



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

June 24, 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 – May 27, 2026
- VI. ACCEPTANCE OF AGENDA**
 - A. Regular Board Meeting – June 24, 2026
- VII. SPECIAL PRESENTATIONS**
 - A. SHA Partnership Introductions/Presentations – Manasota ASALA
 - B. City Commission Liaison Update
 - C. County Commission Liaison Update
- VIII. PUBLIC PRESENTATIONS (3 Minute Time Limit)**
- IX. RESOLUTIONS – Accepted By Consent**
 - A. Res 26-10: Artificial Intelligence (AI) Policy Approval
 - B. Res 26-11: Body Camera Policy Approval
 - C. Res 26-12: Bertha Mitchell Lease Revision

X. **OLD BUSINESS**

A. Development Updates

- Redevelopment Report (Calston/Smith-Henzy)
- McCown New Tower/Parking Garage

XI. **NEW BUSINESS**

A. None

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 | Tues, 07/21/26 |
| • Annual Board Meeting | Wed, 07/29/26 |





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

Regular Board Meeting
McCown Towers Board Room
May 27, 2026
4:30 P.M.

- I. **CALL TO ORDER:** Acting Chair Morgan called the Regular Meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:30 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**
 - Commissioners Present: Chair Ernestine Taylor (Zoom), Vice Chair John Colón (Zoom in at 4:40 pm), Commissioner Philip DiMaria Jr., Commissioner Carolyn Mason, Commissioner Nicole Roman and Commissioner David Morgan (Acting Chair)
 - Commissioners Not Present: Commissioner Jack Meredith
 - Invited Attendees: Attorney Paul Quin (Zoom), Attorney Ric Gilmore (Zoom-1st Hour), Ciera Coleman (City Public Art Administrator) and City Commissioner Jen Ahearn-Koch
 - SHA Personnel: William Russell and Andrea Keddell
- V. **ACCEPTANCE OF MINUTES**
 - A. SHA Regular Board Meeting – April 8, 2026
 - Acting Chair Morgan put up the minutes from the April 8, 2026, Regular Board Meeting for acceptance.
 - Commissioner Mason made a motion to accept the minutes. Commissioner Roman seconded the motion.
 - The motion was voted on and passed unanimously.
- VI. **ACCEPTANCE OF AGENDA**
 - A. SHA Board Agenda – May 27, 2026
 - Acting Chair Morgan put up the agenda for the May 27, 2026, Board Meeting for acceptance.
 - Commissioner DiMaria made a motion to accept the agenda. Commissioner Mason seconded the motion.
 - The motion was voted on and passed unanimously.
- VII. **SPECIAL PRESENTATION**
 - A. Amaryllis Park Place Mural Finalists Discussion - Ciera Coleman (City Public Art Administrator)
 - Mr. Russell introduced Ciera Coleman, the City's Public Art Administrator.
 - Flyers were passed around and handed out in the board packet showing the five (5) finalists for a \$25,000 mural project with the theme "Where Home Takes Root."
 - Ms. Coleman went over the mural selection process for the call for artists that was put out for submissions to local and regional artists within 100 miles of the City or who have strong ties to the city. The community feedback collection is currently taking place through June 7th, with the final decision being made on 6/24/26 at the Public Art Committee Meeting. This can be changed if there's a division in preference.

- The board discussed each artist's proposal and expressed their preferences. Colors were discussed, noting concerns about architectural elements and color choices.
 - Further outreach efforts were discussed, including getting the voting flyers out to residents.
 - Additional discussion took place on preferences and how the board wanted to proceed on providing their collective preference to the Public Art Committee, since it may carry more weight with the committee over singular votes within the voting system.
 - Ms. Coleman mentioned there may be additional funding for an additional mural down the road.
 - Commissioner DiMaria made a motion to have the board provide preference particularly for designs by Carlos Jefferson and Nicole Salgar. Commissioner Roman seconded the motion.
 - The motion was voted on and passed 5 to 1 (Commissioner Morgan Opposed).
 - Ms. Coleman mentioned the art committee may want a board letter stating this preference.
- B. City Commission Liaison Update (City Commissioner Jen Ahearn-Koch)
- Commissioner Ahearn-Koch reported no real updates but did report that the City Commission is on break until July and that the next meeting is scheduled for July 6.
 - The new City Manager will start officially on 5/29/26. Jennifer Jorgenson, who served as the Interim City Manager, will now serve as the Interim Deputy City Manager until the position is filled permanently.
 - It was recommended that Mr. Russell get on the City Commission Agenda if SHA wants to keep the momentum going on the McCown project to close the 1st quarter of next year. Commissioner Ahearn-Koch confirmed that he should reach out to Ms. Jorgenson for further direction, while keeping the City Manager in the loop.
- C. County Commission Liaison Update
- None.

VIII. PUBLIC PRESENTATION

- A. Ms. Valerie Buchand, Resident Council Member from Janie's Garden, reported that:
- She personally dropped off the information flyers about voting on the murals to the residents at Amaryllis Park Place. She felt it was important for them to have them.
 - Ms. Buchand that there's a Towers resident who was being visited by his girlfriend and her vehicle towed. They were given no information on where the car was taken or a number provided to find out and that it ended up costing the resident and his girlfriend \$320 to get the car back. She stated that there was a handicap sticker on the dashboard of the car and there was no guard present to run interference.
 - Lastly, Ms. Buchand expressed concern about how the Food Bank food give away is run at McCown. She states she continues to be told that staff takes food ahead of time and when trying to attend and observe, she was met with hostility from staff and not allowed to enter the room. She also mentioned there was a lot of food "meat" left over and they should increase the allowance of food to each resident so it can all be given to the residents.

- B. Mr. William T. Werts, a Resident at Amaryllis Park Place, reported that:
- The general consensus that he's received from residents at Amaryllis Park Place is that they all prefer the Britt Johnson mural submission.
 - He inquired about the Amaryllis Park Place units and what qualifications are needed for the units (i.e. are low income?).
 - Mr. Russell responded at the meeting that half of the units are Section 8 Project-Based Vouchers where residents can have very low income or extremely low income and residents will pay a percentage of their monthly income. The other units are tax credit units so no one in the building should be making more than 60% of the area median income when they move in. Every resident is considered low income, regardless of which type of unit they are in.
 - Mr. Russell stated he would send Mr. Werts an email providing a detailed breakdown of the units.
- C. Ms. Pamela Runyon, from the McCown Annex, inquired about the guards, specifically what their responsibilities are and why they no longer work on Friday and Saturday nights. She wants to know if they are supposed to patrol the grounds, because the day time person never seems to be there half the time. She also asked about the differences between income and rents between the 2 buildings (McCown vs Annex). She states she was told she couldn't move because there were different money systems. Lastly, she inquired about the new McCown building and when they could sign up for a new place.
- Mr. Russell responded that he'd have to look into the 1st two inquiries but responded to the last inquiry that it would be at least 2 years before the new building is ready for lease up.
- D. Ms. Marianne Dean, Resident from the McCown Towers, addressed the board and reported that she has concerns about the new HUD rules about not allowing/limiting emotional support animals any longer.
- Mr. Russell responded during the meeting that he'd recently read something from the Housing and Development Law Institute (HDLI) that made reference to an opinion letter by HUD's general counsel stating HUD housing elimination of protection for support animals, not service animals. But Mr. Russell does not believe there's actually been any rule or formal notices. Housing Authorities have been urged not to take any action on this at this time.

IX. RESOLUTIONS – ACCEPTED BY CONSENT

- A. Res 26-07: Approval of Amaryllis Park Place 4 Closing/Construction
 - B. Res 26-08: Approval of Bertha Mitchell SVC
 - C. Res 26-09: Succession Plan Policy Approval
-

- Commissioner DiMaria made a motion to approve the Consent Agenda items. Commissioner Mason seconded the motion.
 - The motion was voted on and passed unanimously.

X. OLD BUSINESS

- A. Development Updates
 - Commissioner Morgan inquired about the discussion of the gate code at Amaryllis being installed on the right side, forcing residents (drivers) to get out of their cars in order to open the gate. It was brought up at the recent development ad hoc meeting.

- Mr. Russell stated he'd brought it up with City Commissioner Ahearn-Koch, explaining further that their development partner, Joe Chambers, had informed SHA that it had been the City who'd mandated the location of the gate code station. Mr. Russell will look into it further in order to provide the back-up material to City Commissioner Ahearn-Koch.
 - Cypress Square – Phase 2: Mr. Russell reported that he's walked the site and building progress is moving along. There are 3 buildings. The 1st should be completed by the middle of July, the 2nd by the end of July and the 3rd by mid-August.
 - Lofts on Lemon – Phase 2: This project is also moving along. The scaffolding is coming down, and painting has begun on the exterior.
 - Cypress Square – Phase 3/Central Gardens: Mr. Russell reported that they are waiting on environmental reports to clear. They are also waiting on a subsidy layering review for 30 project-based vouchers for this development. These are the 2 critical items holding up closing that is still scheduled for some time in June.
 - McCown Tower (New Building/Garage): The County Commission awarded SHA \$3 million and SHA pledged to fill the funding gap. They are revising design plans for the elevators, based on resident comments. This project should close some time during the 1st quarter of 2027. Mr. Russell is working to move along discussions about the parking bond issuance so this will not hold up closing on this project.
- B. Housing Programs for Bertha Mitchell-Post Conversion
- Mr. Russell reported that SHA should soon be receiving the release of the Declaration of Trust from HUD. SHA has been holding Resident Briefings, asking them to make a choice of moving elsewhere with their tenant voucher or staying. They are also informed that the decision can change if they do not locate an acceptable place to relocate to. They would then be able to project-base their voucher in order to increase the availability of additional families to receive housing should they decide to move in the future. The conversion can't be completed until SHA is able to spend down the remaining public housing funds. So the plan is to wrap up the rehab work and have the playground resurfaced at Bertha Mitchell and complete conversion by the end of June.
 - Mr. Russell explained how SHA is handling the over-income households and that it's asking HUD to grandfather in the families that are over-income until they decide to move. The SHA would replace the families with low-income families.
 - Commissioner Mason inquired if there are plans to add shade to the playground area. Mr. Russell responded that there are discussions about adding planting materials and they can look at replacing some of the other shade options that use to be in place.

XI. NEW BUSINESS

A. HUD Loan for Annex and Janie's 1 & II Rehab

- Mr. Russell presented information regarding the rehab planned for the Annex (a handout was provided in the board packet show a detailed description of the planned scope of work, as well as proposed/estimated costs).

- Mr. Russell shared that he's working JLL Consultants on going through a HUD-insured loan program (223F Program). JLL believes that SHA should be able to get HUD approval for a loan of approximately \$16 million. SHA would apply for this but only take a loan out for the actual scope estimated, which is \$5 to \$10 million. SHA's current reserves are \$3.75 million. Mr. Russell further discussed the details of the proposed loan.
- Additional discussion took place on the cost, needs assessment, architect review and procurement for the project.
- Mr. Russell added that this HUD loan program (223F) is also going to be brought to the board for Janie's I & II rehab.
- Commissioner DiMaria made a motion to approve SHA to move forward with the Annex application to the HUD loan program. Commissioner Colón seconded the motion.
 - The motion was voted on and passed unanimously.

B. Creation of Development Director Fundraising Position

- Mr. Russell informed the board that SHA desires to add an internal position to assist SHA and SHFC in writing grants and securing funds for the Youth Thrive program. This position will allow our current Director of Resident Service to focus on programing versus fundraising. Then, once relationships are made with the funding sources/partners, develop the position so that it can assist across all SHA programing and development efforts.
- The board expressed it is in favor of moving forward with adding this position.

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

XIII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. None.

XIV. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:19 pm.



Sarasota Housing Authority (SHA)

Board Meeting

April 8, 2026

VIII. PUBLIC PRESENTATION AGENCY RESPONSE

1. **Ms. Valerie Buchand**, Resident Council Member from Janie's Garden, reported that:
 - She personally dropped off the information flyers about voting on the murals to the residents at Amaryllis Park Place. She felt it was important for them to have them.
 - Ms. Buchand that there's a Towers resident who was being visited by his girlfriend and her vehicle towed. They were given no information on where the car was taken or a number provided to find out and that it ended up costing the resident and his girlfriend \$320 to get the car back. She stated that there was a handicap sticker on the dashboard of the car and there was no guard present to run interference.
 - Lastly, Ms. Buchand expressed concern about how the Food Bank food give away is run at McCown. She states she continues to be told that staff take food ahead of time and when trying to attend and observe, she was met with hostility from staff and not allowed to enter the room. She also mentioned there was a lot of food "meat" left over and they should increase the allowance of food to each resident so it can all be given to the residents.

