
V12900	Average number of calendar days units were in make ready time	14.17
V13000	Average number of calendar days units were in lease up time.	1.17
V13100	Average unit turnaround days.	19.17

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	65
W10100	Total number of emergency work orders completed / abated within 24 hours.	65
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.	359
W10600	Total number of calendar days it took to complete non-emergency work orders.	512
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	0.00
W10800	Average completion days.	1.43

Totals for Annex Rent: \$24,485.00 Paid: \$24,056.17 (98.2%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Bertha Mitchell Project: All Date From: 04/01/2022 Through: 01/31/2023
Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	4
V12500	Total number of vacancy days exempted for Capital Fund.	0
V12600	Total number of vacancy days exempted for Other.	332
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	3
V12800	Average number of calendar days units were in downtime.	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.	1.33
V13100	Average unit turnaround days.	1.33

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	212
W10100	Total number of emergency work orders completed / abated within 24 hours.	211
W10200	Percentage of emergency work orders completed / abated within 24 hours.	99.53%

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

Code	Description	Result
W10500	Total number of non-emergency work orders.	553
W10600	Total number of calendar days it took to complete non-emergency work orders.	714
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	0.15
W10800	Average completion days.	1.29

Totals for Bertha Mitchell Rent: \$30,660.00 Paid: \$26,573.00 (86.7%)

Resident Characteristics Report

As of January 31, 2023

Program type : **Public Housing**

Level of Information : **State**

Effective Dates Included : **October 01, 2021** through **January 31, 2023**



[Download in Excel](#)



[Print Page](#)



[Back to Report](#)

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

Units Information

State	ACC Units	50058 Required	50058 Received
US	921,690	765,447	712,557
FL	25,661	21,026	19,348

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	388,391	53	171,693	24	93,879	13	50,014	7	23,258	3
FL	11,723	57	4,483	22	2,610	13	1,101	5	585	3

Average Annual Income (\$)

State	Average Annual Income
US	17,079
FL	16,979

Distribution of Annual Income as a % of 50058 Received

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

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

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

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

State	\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
US	0	4	7	4	7	37	15	25
FL	0	0	7	4	7	41	14	25

Average Monthly TTP (\$)

State	Average Monthly TTP
US	409
FL	404

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	119,934	16	4,649	1	110,089	15	214,639	30	131,883	18	5,097	1	109,935	15	31,009	4	232,559	32
FL	3,209	16	161	1	2,147	10	7,483	36	4,306	21	162	1	2,142	10	892	4	8,156	40

Average TTP by Family Type (\$)

State	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
US	435	682	461	412	371	587	338	455	407
FL	369	593	501	448	320	564	335	440	446

Family Race/Ethnicity Information

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

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

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

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

Household Information

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

State	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	160,353	11	363,587	25	503,252	34	164,894	11	255,625	17	32,395	2
FL	5,636	12	14,448	31	14,689	31	3,707	8	7,658	16	1,131	2

Distribution by Household Size as a % of 50058 Received

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

Total Household Members and Average Household Size

State	Total Number of Household Members	Average Household Size	Total Number of Households
US	1,480,092	2	727,235
FL	47,273	2.3	20,502

Distribution by Number of Bedrooms as a % of 50058 Received

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

Length of Stay Information

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

State	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	122,302	17	54,719	8	140,210	19	142,379	20	142,622	20	125,003	17
FL	3,047	15	1,779	9	4,541	22	4,994	24	4,213	21	1,928	9

Janie's Garden Occupancy Report-2023

Month-End: January 2023

	Phase I					
	Total Days		# of Utility		Occupancy	
	Occupied	Vacant	Vacant	# Subsidized	Checks	%
RAD PBV (26)	26	0		26	0	100%
LIHTC (41)	40	1	14	10		98%
PBV - None						
Market (19)	19	0	11	4		100%
Total (86)	85	1	25	40	0	99%

	Phase II					
	Total Days		# of Utility		Occupancy	
	Occupied	Vacant	Vacant	Subsidized	Checks	%
RAD PBV (21)	19	2	32	21	0	89%
LIHTC (33)	33	0	0	7	0	100%
PBV (14)	14	0	0	14	0	
Market(0)						
Total (68)	66	2	32	42	0	97%

	Phase III					
	Total Days		# of Utility		Occupancy	
	Occupied	Vacant	Vacant	# Subsidized	Checks	%
PBV/TPV (26)	26	4	40	0	0	85%
LIHTC (18)	17	1	1	9		94%
PBV (40)	13	0		14		100%
Market (14)	13	1	19	1		92%
Total (72)	69	6	60	24	0	91%

PH 3: 3 out of 6 of the units were left very bad - 2 were evictions and units needed to be treated multiple times by pest control, units had to be trashed out and rehabbed all units have applicants on them and anticipate move in by month end - 3 additional residents in ph 3 are pending evictions for non-payment that may become vacant this month PH2: RAD units have two applicants on them that are being processed - anticipate move in by month end

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

	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	YTD-Ave
SARASOTA HOUSING AUTHORITY													
MCCOWN TOWERS	-	-	-	-	-	-	-	-	-	-			-
ANNEX	*	32.00	72.00	2.00	*	7.50	25.00	*	*	1.00			23.25
OCB (Bertha Mitchell)	*	*	*	1.00	*	1.00	*	*	*	*			1.00
SARASOTA HOUSING FUNDING CORPORATION													
King Stone	*	1.00	*	10.00	*	*	*	*	*	96.00			35.67
Diamond Oaks	-	-	-	-	-	-	-	-	-	-			-
Flint River	-	-	-	-	-	-	-	-	-	-			-
Homes	*	51.00	*	106.00	*	*	*	*	*	*			78.50

(*) and (-) = 0

WAIT LIST REPORT - FY 2022-23

Number on List/Open or Closed

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

MEMO

To: William Russell
From: Lance Clayton
CC: File
Date: February 9, 2023
Re: **CFP Report – February**

ONGOING PROJECTS:

McCown Towers and Annex – Non-CFP

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

Bertha Mitchell - CFP

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

Bertha Mitchell – Icynene Project with Barancik Foundation – Work is to begin on February 13th for the pilot project to turn 6 buildings into a closed in attic insulation to demonstrate energy savings and improved air quality for the residents.

GENERAL

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

Courts – Meetings with FEMA have started; we are working together to submit all necessary documents for federal assistance for the roof damage caused by Hurricane Ian.

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

End of Report

Resident Services Monthly Report January 2023

Resident Assistance

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

After School Program - Youth THRIVE

The afterschool program currently assisting about 32 students per day. Students are assisted with homework by staff and high school students. Students also participate in enrichment activities with our partnering agencies 4H, Sarasota County Library, FunDucation, Suncoast Fab Lab, SRQ Strong, and Suncoast Conservatory.

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

McCown Towers

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

Pathways to a Better Life

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

Agency Bus

During the month of December SHA used the bus to transport resident of McCown Towers to Wal-Mart. These outings gave resident the opportunity to shop for many items that they would not be able to carry on public transportation or taxi service.

Homeownership

During the month of January, there HCV Homeownership orientation was held with 6 participants in attendance. There was one participant who closed on a home in North Port. This family is a first time homeowner and utilized their VA benefits to purchase.