Agency Response _____ **E-mailed** _____ **to presenter on:** 06/18/26

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on May 27, 2026: Thank you for bringing these matters and your concerns to the Board.

In response to the issue raised regarding the Towers visitor's car being towed, the Sarasota Housing Authority implemented towing enforcement to ensure resident-designated parking remains available for authorized residents. Prior to enforcement, residents were notified on three occasions, including information and a map identifying visitor parking locations. Signage with the towing company's contact information is posted at all property entrances, and parking designations are clearly marked. Towing information will also be posted at the guard shack.

Designated visitor parking is available on-site, and residents are responsible for informing their guests of parking requirements. Vehicles parked in resident-designated spaces may be subject to towing.

At this time, SHA is not aware of the specific timing or circumstances of this incident and cannot confirm whether the Property Attendant was on duty or temporarily away conducting routine patrols. For additional questions, please contact property management.

In response to your concerns regarding the Food Bank give-away at the Towers, All Faiths Food Bank (AFFB) permits those who operate AFFB pantries to receive food from those pantries which they oversee and operate. In the event SHA staff who are responsible for the monthly McCown Food Pantry take food from the pantry, it is not stealing.

That being said, Sarasota Housing Authority's policy regarding pantries or food distributions on our properties and intended for our residents is that SHA staff should refrain from taking food from the pantries we operate. This would include the family pantry at Roy McBean when SHA staff have supported operations, McCown Pantry, and SHA's Newtown Community Fridge.

SHA executive team members monitor the monthly pantries closely. At least one executive staff team member is present at every pantry to support McCown staff and residents in ensuring the pantries operate smoothly. Another way we monitor the monthly food pantry is by reviewing video footage. There are cameras in McCown staff offices, the hallways, the conference room, the parking lot/entranceway outside of McCown, and the maintenance room where the food freezers are located.

When SHA has received direct reports of food possibly being taken by staff, we have carefully reviewed video footage. To date, there is no video evidence of food being taken by staff. In one case, a McCown resident reported that a silver car pulled up and was loaded with food and drove away. Upon reviewing video footage, it was Viktoriya Coblentz, SHA Director of Asset Management, loading her car with non-food items. In other instances, it is SHA staff moving food between the maintenance room freezers and the conference room or the kitchen refrigerator (which is also locked per AFFB rules).

SHA staff move food back-and-forth between the conference room and the maintenance room where the food freezers are located for multiple reasons. Frozen meat is set out on tables for residents to access during the pantry. We have to be mindful of how long this meat is at room temperature and for this reason, will not display all of the meat at once. If there is unclaimed meat from a previous pantry stored in the maintenance room freezer, that meat will be taken out and offered first. SHA staff who oversee the monthly pantry have completed multiple trainings with All Faiths Food Bank and the process by which they move, and store food is in strict accordance with AFFB rules for food pantry operation.

Each month, residents know that they can request food be set aside for them for reasons including but not limited to:

- *Physical disability or illness that prevents them from attending the pantry*
- *Appointments that conflict with pantry*

The food that is set aside for them will be stored in the locked kitchen fridge (refrigerated items), freezer, and/or Ara's office for later pickup or delivery.

Food items left over at the end of the pantry, be it meat or other, are generally food items that McCown residents simply do not prefer. This is especially true of many meat options that are turned down by clients, such as pork, many types of sausage links, pre-seasoned meats, and especially large packages of meat. McCown residents know that if they run out of food between monthly pantries, they can speak to McCown staff and request food from any remaining stored items.

With regard to observing on the day of the food bank distribution. According to a food bank policy that was provided to SHA, only staff and volunteers are allowed in the distribution area. However, SHA is looking into this further and will provide the decided outcome of how best to move forward on this matter.

2. **Mr. William T. Werts**, Resident at Amaryllis Park Place, reported that:

- The general consensus that he's received from residents at Amaryllis Park Place is that they all prefer the Britt Johnson mural submission.
- He inquired about the Amaryllis Park Place units and what qualifications are needed for the units (i.e. are low income?).
 - Mr. Russell responded at the meeting that half of the units are Section 8 Project-Based Vouchers where residents can have very low income or extremely low income and residents will pay a percentage of their monthly income. The other units are tax credit units so no one in the building should be making more than 60% of the area median income when they move in. Every resident is considered low income, regardless of which type of unit they are in.
 - Mr. Russell stated he would send Mr. Werts an email providing a breakdown of the units.

Agency Response _____ **E-mailed** _____ **to presenter on:** 06/16/26

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on May 27, 2026:

Amaryllis Park Place is a Low-Income Housing Tax Credit development. This means that all households must have income less than 60% of area median income. HUD defines 80% of area median income as the low-income threshold, so Amaryllis Park Place is housing even lower income residents.

In addition, half of the units, which are 42 units, are project-based voucher units, which means that extremely low and very low-income households can afford to lease units and pay 30% of their monthly income towards rent and utilities.

I hope this provides the clarification you requested.

3. **Ms. Pamela Runyon**, Resident from the McCown Annex:

- Inquired about the guards, specifically what their responsibilities are and why they no longer work on Friday and Saturday nights. She wants to know if they are supposed to patrol the grounds, because the day time person never seems to be there half the time. She also asked about the differences between income and rents between the 2 buildings (McCown vs Annex). She states she was told she couldn't move because there were different money systems. Lastly, she inquired about the new McCown building and when they could sign up for a new place.
 - Mr. Russell responded that he'd have to look into the 1st two inquiries but responded to the last inquiry that it would be at least 2 years before the new building is ready for lease up.

Agency Response _____ **E-mailed** _____ **to presenter on:** 06/18/26

In response to your public presentation at the Sarasota Housing Authority (SHA) Board Meeting on May 27, 2026: Thank you for bringing these matters and your concerns to the Board.

In response to the issue regarding the new "guard" duties and shifts, SHA transitioned from third-party security to on-site Property Attendants. We currently have two attendants providing coverage Monday–Thursday from 5:00 p.m. to 10:00 p.m. and Friday–Sunday from 8:00 a.m. to 6:00 p.m., and residents were notified of this change in advance. Property Attendants are responsible for monitoring the property and conducting routine foot patrols throughout their shifts.

Based on periodic site visits, staff have been observed present and performing their assigned duties. Although attendants may take brief meal and breaks while remaining on-site. If there are concerns about staff availability at a specific time, SHA will need the date, time, and details of the incident to properly investigate. For additional questions, residents may also contact property management.

In response to the issue regarding moving between the Annex and Tower, McCown Towers and the Annex operate as separate properties under different housing programs, each with its own waitlist and eligibility requirements. Because of this, transfers between the two are currently not possible, and applications are only accepted when waitlists are open.

Although your request to transfer to the Towers was not approved, property management reported that SHA was able to accommodate your move within the Annex and that you are now more comfortable in your current unit. If you remain interested in the Towers or the future McCown development, we encourage you to apply once the waitlists reopen. We will share updates as they become available.

4. **Ms. Marianne Dean**, Resident from McCown Towers:

- Reported that she has concerns about the new HUD rules about not allowing/limiting emotional support animals any longer.
 - Mr. Russell responded during the meeting, that he'd recently read something from the Housing and Development Law Institute (HDLI) that made reference to an opinion letter by HUD's general counsel stating HUD housing elimination of protection for support animals, not service animals. But Mr. Russell does not believe there's actually been any rule or formal notices. Housing Authorities have been urged not to take any action on this at this time.

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

1. Describe the action requested of the Board of Commissioners

Resolution Number: 26-10

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

Establish a policy and protocol for securely utilize Artificial Intelligence (“AI”) tools and systems.

2. Who is making request:

- A. Entity: SHA
- B. Project: Artificial Intelligence (AI) Acceptable Use Policy
- C. Originator: William Russell

3. Cost Estimate (if applicable):

N/A

Narrative:

SHA has found that the use of AI presents opportunities for operational efficiency, innovation, and enhanced decision-making. However, it also introduces risks related to data privacy, security, intellectual property, regulatory compliance, and ethical considerations. SHA desires to establish guidelines for governing appropriate means to utilize AI technologies.

Attachments (if applicable):

See attached draft policy taken from the Tampa Housing Authority with input from our IT consultants, Symmetric.

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 26-10

RESOLUTION APPROVING SARASOTA HOUSING AUTHORITY ARTIFICIAL INTELLIGENCE (AI) ACCEPTABLE USE POLICY

WHEREAS the Sarasota Housing Authority (SHA) recognizes the increasing use of Artificial Intelligence ("AI") tools and systems within the organization's operation;

WHEREAS SHA acknowledges that the use of AI presents opportunities for operational efficiency, innovation, and enhanced decision-making, while also introducing risks related to data privacy, security, intellectual property, regulatory compliance, and ethical considerations;

WHEREAS SHA has developed the attached AI Acceptable Use Policy ("Policy") to establish guidelines governing the appropriate, secure, and ethical use of AI technologies by employees, contractors, and other authorized users; and

WHEREAS the Sarasota Housing Authority (SHA) has reviewed the Policy and has determined that its adoption is in the best interests of the Agency and its stakeholders.

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners approves the attached AI Acceptable Use Policy.

ACCEPTED BY: _____

John Colón,
Acting Chair

DATE_____

ATTESTED BY: _____

William Russell,
President & CEO

DATE_____



Sarasota Housing Authority(SHA)

Artificial Intelligence (AI)

Acceptable Use and Adoption Policy

Field	Detail
Policy Owner	Ken Waters, COO & Deputy Director
Approved By	SHA Board of Commissioners
Effective Date	June 24, 2026
Revision Date	
Version	1.0
Distribution	All Employees And Authorized Third Parties

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1. Purpose

Sarasota Housing Authority (the "Agency") recognizes that artificial intelligence (AI) tools — including generative AI, large language models, AI-assisted coding tools, AI agents, and machine-learning-based decisioning systems — can deliver meaningful productivity, quality, and innovation benefits when deployed responsibly and ethically.

This Policy establishes the requirements, restrictions, and responsibilities that govern the evaluation, approval, procurement, deployment, and day-to-day use of AI tools within the Agency. The objectives of this Policy are to:

- Provide clear, practical guidelines for the acceptable and responsible use of AI across all Agency functions.
- Protect Agency, resident, employee, and third-party confidential information from unauthorized disclosure or use in AI training.
- Ensure that all AI use complies with applicable federal, state, and local laws, regulations, and contractual obligations.
- Limit AI usage to vetted tools that satisfy the Agency's security, privacy, and data-handling standards.
- Preserve Agency intellectual property and minimize the risk of inadvertent IP loss, license contamination, or infringement of third-party rights.
- Maintain human accountability for decisions and work product, regardless of whether AI was used in their creation.
- Mitigate risks associated with AI, including bias, inaccuracy, security vulnerabilities, and unintended consequences.
- Foster responsible innovation and the ethical application of AI technologies in public service.

2. Scope

This Policy applies to all directors, officers, employees (full-time, part-time, and temporary), contractors, consultants, interns, volunteers, and any other individuals or entities (collectively, "Personnel") who:

1. Access Agency systems, networks, data, or facilities;
2. Perform work on behalf of the Agency; or
3. Use AI tools, whether on Agency-owned, personally-owned, or third-party devices, in connection with Agency business, Agency information, or work product intended for the Agency.

This Policy applies regardless of whether the AI tool is used during working hours, on Agency premises, on Agency networks, or through Agency-paid accounts. This Policy supplements and does not replace other existing Agency policies.

3. Guiding Principles

These principles describe the Agency's values with respect to how AI systems are purchased, configured, developed, operated, or maintained.

1. **Transparency and Attribution:** The purpose and use of AI systems must be proactively communicated and disclosed to relevant stakeholders. When using Generative AI to create content, appropriate attribution or clarification that the content was AI-generated is required where needed to avoid misleading recipients.

2. **Security and Safety:** AI systems must maintain confidentiality, integrity, and availability through safeguards that prevent unauthorized access and misuse of data. Implementation of AI systems must be reliable and safe, and must minimize risks to individuals, residents, and the Agency.
3. **Privacy:** Privacy must be respected in all AI systems by safeguarding personally identifiable information (PII) and sensitive data from unauthorized access, disclosure, and manipulation.
4. **Accountability:** Defined roles and responsibilities govern the deployment and maintenance of AI systems. Human oversight must ensure adherence to relevant laws and regulations. AI-powered outputs must be reviewed and validated for accuracy before dissemination.
5. **Effectiveness:** AI systems must be reliable, meet their stated objectives, and deliver accurate and dependable outcomes for the contexts in which they are deployed.
6. **Workforce Empowerment:** Personnel are empowered to use AI in their roles through education, training, and collaboration that promotes participation and opportunity.
7. **Human-Centricity and Oversight:** AI is intended to augment human capabilities and decision-making, not to replace human judgment — especially in critical contexts. Meaningful human oversight must be maintained for all AI systems, particularly those with significant potential impact on residents or employees.
8. **Compliance and Ethics:** All AI use must comply with applicable laws, regulations, contractual obligations, and the Agency's Code of Conduct and ethical standards.

4. Definitions

For purposes of this Policy, the following terms have the meanings set forth below.

Term	Definition
AI Tool / AI System	Any software, service, application, browser extension, plug-in, API, agent, or feature that uses artificial intelligence, machine learning, or generative models to produce outputs, recommendations, predictions, or automated actions.
Generative AI	AI Tools that produce text, code, images, audio, video, or other content based on user inputs, including large language models and image, audio, or video generation models.
Agentic AI System	A subset of AI capable of autonomously planning, making decisions, or taking actions toward goals with minimal or no direct human intervention.
Approved AI Tool	An AI Tool formally evaluated and authorized by the Agency and listed on the Approved AI Tools Register in Appendix A.
Prohibited AI Tool	Any AI Tool not authorized by the Agency, including all consumer-grade, free-tier, personal-account, or trial AI services not specifically listed in Appendix A.
Confidential / Sensitive Data	Information classified as Restricted, Sensitive, or Highly Sensitive per the Agency's Data Classification Policy, including resident personal data, employee records, financial data, protected health information, trade secrets, and strategic plans.
Personnel	All individuals described in Section 2.
Prompt	Any input — including text, files, images, code, audio, or other data — submitted by a user to an AI Tool.

Term	Definition
Output	Any content, recommendation, decision, or action produced by an AI Tool.
Hallucination	An AI Output that is inaccurate, nonsensical, fabricated, or not grounded in factual reality, often occurring with Generative AI.
Bias	Systematic prejudice or unfairness in AI outputs, often stemming from biased training data or flawed model design, potentially leading to discriminatory or inequitable outcomes.
High-Risk Use	Any use of an AI Tool that materially affects employment decisions, resident or customer eligibility, financial outcomes, legal rights, or safety; or that is otherwise subject to regulatory oversight.
Human Oversight	The active involvement and ultimate control by one or more competent humans in monitoring, guidance, decision-making, and intervention related to an AI System's operation and outputs.

5. Roles and Responsibilities

Role	Responsibility
Executive Leadership / Board of Commissioners	Approve this Policy and any material changes; provide oversight of AI risk and strategic AI direction.
IT Director / AI Governance Lead (Policy Owner)	Maintain this Policy, the Approved AI Tools Register, and the AI Tool Request process; serve as the central point of accountability for AI governance; coordinate with IT, Legal, Privacy, and HR.
AI Data Governance Lead	Oversee sourcing, classification, quality, privacy, and lifecycle management of data used in AI systems; ensure compliance with data classification and privacy regulations.
Information Technology / Information Security	Evaluate AI Tools for security and integration; provision and revoke access; implement and maintain technical enforcement controls; monitor and log usage.
Privacy Officer / Data Protection Officer	Assess AI Tools for privacy and data-protection compliance; oversee data protection impact assessments; advise on resident data rights.
Legal / Attorney's Office	Review AI Tools for contractual and regulatory compliance; advise on High-Risk Uses; advise on legal issues or risks associated with AI use.
Contracting Department	Oversee the procurement of AI systems; ensure vendors comply with Agency policy standards through contractual agreements.
Human Resources	Oversee AI use affecting employees and candidates; coordinate mandatory training and disciplinary action; notify departments of Policy updates.
Managers and Supervisors	Ensure their teams understand and comply with this Policy; reinforce expectations; route new tool requests through proper channels.
All Personnel	Comply with this Policy; complete required training and acknowledgments; report incidents promptly; obtain approval before using any AI Tool not on the Approved AI Tools Register.

6. Approved AI Tools

6.1 Authorized Use Only

Personnel may use AI Tools for Agency business only if all of the following conditions are satisfied:

1. The AI Tool is listed on the Approved AI Tools Register at Appendix A (or as approved by the CEO in consultation with IT vendor);
2. The user accesses the AI Tool through an Agency-provisioned, paid, enterprise, or licensed account — not through a free, personal, consumer, or trial account;
3. The user uses the AI Tool within the scope of approval, including approved data classifications and approved use cases; and
4. The user has completed any AI training or acknowledgments required under Sections 16 and 21.

6.2 Standards for Approval

Before any AI System is added to the Approved AI Tools Register, it must undergo a rigorous evaluation. The depth of evaluation depends on the tool's intended use case and potential risk level. At a minimum, an AI Tool must satisfy the following:

Security

- Data encryption in transit and at rest.
- Access controls, authentication mechanisms (SSO/SAML, MFA), and role-based access control.
- Vulnerability management and patching processes (vendor-maintained).
- Current SOC 2 Type II report, ISO/IEC 27001 certification, or equivalent third-party attestation.

Privacy and Data Handling

- Vendor contractually agrees not to use Agency prompts, inputs, or outputs to train its models by default.
- Data residency, retention period, and deletion procedures are disclosed and acceptable.
- A Data Processing Addendum (DPA) or Business Associate Agreement (BAA) is executed where required.
- Support for applicable privacy regulations including HIPAA, CCPA/CPRA, and relevant state privacy laws.
- Data minimization and purpose limitation practices are documented.

Compliance, Legal, and Ethics

- Terms of Service reviewed for data ownership, usage rights, and liability.
- Assessment against risk frameworks (e.g., NIST AI RMF).
- Alignment with the Agency's Guiding Principles for Responsible AI Use (Section 3).
- Assessment of potential negative societal or ethical impacts.

Functionality, Bias, and Transparency

- Fitness for the intended business purpose with demonstrated reliability.
- Known limitations, potential for hallucinations, and accuracy metrics disclosed by vendor.
- Vendor's assessment and mitigation of potential biases, including training data diversity.
- Logging and audit trail capabilities; administrative visibility into user activity.

Vendor Reliability and Integration

- Vendor reputation, financial stability, and Service Level Agreements (SLAs).
- Compatibility with existing Agency systems and API availability.
- Total cost of ownership, including subscription, implementation, and maintenance.

6.3 Tool Approval Process

Personnel wishing to use a new AI Tool not currently on the Approved AI Tools Register must follow this process:

1. Submit a New AI Tool Request (Appendix B) to the Policy Owner / IT Department, providing the tool name, vendor, intended use cases, types of data involved, business justification, and account type.
2. Initial Review: The IT Department will confirm basic feasibility and completeness of the request.
3. Risk Assessment: If the initial review is positive, the request proceeds to a formal risk assessment evaluating the tool against all criteria in Section 6.2. Vendor documentation, security questionnaires, and proof-of-concept testing may be required.
4. Decision: The IT Department will render a recommendation: Pre-Approved; Pre-Approved with Conditions; or Rejected. If Rejected, a recommendation will be provided to the AI Governance Committee for final determination.
5. Final Authorization: The AI Governance Committee conducts final review. Upon approval, the tool is added to the Approved AI Tools Register with any specified conditions.
6. Ongoing Monitoring: Approved AI Systems are subject to periodic re-review to ensure ongoing compliance and address emerging risks.

6.4 Default Position

If an AI Tool is not listed on the Approved AI Tools Register, its use for Agency business is prohibited. There are no implied or verbal approvals under this Policy. When in doubt, Personnel must obtain approval before use.

7. Prohibited AI Tools and Practices

7.1 Prohibited Tools

The following are expressly prohibited for any Agency business purpose:

- (a) Free, consumer, or personal-account AI Tools, including free-tier ChatGPT, Google Gemini consumer accounts, Microsoft Copilot consumer accounts, Anthropic Claude consumer accounts, Perplexity, Poe, Character.AI, and any similar service where the user has not been authenticated through an Agency-managed enterprise or licensed business account.
- (b) Trial, beta, evaluation, or pilot accounts that have not been formally approved through the AI Tool Request process.
- (c) AI tools embedded in browser extensions, mobile applications, or productivity plug-ins that have not been approved, including AI-enabled note-takers, meeting recorders, summarizers, and email assistants.
- (d) AI "meeting bots," transcription, or recording assistants that join Agency meetings without explicit prior approval and proper disclosure to all participants in accordance with applicable consent laws.
- (e) Open-source or self-hosted AI models deployed outside Agency-managed infrastructure.
- (f) AI Tools accessed through a personal email address, personal credit card, or personal account, even where the underlying service has an approved enterprise version.
- (g) AI Tools accessed through VPNs, anonymizers, or other means designed to circumvent Agency controls.

IMPORTANT: Using unapproved AI tools for Agency business, especially involving Confidential Information, is a violation of this Policy and may result in disciplinary action.

7.2 Prohibited Practices

Even when using an Approved AI Tool, Personnel shall not:

- (a) Submit Confidential Information, resident data, employee personal data, source code, financial data, legal advice, trade secrets, or regulated data to an AI Tool unless that tool is expressly approved for that data classification.
- (b) Submit information subject to attorney-client privilege or a litigation hold without prior written approval from the Legal function.
- (c) Use AI Tools to generate, screen, rank, or make adverse decisions affecting employees or candidates (including hiring, promotion, discipline, compensation, or termination) without explicit written authorization from Human Resources and Legal.
- (d) Use AI Tools to produce content that is illegal, harassing, discriminatory, defamatory, obscene, or deceptive, or that violates the Agency's Code of Conduct.
- (e) Represent AI-generated content as solely human-created without appropriate disclosure, particularly in external communications, regulatory filings, sworn statements, or official documentation.
- (f) Knowingly create or spread false or misleading information (disinformation), or generate deceptive deepfakes for any purpose.
- (g) Attempt to bypass, disable, or circumvent any AI-related security control, monitoring tool, content filter, or data-loss prevention system.
- (h) Use AI Tools in any manner that violates a resident, customer, partner, or supplier contract, including any restriction on AI use or processing of confidential information.
- (i) Use Agency resources or AI tools for creating or distributing political campaign materials unless explicitly authorized as part of official Agency government relations activities.

8. Acceptable Use Standards

Subject to all other sections of this Policy, Personnel may generally use Approved AI Systems for the following:

Content Generation and Assistance

- Drafting routine emails and initial document or presentation drafts.
- Summarizing lengthy texts, brainstorming ideas, and checking grammar and style.

Data Analysis and Insights

- Identifying trends in non-sensitive datasets and generating reports based on approved data (outputs must be verified).
- Visualizing data patterns for internal analytical purposes.

Coding and Software Development

- Generating code snippets, assisting with debugging, and automating testing (all AI-generated code must be reviewed and tested before use).

Automation of Repetitive Tasks

- Automating data entry for non-sensitive data, scheduling, workflow management, and summarizing meeting notes.

Learning and Research

- Exploring topics, researching information, and translating languages for informational purposes (accuracy must be verified).

Resident and Customer Service Support

- Assisting staff with information retrieval and drafting responses — all with human review before sending.
- Analyzing anonymized customer feedback for service improvement.

This list is not exhaustive. All use cases must align with job responsibilities and receive necessary approvals when involving new tools or sensitive processes. Personnel shall:

- Use AI Tools only for legitimate Agency business purposes within the scope of their role.
- Treat all AI Outputs as draft work product subject to human review, fact-checking, and editing prior to use.
- Disclose AI use to stakeholders, residents, regulators, and other third parties as required by applicable law, contract, professional standards, or Agency guidance.
- Comply with the data-handling rules set forth in Section 9.

9. Data Confidentiality, Privacy, and Security

Protecting Agency, resident, and partner data is paramount when using AI. All Personnel must adhere to the following:

9.1 Data Classification

AI Tools shall be approved for use only with the data classifications listed in the Approved AI Tools Register. Unless otherwise specified, the following defaults apply:

Data Classification	Examples	Default AI Use
Public	Marketing materials, published content, public website data	Permitted with any Approved AI Tool.
Internal	Internal communications and non-sensitive working documents	Permitted only with Approved AI Tools rated for Internal data.
Confidential / Sensitive	Resident data, employee data, financial data, contracts, source code, business strategy	Permitted only with Approved AI Tools rated for Confidential data and only within the approved use case.
Restricted / Regulated	Protected Health Information, Social Security numbers, payment card data, attorney-client privileged material, trade secrets, export-controlled data	Prohibited unless the AI Tool is specifically approved in writing for that data type and a corresponding DPA or BAA is in place.

Personnel are responsible for correctly classifying information before submitting it to any AI Tool. When in doubt, treat the information as Confidential and consult the Policy Owner.

9.2 Core Security Requirements

- Strictly follow the Agency's Data Classification Policy. Under no circumstances should Restricted or Regulated data be submitted to External/Public AI Systems or any AI tool not approved for that data classification.
- Confidential or Sensitive Data may only be used with Approved AI Systems specifically designated and secured for handling such information.
- When using Approved AI Systems for tasks not requiring PII, data should be anonymized or de-identified to the extent feasible before input.
- Collect, process, and retain only the minimum amount of data necessary for the specific, legitimate purpose of the AI application (data minimization).

- Follow all Agency security policies when accessing, storing, transmitting, or using data in conjunction with any AI System. This includes using strong passwords, secure connections, and secure API key management.
- AI-related data (inputs, outputs, logs) must be managed and retained in accordance with the Agency's Information Governance and Data Retention policies.
- For teams involved in developing or procuring AI Systems, privacy considerations must be embedded from the outset (Privacy by Design).

10. Intellectual Property and Output Ownership

10.1 Confidentiality

All existing Agency confidentiality and information-handling obligations remain in full force and effect with respect to AI use. Submission of Confidential Information to an unauthorized AI Tool may constitute a breach of those obligations and may also breach Agency resident or partner contracts.

10.2 Third-Party Rights

Personnel shall not submit to any AI Tool any material they do not have the right to submit, including third-party copyrighted works, third-party confidential information, licensed software code, or content received under a non-disclosure obligation.

10.3 Output Ownership

All AI-generated Output created by Personnel in the course of their work for the Agency is, as between the Agency and such Personnel, the property of the Agency to the maximum extent permitted by applicable law. Personnel acknowledge that:

- (a) AI Output may not be eligible for copyright or patent protection in all jurisdictions.
- (b) AI Output may incorporate or resemble protected third-party content and shall be reviewed for originality and infringement risk before external use, publication, or distribution.
- (c) AI Output used in official Agency documents, regulatory filings, or external communications shall be reviewed and approved in accordance with the Agency's standard quality and review processes.
- (d) When using AI tools to assist in creating potentially copyrightable material, Personnel must document their own creative contributions, prompts used, and modifications made to the AI Output to support claims of human authorship.

10.4 AI-Assisted Code

AI-assisted code generation is permitted only with Approved AI Tools and only for permitted projects. Personnel shall review all AI-generated code for security, licensing, and functional correctness before committing such code to an Agency repository and shall comply with the Agency's open-source software policy where AI Output incorporates open-source code.

11. Authentication, Access, and Account Security

- Personnel shall access Approved AI Tools using Agency-provisioned credentials, single sign-on (SSO), and multi-factor authentication (MFA) where supported.
- Sharing of AI Tool credentials, API keys, or authentication tokens is prohibited.
- API keys and tokens shall be stored in approved secret-management systems and shall not be embedded in source code, scripts, configuration files, or shared documents.
- Access to AI Tools shall follow the principle of least privilege and shall be reviewed in accordance with the Agency's access-review schedule.
- Upon termination, role change, or extended leave, AI Tool access shall be promptly revoked or adjusted.

12. Human Oversight and Output Verification

AI Tools are decision-support tools, not decision-makers. Personnel remain fully accountable for any work product, advice, decision, or communication they produce, regardless of whether AI was used in its creation. Blind reliance on AI Output is prohibited.

With respect to any AI-assisted work product, Personnel shall:

- (a) Verify factual accuracy, including any quotations, citations, statistics, names, dates, and legal or regulatory references.
- (b) Review Output for bias, discrimination, or content that could harm the Agency, residents, employees, or third parties.
- (c) Apply professional judgment appropriate to the context, including legal, financial, housing, or safety judgment.
- (d) Ensure that any decision affecting residents, employees, or candidates includes meaningful human review and is not based solely on AI Output.

Any High-Risk Use, as defined in Section 4, shall require written pre-approval from Legal and the Policy Owner before deployment, and shall be subject to the Agency's risk-assessment, bias-testing, transparency, and recordkeeping requirements.

13. Vendor, Third-Party, and Embedded AI

- Vendors and contractors that use AI to deliver services to the Agency shall disclose such use in writing prior to engagement and shall comply with AI-related requirements in their contracts, including any prohibition on training AI models on Agency data.
- The Contracting Department shall oversee the procurement of AI systems and require vendors to comply with Agency policy standards through contractual agreements.
- AI features embedded in existing software (including productivity suites, CRM systems, ERP systems, and security tools) shall be reviewed and explicitly enabled or disabled by IT and Information Security; default activation of AI features without review is not permitted.
- Any new vendor offering an AI-enabled product or feature shall be onboarded through the Agency's standard vendor risk-management process, which shall include data-protection, security, and AI-specific due diligence.

14. Transparency and Disclosure Requirements

To foster public trust and maintain clarity with residents and stakeholders:

1. Disclosure in Interactions: When AI Systems interact directly with residents, employees, or other stakeholders (e.g., chatbots, virtual assistants), their AI nature must be disclosed clearly and upfront. Where legally required, a mechanism to interact with a human must be provided.
2. Labeling AI-Generated Content: Content substantially generated or significantly altered by AI must be clearly labeled or disclosed as such, particularly when shared externally or used in official Agency documents.
3. Documentation of Use: For projects involving significant AI use (e.g., research, process automation, or public-facing services), the use of AI tools, data sources, and key methodologies should be appropriately documented.
4. Attribution: When using Generative AI to create content, appropriate attribution or clarification is required wherever needed to avoid misleading recipients.

15. Regulatory and Contractual Compliance

Personnel shall comply with all laws, regulations, professional standards, and contractual obligations applicable to their use of AI, including without limitation:

- (a) Privacy and data-protection laws, including HIPAA, GLBA, FERPA, the CCPA/CPRA, applicable state comprehensive privacy laws, and the GDPR where applicable.
- (b) Sector-specific AI and automated-decision laws, including New York City Local Law 144, the Illinois AI Video Interview Act, the Colorado AI Act, and the EU AI Act where applicable.
- (c) Employment, civil rights, and anti-discrimination laws, including Title VII, the ADA, the ADEA, and EEOC guidance regarding AI in employment decisions.
- (d) Consumer-protection and unfair-trade-practices laws, including Section 5 of the FTC Act.
- (e) Federal and state housing laws, Fair Housing Act requirements, and HUD regulations applicable to the Agency.
- (f) Intellectual property and copyright laws.
- (g) Export controls and economic sanctions laws, including EAR and OFAC requirements.
- (h) Resident, supplier, and partner contractual obligations regarding confidentiality, AI use, and data processing.

Note: This list should be reviewed by Legal counsel and tailored to the Agency's specific operating jurisdiction, applicable federal and state regulations, and any HUD or other federal program requirements.

16. Employee Training and Awareness

1. **Mandatory Review and Attestation:** All Personnel with access to Approved AI Tools shall review this Policy upon hire or engagement and at least annually thereafter. All Personnel must sign an acknowledgment (Appendix C) that they have read and agree to follow this Policy.
2. **Foundational Training:** All Personnel shall complete Agency-provided AI training prior to first use and at least annually thereafter. Training shall cover this Policy, data classification, prohibited tools and practices, prompt hygiene, output verification, and incident reporting.
3. **Role-Specific Training:** Additional training shall be required for Personnel involved in developing, procuring, or managing AI systems, or those using AI for High-Risk functions.
4. **Ongoing Communication:** Regular communications (e.g., newsletters, intranet updates) will reinforce Policy key points and provide updates on approved tools and best practices.

17. Monitoring, Auditing, and Technical Enforcement

17.1 Monitoring and Logging

To enforce this Policy and protect Agency information, the Agency may, to the extent permitted by applicable law:

- (a) log AI Tool usage on Agency-provisioned accounts and devices;
- (b) monitor network traffic, endpoint activity, and data-loss-prevention alerts related to AI Tool use;
- (c) review prompts and Outputs submitted through Approved AI Tools where the Agency has administrative visibility; and
- (d) investigate suspected violations of this Policy.

17.2 Technical Enforcement and Shadow AI Prevention

Following approval of one or more Authorized AI Tools, the IT function shall implement technical controls on Agency-managed devices, accounts, and networks to block access to AI providers other than those listed on the Approved AI Tools Register. Such controls may include:

- DNS filtering and web content filtering to block known unauthorized AI service domains.
- Endpoint application control to prevent installation or execution of unauthorized AI applications, browser extensions, and plug-ins.
- Firewall and network egress rules restricting traffic to non-approved AI service providers.
- Conditional access and tenant-isolation policies that limit authentication to Agency-managed accounts.
- Data-loss-prevention rules that detect and block transmission of Agency information to non-approved AI services.

17.3 Auditing

Periodic audits of AI usage, specific AI systems, and adherence to this Policy will be conducted by the IT Department. Audits will assess compliance, effectiveness of controls, data quality, and potential biases. Findings and corrective actions must be documented and shared with the IT Director and Legal.

17.4 Ongoing Maintenance of AI Systems

All departments using AI systems are responsible for the following ongoing lifecycle activities:

1. Performance Monitoring: Regularly review AI outputs to confirm accuracy, fairness, and relevance; identify and address any performance degradation or data drift.
2. Bias and Risk Audits: Conduct periodic reviews of high-impact systems to detect systemic bias or unintended outcomes.
3. Security and Patch Management: Apply vendor updates, security patches, and configuration changes promptly.
4. Retraining and Updates: Where applicable, retrain or update AI models to ensure reliability and compliance with new regulations.
5. Documentation and Change Tracking: Maintain records of all changes to AI systems, including updates, retraining events, and performance results.
6. Decommissioning: If an AI system can no longer meet the Agency's requirements, decommission it in a controlled manner to protect data and operations.

17.5 Reporting Concerns

Personnel are encouraged to report any suspected violations of this Policy or concerns about the ethical or responsible use of AI to the IT Department. Reports may be made anonymously where permitted by law. Retaliation against individuals reporting concerns in good faith is strictly prohibited.

18. Incident Reporting

Personnel shall promptly — and in any event within [insert timeframe, e.g., 24 hours] — report to the Policy Owner and the Information Security function any of the following:

- (a) Inadvertent submission of Confidential, resident, employee, or regulated data to any AI Tool, whether approved or not;
- (b) Suspected unauthorized access to an AI Tool account or API key;
- (c) Discovery that an AI Tool, vendor, or feature is being used in a manner that may violate this Policy or applicable law; and
- (d) AI Output that is materially inaccurate, biased, discriminatory, or harmful and that has been or may be relied upon.

Upon receiving a report of a suspected AI-related incident, the IT Department, in coordination with Legal and other relevant offices, will: preserve system logs and outputs; contain and isolate the affected AI system; assess and document the scope; notify appropriate parties as required by law; and implement corrective measures.

19. Policy Violations and Discipline

Violations of this Policy may result in disciplinary action up to and including termination of employment or contract, in accordance with the Agency's standard disciplinary procedures and applicable law. Violations may also expose the individual and the Agency to civil, regulatory, or criminal liability.

For contractors, consultants, vendors, and other third parties, violations may result in suspension of system access, termination of contracts, financial penalties, and/or legal action. The Agency reserves the right to pursue all remedies available under law or contract to address violations.

Examples of conduct that may result in discipline include, without limitation:

- Submitting Confidential Information, resident data, or regulated data to a Prohibited AI Tool.
- Using a personal or free AI account for Agency work.
- Concealing AI use where disclosure is required.
- Using AI Output to support a decision in a manner that violates applicable law, including discriminatory decisions affecting residents or employees.
- Bypassing Agency security controls, monitoring tools, or data-loss prevention systems.
- Misrepresenting AI-generated content as solely human-created in official documentation.

20. Policy Review and Updates

This Policy shall be reviewed at least annually and upon any of the following: a material change in AI technology or vendor offerings; a material change in applicable law or regulation; a significant AI-related incident; or a material change in Agency operations. Updates require approval as set forth on the cover page and will be communicated to all applicable Personnel.

21. Employee Acknowledgment

All Personnel shall acknowledge receipt and understanding of this Policy upon hire or engagement, upon material updates, and at least annually. Acknowledgment shall be collected in writing or electronically. The Acknowledgment form is set forth at Appendix C.

APPENDIX A

Approved AI Tools Register

The Policy Owner shall maintain this register and update it as AI Tools are added, modified, or removed. The official list is maintained by the Information Technology Department. Do not use any tool, including those listed below, for Agency work involving Confidential Information unless it is confirmed to be on the official internal Approved AI Systems list and approved for that specific data type and use case.

Tool Name	Category	Approved Use Cases	Approved Data Classifications	Account Type	Notes / Conditions
Microsoft 365 Copilot*	Generative Text	Drafting, summarization, brainstorming within M365 apps (Word, Excel, Outlook, Teams)	Internal, Confidential	M365 E3/E5 Copilot license; tenant-bound; SSO + MFA	Tenant-bound; respects M365 permissions and sensitivity labels. Consumer Copilot variants prohibited.
*Others only as approved by the CEO in consultation with IT vendor/consultant.					

APPENDIX B

AI Tool Request Form

This form shall be submitted to the Policy Owner or the IT Department before introducing any new AI Tool, AI feature, browser extension, or AI-enabled vendor offering.

Field	Response
Requester Name / Department	
AI Tool Name and Vendor	
Vendor URL and Plan / Tier	
Business Use Case	
Types of Data to be Submitted	
Estimated Number of Users	
Account Type (Personal / Free / Trial / Business / Enterprise)	
Existing Vendor Contract or DPA in Place? (Y/N)	
Will the Vendor Train on Agency Data? (Y/N)	
Does Vendor Have SOC 2 Type II or ISO 27001? (Y/N)	
Cost / Budget Owner	
Manager Approval — Signature / Date	
Policy Owner Approval — Signature / Date	
Decision (Approved / Conditioned / Denied) and Conditions	

APPENDIX C

Employee Acknowledgment Form

I, the undersigned, hereby acknowledge and agree as follows:

- 1. I have received, read, and understand the [ORGANIZATION NAME] Artificial Intelligence (AI) Acceptable Use and Adoption Policy (the "Policy").
- 2. I understand that I may use AI Tools for Agency business only if such tools are listed on the Approved AI Tools Register, accessed through an Agency-provisioned account, and used within the scope of approval.
- 3. I understand that the use of free, personal, consumer, trial, or unapproved AI Tools for Agency business is prohibited.
- 4. I understand that submitting Confidential Information, resident data, employee personal data, or regulated data to an unapproved AI Tool may constitute a breach of Agency policy and applicable law.
- 5. I understand that I remain fully accountable for any work product, advice, decision, or communication I produce, regardless of whether AI was used in its creation.
- 6. I understand that violations of this Policy may result in disciplinary action, up to and including termination, and may expose me to legal liability.
- 7. I agree to complete all required AI training prior to first use of any Approved AI Tool and at least annually thereafter.
- 8. I agree to promptly report any suspected violation or incident in accordance with Section 18 of this Policy.

Employee Signature	Date
Print Name	Title / Department

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

1. Describe the action requested of the Board of Commissioners

Resolution Number: 26-11

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

Approve the adoption of a Body Camera Policy for Sarasota Housing Authority personnel.

2. Who is making request:

A. Entity: SHA
B. Project: Body Camera Policy
B. Originator: William Russell

3. Cost Estimate (if applicable):

N/A

Narrative:

SHA desires to adopt a Body Camera Policy to establish clear standards for the use, activation, storage, review, retention, and release of body camera recordings. The policy is intended to promote accountability, transparency, safety, and consistency in interactions involving SHA personnel, residents, vendors, and members of the public, while protecting privacy and ensuring compliance with applicable federal, state, and local laws.

Attachments (if applicable):

See attached draft Body Camera Policy for Board review and approval.

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 26-11

RESOLUTION APPROVING SARASOTA HOUSING AUTHORITY BODY CAMERA POLICY

WHEREAS the Sarasota Housing Authority (SHA) recognizes the importance of promoting safety, accountability, transparency, and professionalism in its operations and interactions with residents, visitors, employees, and the public;

WHEREAS SHA acknowledges that the use of body-worn cameras can support accurate documentation of incidents, enhance resident and inspector accountability, and provide an additional tool for reviewing and responding to security-related matters;

WHEREAS SHA has developed the attached Body Camera Policy ("Policy") to establish guidelines for the appropriate use, activation, storage, access, retention, and disclosure of body camera recordings in accordance with applicable law and agency procedures; and

WHEREAS the Sarasota Housing Authority (SHA) has reviewed the Policy and has determined that its adoption is in the best interests of the Agency, its residents, employees, and stakeholders.

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners approves the attached Body Camera Policy.

ACCEPTED BY: _____

John Colón,
Acting Chair

DATE_____

ATTESTED BY: _____

William Russell,
President & CEO

DATE_____



Adopted: 06/24/26

BODY-WORN CAMERA POLICY

Resolution #: 26-11

Revision #: N/A

Revision Date:
N/A

Housing Choice Voucher Program

1. Purpose

The purpose of this policy is to establish clear standards for the use of body worn cameras (BWCs) by Housing Choice Voucher (HCV) inspectors employed or contracted by the Sarasota Housing Authority (SHA). BWCs are used to enhance documentation of NSPIRE inspections, promote transparency, and support the integrity of the HCV program.

2. Scope

This policy applies to:

- All SHA HCV inspectors
- Supervisors overseeing inspections
- Staff responsible for data storage, retrieval, or public records processing

This policy covers all NSPIRE, Initials, Complaint, Emergency, Quality Control, and Special Inspections conducted under the HCV program.

3. Definitions

Body Worn Camera (BWC): A portable audio/video recording device worn by an inspector during official duties.

- Inspector will ask each voucher holder and anyone else involved in the inspection process on camera for permission to audio record each inspection. If permission is not granted, no audio will be recorded.

Inspector: Any SHA employee or contractor performing HCV inspections.

Recording: Any audio, video, or multimedia file captured by a BWC.

Retention System: SHA's approved digital storage platform for BWC footage.

4. Policy Statement

SHA authorizes the use of BWCs by HCV inspectors to document inspection conditions, interactions with landlords and tenants, and potential program violations. All use must comply with this policy, HUD regulations, and Florida law.

5. Authorized Use

Inspectors **shall activate** BWCs during:

- Entry into units for NSPIRE inspections
- Exterior inspections of rental properties
- Interactions with landlords, tenants, or property managers
- Documentation of life threatening or emergency conditions
- Complaint or special inspections involving health/safety concerns

Inspectors **shall not** record:

- Personal conversations unrelated to SHA business
- Tenant medical information unless necessary to document a reasonable accommodation issue
- Areas where recording is prohibited by law (e.g., where privacy is reasonably expected)

6. Activation & Deactivation Procedures

6.1 Activation

Inspectors must activate the BWC **before approaching the unit** and keep it recording throughout the inspection.

6.2 Deactivation

Permitted only when:

- The inspection is complete
- The inspector is discussing confidential SHA matters
- A tenant requests privacy for sensitive personal issues (e.g., medical equipment)

When feasible, inspectors should verbally state the reason for deactivation.

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

1. Describe the action requested of the Board of Commissioners

Resolution Number: 26-12

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

Establish a policy and protocol for securely utilize Artificial Intelligence ("AI") tools and systems.

2. Who is making request:

- A. Entity: SHA
B. Project: Bertha Mitchell Lease Amendment
C. Originator: William Russell

3. Cost Estimate (if applicable):

N/A

Narrative:

Now that Bertha Mitchell is converting to Housing Choice Vouchers, SHA is required to use a different lease rather than the HUD public housing lease. SHA did the same when the Courts converted and SHA utilized the Courts lease, previously approved by this board, as a reference for the new lease being proposed for Bertha Mitchell.

Attachments (if applicable):

See attached Bertha Mitchell Lease Agreement.

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 26-12

RESOLUTION APPROVING RESIDENTIAL LEASE AMENDMENT FOR BERTHA MITCHELL

WHEREAS; The Sarasota Housing Authority (SHA) is preparing to convert 100 units in Bertha Mitchell to Section 8 Housing Choice Voucher (HCV) units and, as a result, certain lease provisions will need to change; and

WHEREAS; SHA, referencing the previously approved lease for the Courts, has drafted the attached residential lease for the SHA Board of Commissioners' consideration and recommends its' approval.

NOW, THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners adopts the attached residential lease and authorizes its' implementation for the Bertha Mitchell property.

ACCEPTED BY: _____ DATE: _____
John Colón,
Acting Chair

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



Tel 941.361.6210

Fax 941.366.4661

TTY 1.800.955.8771

William O. Russell III President & CEO
FL 34234

1912 N. Orange Ave. Sarasota,

Sarasota Housing Authority Lease Agreement

1. PARTIES AND DWELLING UNIT:

The parties to this Lease Agreement are **Sarasota Housing Authority** referred to as the Landlord, and **{Head of Household Full Name}** referred to (individually or together) as the Resident. The Landlord leases to the Resident the dwelling unit located at **{Mailing Address}**.

All notices and other communications required under this Lease Agreement shall be made to the Landlord, c/o the Management Office at **1912 N Orange Ave, Sarasota, FL 34234** or to such other address as Landlord may provide in writing.

The members of the household listed below are the only persons permitted to reside in the Unit. This provision is not intended to exclude the care of foster children or live-in care of the Resident or Resident's household member provided the accommodation of such person(s) conforms to the Landlord's occupancy standards and the Landlord has granted prior written approval for the foster child(ren) and/or live-in aide to reside in the unit.

NAME	RELATION	DATE OF BIRTH	SSN
{Members Full Name}	{Members Relation}	{Members Birthdate}	{Last 4 Digits}

Resident shall immediately notify the Landlord, in writing, whenever any member of the household authorized to reside in the Unit is no longer residing in the Unit. Failure to immediately notify the Landlord, in writing, will result in the Resident being held liable for all actions of such person and any violation of the Lease Agreement by such person will be grounds for termination of tenancy and eviction from the Unit.

2. TERM:

The initial term of this Lease Agreement shall begin on **{Effective Date}** and end on **{End Date}**. After the initial term ends, the Lease Agreement will be automatically renewed on a month-to-month basis unless terminated as permitted by Paragraph 18 of this Lease Agreement.

3. RENT:

- The Resident agrees to pay \$ N/A for the partial month ending on N/A. For the remainder of the initial term, Resident agrees to pay a rent of **{Rent Amount}** per month. This amount is due on the first (1st) day of the month to the Landlord or at such other mailing address as the Landlord may provide. Payments made as rent will be applied to any outstanding balance, which may include rent, utilities, maintenance, or any other balance owed.



- b. Resident's rent may be increased as a result of assistance provided through the Housing Choice Voucher Program. Provisions which are required by those programs or by the agencies administering those programs are referred to in this Lease as Public Requirements and are applicable even if not specifically set forth. Provisions particular to assistance through a Housing Choice Voucher Program (if applicable) are set forth in the attached PHA-Assisted Unit Lease Addendum.

4. CHARGES FOR LATE PAYMENTS, RETURNED CHECKS, FEES COURT AWARDS:

If the Resident does not pay the full amount of the rent due under this Lease Agreement by 5PM on the 5th day of the month, the Landlord may collect a fee of \$35 on the 6th day of the month. The Landlord may collect a fee of \$30 any time a check is not honored for payment (bounces). The charges discussed in this paragraph are in addition to the regular monthly rent payable by the Resident. The Landlord may collect a charge for costs and/or reasonable attorney's fees which a court may award in favor of the Landlord, in connection with a legal proceeding in which the Resident does not prevail.

5. CONDITION OF DWELLING UNIT:

- a. By signing this Lease Agreement, the Resident acknowledges that Resident has inspected the Unit and it is apparently safe, clean, and in good condition. The Resident agrees that all appliances and equipment in the Unit are in good working order, except as described on the pre-occupancy Unit Inspection Report, which is an Attachment to this Lease Agreement. The Resident also agrees that the Landlord has made no promises to decorate, alter, repair, or improve the Unit except as listed on the pre-occupancy Unit Inspection Report.
- b. Landlord will inspect the Unit and its appliances and equipment at least annually and when Resident vacates the Unit. Resident or Resident's designee may accompany Landlord, Landlord reserves the right to photograph, videotape or otherwise visually record the inspection, with reasonable access to such visual record being provided to Resident. Landlord will furnish Resident with a copy of any inspection report upon request. Any such report will be signed by Landlord and Resident and retained in Resident's file. If Resident shall refuse to sign such report, it will nonetheless be deemed accurate unless Resident provides a written statement identifying his/her disagreement and Resident requests a grievance hearing in accordance with Landlords' grievance procedure, if any is available.

6. CHARGES FOR UTILITIES AND SERVICES:

The following charts describe how the cost of utilities and services related to occupancy of the Unit will be paid. The Resident agrees that these charts accurately describe the utilities and services paid by the Landlord and those paid by the Resident.

- a. The Resident must pay for the utilities checked in column (I). Payments should be made directly to the appropriate utility company. The Resident shall ensure that utility services remain on in the Unit while Resident retains occupancy. Failure by the Resident to continuously maintain gas / electric service to the Unit will be considered a material lease violation. The items in column (2) are Included in the Resident's rent. Resident shall take reasonable measures toward energy conservation in his/her use of utilities.

Put "X" by any Utility Resident Pays Directly	Utility or Service	Type	Put an "X" by any Utility included in Resident Rent
<u> X </u>	Heat	electric	<u> </u>
<u> X </u>	Air Conditioning	electric	<u> </u>
<u> X </u>	Lights & Electric	electric	<u> </u>
<u> X </u>	Cooking	electric	<u> X </u>
<u> </u>	Water, Hot & Cold	electric	<u> X </u>
<u> </u>	Sewer		
<u> X </u>	Cable TV		

7. SECURITY DEPOSITS:

The Resident has deposited \$ **{Security Deposit Amount}** with the Landlord. The Landlord will hold this security deposit in accordance with State law for the period the Resident occupies the Unit. After the Resident has moved from the Unit, the Landlord will determine whether the Resident is eligible for a refund of any or all of the security deposit. The amount of the refund will be determined in accordance with the following conditions and procedures.

- a. The Resident will be eligible for refund of the security deposit only if the Resident provided the Landlord with the 30-day written notice of intent to move required by paragraph 18.
- b. After the Resident has moved from the Unit, the Landlord will inspect the Unit and complete another Unit Inspection Report. The Landlord will permit the Resident to participate in the inspection if the Resident so requests.
- c. The Landlord will refund to the Resident the amount of the security deposit plus interest as required by State law, less any amount needed to pay the cost of:
 - (1) unpaid rent;
 - (2) damages that are not due to normal wear and tear and are not listed on the Unit Inspection Report prepared prior to initial occupancy;
 - (3) charges for late payment of rent and returned checks, as described in paragraph 4;
 - (4) charges for unreturned keys, as described in paragraph 8;
 - (5) charges for costs and/or reasonable attorneys fees which a court may award in favor of the Landlord, in connection with a legal proceeding in which the Resident does not prevail; and
 - (6) any other charges properly owing from Resident to Landlord.
- d. The Landlord agrees to refund the amount computed in paragraph 7c as provided in Florida Statutes Section 83.49, as may be amended.
- e. If the Unit is rented by more than one person, the Residents agree that they will work out the details of dividing any refund among themselves. The Landlord may pay the refund to any Resident identified in paragraph 1 of this Lease Agreement.

- f. The Resident understands that the Landlord will not apply the Security Deposit, in advance of the Resident moving out to the last month's rent or to any charges owed by the Resident.

In accordance with Florida Statutes 83.48, Landlord provides Resident with the following disclosure:

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS

8. KEYS AND LOCKS:

The Resident agrees not to install additional or different locks or gates on any doors or windows of the Unit without the written permission of the Landlord. If the Landlord approves the Residents' request to install such locks, the Resident agrees to provide the Landlord with a key for each lock. When this Lease Agreement ends, the Resident agrees to return all keys to the dwelling Unit to the Landlord. The Landlord may charge the Resident for each key not returned at termination of this Lease Agreement, and for the replacement of lost keys while the Resident occupies the Unit, in accordance with a Schedule of Charges posted in the Management Office.

9. DEFECTS & HAZARDS TO LIFE, HEALTH OR SAFETY:

- a. The Resident shall immediately report damages, defects, and hazardous conditions in the Unit to the Landlord.
- b. The Landlord shall be responsible for repair of the Unit within a reasonable time; provided, that if the damage was caused by the Resident, Resident's household or guests, the cost of the repairs shall be charged to the Resident.
- c. The Landlord may, at its sole and exclusive discretion, offer standard alternative accommodations, if available, in circumstances where necessary repairs cannot be made within a reasonable time.

- d. Wherever damage is caused by carelessness, misuse, or neglect on the part of the Resident, his/her family or visitors, or any failure or refusal to fulfill the Resident's Obligations set forth in Paragraph 13 of this Lease Agreement, the Resident agrees to pay the cost of all repairs, at the rates contained in a Schedule of Charges which is posted in the Management Office and incorporated herein by reference, which Schedule of Charges may be changed from time to time.

10. RESTRICTION AND ALTERATIONS:

The Resident agrees not to do any of the following without first obtaining the Landlord's written permission:

- a. change or remove any part of the lock, appliances, fixtures, or equipment in the Unit;
- b. paint or install wallpaper or contact paper in the Unit;
- c. attach awnings or window guards in the Unit;
- d. attach or place any fixtures, signs, or fences on the building, the common areas, or the project grounds;
- e. attach any shelves, screen doors, or other permanent improvements in the Unit;
- f. install dishwashers, ceiling fans or other fixtures or equipment;
- g. place any aerials, antennas, or other electrical connections on the Unit;
- h. installation or placement of trampolines, bounce houses, or any other inflatable play structure

11. OCCUPANCY:

The Resident shall have the right to exclusive use and occupancy of the leased premises. "Guest" means any person not listed on this Lease Agreement who temporarily visits the Unit or premises with the consent of a household member. The Resident must notify the Landlord in writing of all overnight guests staying on the premises for more than 2 nights. The written notice must be given no later than the 3rd day after the guest begins staying at the premises. The notice must indicate the period of time the guest will be staying at the lease premises. If any visit will extend beyond 1 week, the Resident must notify the Landlord in writing, stating the reasons for the extended visit, which must first be authorized in writing by the Landlord. No Guest may stay overnight on the premises more than 14 days during any 12-month period without the express written permission of the Landlord. Allowing Guests to occupy the premises in violation of this provision will be deemed a material violation of this Lease Agreement and is grounds for termination of this Lease Agreement and eviction of the Resident.

12. OBLIGATIONS OF LANDLORD:

Landlord shall be obligated, other than for circumstances beyond its control, as follows:

- a. To maintain the premises and the project in decent, safe and sanitary condition.
- b. To comply with requirements of applicable building codes, housing code, and HUD regulations materially affecting health and safety.
- c. To make necessary repairs to the premises.

- d. To keep project buildings, facilities and common areas not otherwise assigned to the Resident for maintenance and upkeep, in a clean and safe condition.
- e. To maintain in good and safe working order and condition: electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances, supplied or required to be supplied by the Landlord.
- f. To provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of an individual Resident household) for the deposit by Resident of garbage, rubbish and other waste.
- g. To supply running water and reasonable amounts of hot water and reasonable amounts of heat at appropriate times of the year except where heat or hot water is generated by an installation within the exclusive control of the Resident and supplied by a direct utility connection.
- h. To provide extermination services as necessary.
- i. To make necessary repairs with reasonable promptness.
- j. To maintain exterior lighting in good working order.
- k. To comply with all maintenance requirements listed in Florida Statutes Section 83.51, as may be amended, not specifically referenced herein.

13. OBLIGATIONS OF RESIDENT:

The Resident agrees to the following obligations and shall ensure that all household members, guests, and visitors comply with these requirements:

A. Use and Occupancy

- 1. To pay the applicable rent and any other charges due to SHA as required.
- 2. To Report all change in family size, members of household, and/or increases or decreases in income in writing within ten (10) days of change.
- 3. The Resident shall not sublease, assign, or otherwise transfer possession of the premises, in whole or in part, without the prior written consent of the Landlord.
- 4. The Resident shall not provide accommodations for boarders or lodgers. Only individuals listed on the Lease may reside in the unit. No unauthorized person may occupy the premises without prior written approval from the Landlord.
- 5. The premises shall be used solely as a private residence for the Resident and authorized household members.
- 6. With prior written consent from the Landlord, household members may engage in lawful business or other activities within the unit, provided such use is incidental to its primary residential purpose.

B. Compliance with Laws, Rules, and Policies

- 1. The Resident shall comply with all applicable federal, state, and local laws, as well as building and housing codes affecting health and safety.
- 2. The Resident shall abide by all rules and regulations issued by the Landlord for the benefit and well-being of the community. Such rules are posted in the Management Office and incorporated into this Lease by reference.
- 3. The Resident shall comply with all covenants, by-laws, and regulations of any applicable community association.

C. Maintenance, Cleanliness, and Safety

1. The Resident shall maintain the unit, adjacent grounds, and any assigned areas in a clean, sanitary, orderly, and safe condition.
2. The Resident shall not accumulate garbage, debris, or waste in a manner that creates unsanitary conditions or violates health codes.
3. Resident shall maintain all exterior areas of the dwelling unit, including porches, patios, entryways, yards, and areas visible from public or common spaces, in a clean, orderly, and sanitary condition at all times. The accumulation, storage, or placement of junk, trash, debris, discarded household items, inoperable furniture, appliances, tires, or other unsightly materials in the front, rear, or surrounding areas of the unit is strictly prohibited.
4. The Resident shall use all appliances, fixtures, and systems—including electrical, plumbing, HVAC, and sanitary equipment—for their intended purposes only.
5. The Resident shall exercise reasonable care in maintaining the premises and promptly report any maintenance issues, including inoperable smoke detectors.
6. The Resident shall promptly notify the Landlord of any needed repairs or unsafe conditions that could cause damage or injury.

D. Damage and Repairs

1. The Resident shall not destroy, deface, damage, or remove any part of the premises or property.
2. The Resident shall be responsible for and promptly pay for repairs due to damage (beyond normal wear and tear) caused by the Resident, household members, guests, or failure to report maintenance issues.

E. Conduct and Behavior

1. The Resident, household members, and guests shall not engage in loud, disruptive, or objectionable behavior that interferes with the peaceful enjoyment of other residents, staff, or guests.
2. Acts of intimidation, harassment (including sexual harassment), verbal abuse, threats, violence, or other misconduct toward residents, staff, or vendors are strictly prohibited.
 - Such actions constitute a violation of the Lease.
 - Incidents may be reported to law enforcement when appropriate.
3. The Resident and all persons under their control shall not engage in any criminal activity, including drug-related criminal activity, on or off the premises.

F. Pets and Animals

1. No pets or animals are permitted without prior written consent from the Landlord, in accordance with applicable laws and the Landlord's pet policy.
2. Approved pets must comply with all stated rules and requirements.

G. Entry and Inspection

1. The Resident shall permit the Landlord to enter the premises, as provided in Paragraph 16, for inspections, maintenance, repairs, improvements, or showings.

H. Firearms and Weapons

1. The display of firearms or weapons of any kind (operable or inoperable) in common areas is prohibited.
2. The illegal use of any weapon is strictly prohibited anywhere on the property.
3. Lawfully owned firearms and ammunition may be stored within the unit only if securely kept in locked containers. Exhibition of fire arm is not permitted on the property.

I. Absence and Vacancy

1. The Resident shall notify the Landlord of any absence from the unit exceeding fifteen (15) days.
2. Upon vacating, the Resident shall leave the unit in a clean and safe condition (normal wear and tear excepted) and return all keys.
3. Any personal property left behind will be considered abandoned and disposed of in accordance with the Lease.

J. Safety and Fire Prevention

1. Activities that pose fire or safety hazards—including open flames, fireworks, or unsafe storage of flammable materials—are prohibited.
2. Outdoor grills, fire pits, or open fires are not permitted inside the unit.

K. Equipment Restrictions

1. E-bikes, gas-powered scooters, and similar equipment are prohibited inside the unit.

L. Mold and Moisture Control

1. The Resident shall maintain proper ventilation and cleanliness to prevent mold and mildew.
2. The Resident agrees to comply with the Mold and Moisture Addendum. Failure to comply constitutes a material breach of the Lease.

M. Parking and Vehicles

1. The Residents shall abide by the Paring Policy established by SHA in effect at that time, and to cause members of the Resident's household and guests to also abide by the parking policy at all times.
2. The Resident shall not park unregistered, inoperable, or unauthorized vehicles on the property, nor perform major vehicle repairs on-site.
3. Parking on grass is strictly prohibited.

N. Smoking Policy

1. To comply with SHA's No- Smoking Policy which prohibits Residents, members of the resident's household, guests, or other persons under Resident's control from smoking in designated areas, including, but not limited to all units, community rooms, community bathrooms, laundry rooms, lobbies, reception areas, offices, playground, portables, and any other common areas, and within twenty-five (25) feet of any building(s), including but not limited to entryways, porches, and/or patios.

O. Additional Obligations

1. The Resident acknowledges responsibility for routine maintenance consistent with similar residential properties and affirms their ability to perform such duties.
2. The Resident and household members shall comply with applicable state laws and policies regarding school attendance and truancy, including providing any required documentation and student waivers to fully comply with SHA's Truancy Policy.

14. TENANCY ADDENDUM:

The Resident agrees to obey the Tenancy Addendum, which is provided as an Attachment to this Lease Agreement. The Resident agrees to obey additional addendum established after the effective date of this Lease Agreement. The Resident will receive written notice of the proposed addendum(s) at least 30 days before the addendum is enforced.

15. CERTIFICATION AND RECERTIFICATION OF INCOME AND FAMILY COMPOSITION:

Resident acknowledges that Resident's eligibility for the Unit and/or the rent charged has been determined based on Resident's application, including Resident's representations about family income and composition. Resident certifies that all such representations were and are materially truthful and accurate. If Resident has falsely certified to Resident's income and family composition, such false certification will be deemed a material violation of this Lease Agreement and is grounds for termination of this Lease Agreement and eviction of the Resident.

16. ACCESS BY LANDLORD:

Resident agrees that, upon reasonable notification, (a) the duly authorized agent, employee, or representative of Landlord will be permitted to enter Resident's Unit during reasonable hours for the purpose of performing routine inspections and maintenance, including extermination, for making improvements or repairs, or to show the premises for re-leasing; and (b) any representative of the State Agency may inspect the Unit for the purpose of fulfilling its responsibilities under the Code. A written statement specifying the purpose of the Landlord entry delivered to the premises at least 48 hours before such entry shall be considered reasonable advance notification. However, Landlord shall have the right to enter Resident's Unit without prior notice to Resident, if Landlord reasonably believes that an emergency exists which requires such entrance or if Resident made a request for service. In the event that Resident and all adult members of his/her household are absent from the premises at the time of entry, Landlord shall leave on the premises a written statement of the date, time and purpose of entry prior to leaving the Unit.

After the Resident has given a notice of intent to move, the Resident agrees to permit the Landlord to show the Unit to prospective Residents during reasonable hours. If the Resident moves before this Lease Agreement ends, the Landlord may enter the Unit to decorate, remodel, alter or otherwise prepare the Unit for re-occupancy.

17. TERMINATION OF TENANCY:

- a. This Lease Agreement may not be terminated by the Resident at any time prior to the end of the initial term. If the Resident wishes to terminate this Lease Agreement at the end of the initial term, the Resident must give the Landlord at least 30 days written notice prior to the end of the initial term. Should the Resident abandon the Unit prior to the end of the initial term, the Resident shall be liable for rent up to the end of the initial term or to the date the Unit is re-rented, whichever date comes first.

- b. After the end of the initial term, the Resident may terminate the Lease Agreement effective the last day of any calendar month that is not less than 30 days after the Resident had provided the Landlord with written notice. Resident will be liable for all rent through the effective date of the termination regardless of whether the resident abandons the unit prior to the termination date.
- c. Any termination of this Lease Agreement by the Landlord must be carried out in accordance with Public Requirements, State and local law, and the terms of this Lease Agreement. The Landlord may terminate this Lease Agreement only for:
 - (1) the Resident's serious or repeated violations of the material terms of this Lease Agreement; or
 - (2) the Resident's material failure to carry out obligations under any State Landlord and Resident Act.
- d. The following lease terms shall be considered material but are not an exclusive listing:
 - (1) Obligations of the Resident identified in Paragraph 13 of this Lease Agreement.
 - (2) Nonpayment of rent or other charges due under the Lease Agreement.
 - (3) Serious or repeated interference with the rights of other Residents.
 - (4) Serious or repeated damage to the premises.
 - (5) Alteration, repair, sale, destruction or other disposition of the leased premises or any part thereof.
 - (6) Failure to report a change of income, employment, or identity of household members, or failure to provide any other information required by this Lease Agreement.
 - (7) Misrepresentation of any material fact, including family income or composition, in the application for housing, or in any statements submitted to the Landlord.
 - (8) Keeping an animal or other pet in or on the premises in violation of Paragraph 13.n.
 - (9) Such change in household size or composition as to render inappropriate the Resident's continued occupancy of the Unit.
 - (10) Serious or repeated violation of any of the rules or regulations applicable to the Resident's dwelling Unit or the premises as posted and in effect from time to time.
 - (11) Any criminal activity engaged in by Resident, a household member, or a guest or other person under Residents control, that threatens the health, safety or right to peaceful enjoyment of the premises by other Residents or the Landlord's employees, including any drug-related criminal activity on or near the premises.
- e. The Landlord shall give written notice of termination of this Lease Agreement as may be provided by any State or local law.
- f. The notice of Lease Agreement termination to the Resident shall state specific grounds for termination.

18. NOTICE:

- a. Except as provided in Paragraph 16, notice to the Resident shall be in writing and delivered to the Resident or to an adult member of the Resident's household residing in the dwelling or sent by prepaid first-class mail, properly addressed to the Resident. If the Resident is visually impaired, all notices must be in an accessible format.
- b. Notice to the Landlord shall be in writing, delivered to the Landlord's office or sent by prepaid first-class mail, properly addressed to the Landlord's office.
- c. Notices sent by regular first-class mail shall be deemed delivered on the second business day after depositing the same for mailing with the U.S. Postal Service, postage prepaid.

19. REMOVAL OF RESIDENT'S PERSONAL PROPERTY ON TERMINATION:

Resident agrees to remove all furniture and other personal property from the premises immediately upon the termination of this Lease Agreement and/or the abandonment or surrender of the Unit. Resident further agrees:

BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

20. ABANDONMENT OF PROPERTY:

If Resident is absent from the Unit for 15 consecutive days, where Resident's rent is not current and is past due; and Resident has not notified Landlord, in writing, of an intended absence; Landlord may presume that Resident has abandoned the Unit and may recover possession of said Unit as provided in Florida Statutes Section 83.59(3)(c), as may be amended. Any of Resident's remaining personal property shall be considered abandoned, and Landlord is not required to comply with Florida Statutes 715.104 as indicated in Paragraph 19 of this Lease, and at Landlord's discretion may remove, dispose, and/or store Resident's remaining personal property in the Unit or in the common areas of Landlord's property.

21. INSURANCE:

Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Tenant understands that Landlord will not provide any insurance coverage for Tenant's property. Landlord will not be responsible for any loss of Tenant's property, whether by theft, fire, riots, strikes, acts of God, or otherwise. Landlord encourages Tenant to obtain renter's insurance or other similar coverage to protect against risk of loss.

21. CUMULATIVE RIGHTS:

Each and every one of the rights and remedies of Landlord are cumulative and the exercise of any right or remedy does not waive its other rights under the Lease Agreement or the law. The failure to exercise any right or remedy under the Lease Agreement or law shall not be a waiver thereof, but may be exercised later.

22. CHANGES TO DWELLING LEASE AGREEMENT:

- a. Schedules of Charges and other policies and addendums which are incorporated in the Lease Agreement by reference will be publicly posted in a conspicuous manner in the Management Office and shall be furnished to Resident upon request. Landlord may amend such schedules, rules, policies, etc. at any time, provided that Landlord shall give at least a 30-day written notice to each affected Resident setting forth the proposed policy or addendums and the reasons therefore.
- b. This Lease Agreement evidences the entire agreement between Landlord and Resident. No modifications shall be made during the term of this Lease Agreement except in writing and signed by both parties to the Lease Agreement.
- c. The Landlord may amend the form or content of this Lease Agreement in order to reflect mandatory changes as may be required by State law, Federal law, and/or Federal regulation; provided that no amendment to this Lease Agreement shall be effective except upon the commencement of a new term, after at least 30 days' written notice to the Resident. The Landlord may require the Resident to sign a document agreeing to the amendment and may treat the failure to do so as a material lease violation and grounds for eviction. Regardless of whether the Resident is asked to or does sign any amendment, Resident agrees to be bound by any such amendment following the effective date of the notice, or to quit and vacate.

23. ACCOMMODATION OF PERSONS WITH DISABILITIES:

A person with disabilities shall for all purposes under this Lease Agreement be provided reasonable accommodation to the extent necessary to provide the person with an opportunity to use and occupy the Unit in a manner equal to that of a person without disabilities, in accordance with applicable local, State, and Federal laws. Resident may at any time during the term hereof or any renewal request reasonable accommodation of a disability of a household member, including reasonable accommodation so that the Resident can meet lease requirements or other requirements of tenancy.

24. CONTENTS OF THIS AGREEMENT:

This Lease Agreement and its attachments make up the entire Lease Agreement between the Resident and the Landlord regarding the Unit. If any Court declares a particular provision of this Lease Agreement to be invalid or illegal, all other terms of this Lease Agreement will remain in effect and both the Landlord and the Resident will continue to be bound by them.

25. SUBORDINATION:

This Lease Agreement is subordinate to any lien of the Landlord's Mortgage given in favor of any entity, but only to the extent permitted by applicable Federal law and/or regulations.

26. SOLICITATION, TRESPASSING AND EXCLUSION OF NON-RESIDENTS:

Landlord is committed to providing a safe and decent environment throughout Landlord's property. Resident agrees to Landlord's reservation of the following rights to aid in providing a safe and decent environment throughout Landlord's property:

- a. Landlord reserves the right, to be exercised by its employees and authorized agents, to prohibit solicitation and/or trespassing on Landlord's property by non-residents of Landlord, unless the express written permission of Landlord is obtained in advance and in accordance with any applicable policies and/or procedures of Landlord. Landlord shall exercise this right to the extent allowable by all applicable laws and/or regulations.

- b. Landlord reserves the right, to be exercised by its employees and authorized agents, to exclude non-residents, including but not limited to guests (as defined herein) who (i) conduct themselves in a manner to disturb the residents' peaceful enjoyment of their accommodations, community facilities or other areas of Landlord's property; (ii) engage in illegal or other activity which would interfere with the health, safety or peaceful enjoyment of Landlord's property by other residents of Landlord, Landlord's employees, representatives, contractors, agents, and/or law enforcement officials; (iii) engage in any criminal activity that threatens the health, safety or peaceful enjoyment of Landlord's property by residents of Landlord, Landlord's employees, representatives, contractors, and agents, and/or law enforcement officials; (iv) engage in any type of activity, that threatens the health, safety or peaceful enjoyment of Landlord's property by other residents of Landlord, Landlord's employees, representatives, contractors, and agents, and/or law enforcement officials; (v) engage in drug-related criminal activity (as defined herein) on Landlord's property; (vi) engage in destroying, defacing, damaging or removing Landlord's equipment, vehicles and/or any part of the dwellings, buildings, facilities, or other areas of Landlord's property; (vii) engage in the illegal use or illegal possession of firearms and/or other offensive weapons, as defined by the laws and courts of the State of Florida, anywhere on Landlord's property; and/or (viii) intentionally violate necessary rules, regulations, policies and/or procedures set forth by Landlord for the benefit and well-being of Landlord's residents, employees, representatives, contractors, agents, and property, and law enforcement officials in effect at the time this Agreement is entered into and hereafter promulgated by Landlord, of which such non-residents have been made aware of, or should be aware of. Landlord shall exercise this right to the extent allowable by all applicable laws and/or regulations.

12. ATTACHMENTS TO THE AGREEMENT:

The Resident certifies that he/she has received a copy of this Lease Agreement and the following attachments to this Lease Agreement and understands that these Attachments are part of this Lease Agreement:

Attachment No. 1 - Form HUD-52641-A Tenancy Addendum

Attachment No. 2 - Unit Inspection Report

Attachment No. 3 - Mold and Moisture Addendum

Attachment No. 4 - Bed Bug Addendum

Attachment No. 5 - Drug Free Housing

Attachment No. 6 - Zero Tolerance Policy

Attachment No. 7 - Truancy Policy

Attachment No. 8 - VAWA Lease Addendum

Attachment No. 9 - VAWA 5380/5382/5383

SIGNED:

RESIDENT:

LANDLORD:

Signature

By:

Date

Date

Signature

Date



SHA/Fortis

Partner Update

June 18, 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%	Construction	8/6/2026	Q1 2027
3	Amaryllis Park Place 4	100	Family	4%	Underwriting	7/15/2026	Summer 2027
4	3 McCown Tower	96	Senior	4%	Underwriting	3/15/2027	TBD

APP 3 CRITICAL PATH

- i. Construction
 - a. 75% complete
 - b. Summer 2026/August estimated completion
 - c. Pre-leasing has begun

LOL II CRITICAL PATH

- i. Construction
 - a. 65% Complete
 - b. Building topped off, stucco, painting, etc
 - c. Q1 2027 estimated completion

APP 4/ CENTRAL GARDENS CRITICAL PATH

- i. Permitting/Design
 - a. Permit ready letter expected this week
- ii. Construction
 - a. Marmer GC Contract executed
- iii. Financing
 - a. Closing July 15 2026 estimated – awarded SAIL by FHFC
 - b. Equity/Construction – Bank of America
 - c. \$2.5 MM CDBG-DR from County => Environmental AUGF approved
 - d. Awaiting on SLR approval

3 McCown Tower CRITICAL PATH

- i. Permitting/Design –
 - a. 96 units in 4 stories of residences
 - b. 4 decks of parking
 - c. 2 for exclusive residents (floor 1-2) and 2 for city 80 spaces (floor 3-4) –
 - 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. County \$3 MM awarded
 - c. \$8 MM bond financing from City of Sarasota to fill gap – upcoming board meeting
 - d. Equity/debt providers TBD – Raymond James, Redstone, Enterprise, NEF, CREA

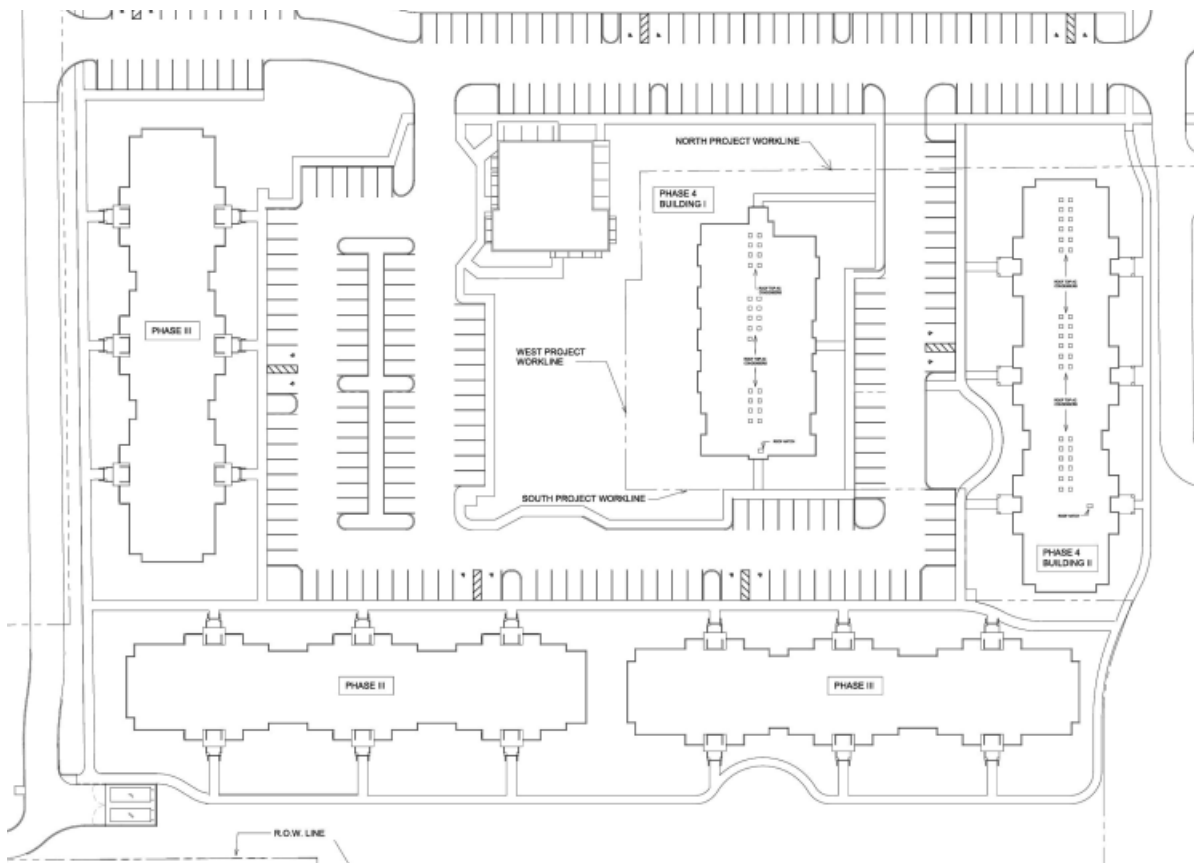


SMITH & HENZY
AFFORDABLE GROUP
Site Plans/Renderings

CENTRAL GARDENS



AMARYLLIS/ COURTS

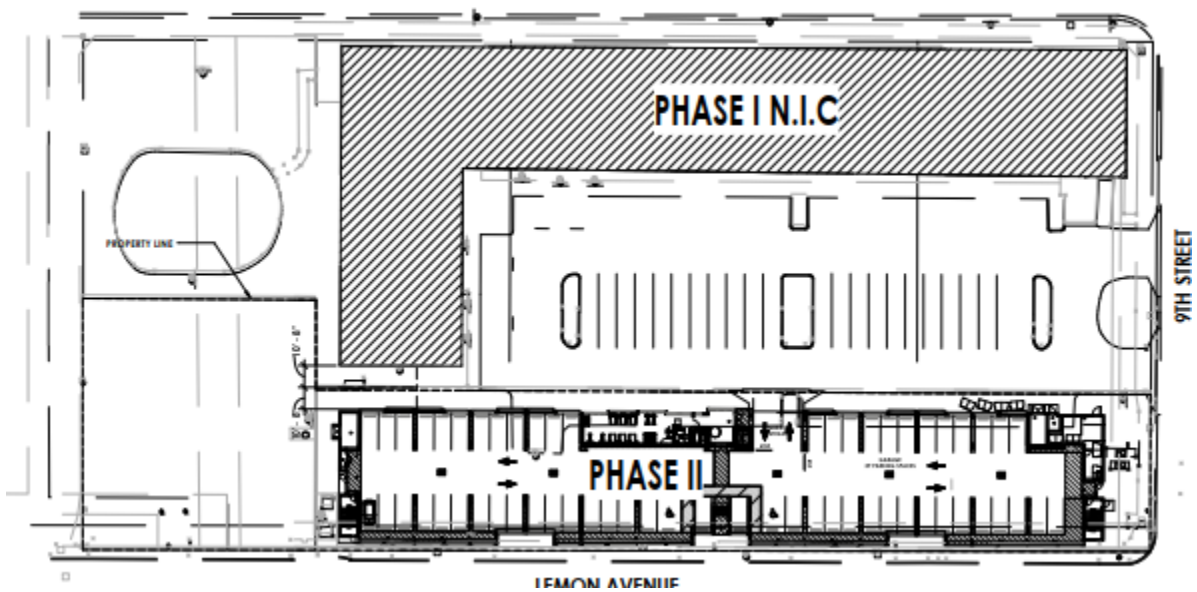




SMITH & HENZY
AFFORDABLE GROUP



LOFTS ON LEMON II





SMITH & HENZY
AFFORDABLE GROUP



3 MCCOWN TOWER



Sarasota Housing Authority
Cash Position
March 31, 2026

Cash	
Annex Operating	2,523,830.02
Bertha Mitchell	1,737,606.82
Business Activities Operating	1,574,463.60
Courts - Operating Accounts	1,837.37
HCV - HAP	1,230,793.22
HCV - Admin Reserve	2,276,860.51
McCown Tower/Tower LIHTC Operating	260,371.48
Resident Services	153,995.36
SHMC	33,899.33
Towers Operating	9,151.26
 Annex Security Deposit	 29,618.43
Bertha Mitchell Security Deposit	24,003.38
Tower LIHTC Security Deposit	28,478.47
 McCown Tower Development/Construction	 1,427.00
McCown Tower Replacement Reserve	307,748.37
McCown Tower Operating Deficit Reserve	306,141.58
McCown Tower Insurance Escrow	159,181.85
 Rosemary Cohen	 5,333.43
Development Account	420,549.98
Litigations Proceeds Account	1,037.63
 HCV FSS Escrow	 222,341.53
PHA FSS Escrow	41,203.78
FSS Escrow	220,118.58
 SHFC - Operating	 1,493,045.10
SHFC - Reserve	545,591.71
 Total Cash	 <u><u>13,608,629.79</u></u>
Investments	
Courts Investment Account # 7321	1,048,788.84
Development Investment Account # 7320	4,677,126.18
HCV Reserve Investment Account # 2520	1,698,311.33
Litigation Investment Account # 2523	820,229.14
Rosemary Investment Account # 8524	209,214.98
Tower Investment Account # 8525	261,523.88
Annex Investment Account #9026	<u>1,043,980.29</u>
 Total Investments	 <u><u>9,759,174.64</u></u>
 Total Cash and Investments	 <u><u>23,367,804.43</u></u>

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026
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	27,742.91	19,741.67	8,001.24	344,340.91	236,900.00	107,440.91	236,900.00	107,440.91
3703.01 Vacancy Loss	(78.00)	(987.08)	909.08	(19,931.00)	(11,845.00)	(8,086.00)	(11,845.00)	(8,086.00)
3704.00.old Tenant Revenue Other	0.00	47.27	(47.27)	0.00	567.19	(567.19)	567.19	(567.19)
3704.10 Tenant Revenue - Late Fees	0.00	19.42	(19.42)	80.00	233.00	(153.00)	233.00	(153.00)
3704.20 Tenant Revenue - Maintenance Fees	18.74	114.42	(95.68)	4,684.79	1,373.00	3,311.79	1,373.00	3,311.79
3704.30 Tenant Revenue - Other	(3,150.00)	22.83	(3,172.83)	240.00	274.00	(34.00)	274.00	(34.00)
TOTAL TENANT REVENUE	24,533.65	18,958.53	5,575.12	329,414.70	227,502.19	101,912.51	227,502.19	101,912.51
3708.00 Other Government Grants	1,090.29	0.00	1,090.29	1,090.29	0.00	1,090.29	0.00	1,090.29
HUD REVENUE								
3710.00 HUD HAP Revenue	154,186.00	107,513.50	46,672.50	1,782,651.00	1,290,162.00	492,489.00	1,290,162.00	492,489.00
TOTAL HUD REVENUE	154,186.00	107,513.50	46,672.50	1,782,651.00	1,290,162.00	492,489.00	1,290,162.00	492,489.00
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	2.43	0.00	2.43	146.96	0.00	146.96	0.00	146.96
3715.00 Other Revenue	0.00	183.08	(183.08)	12,512.16	2,197.00	10,315.16	2,197.00	10,315.16
3715.01 Laundry Revenue	656.57	480.67	175.90	4,582.74	5,768.00	(1,185.26)	5,768.00	(1,185.26)
3715.02 Dividend Revenues	1.83	0.00	1.83	3,717.41	0.00	3,717.41	0.00	3,717.41
3715.05 Other Revenue (Change In Value)	5,724.71	0.00	5,724.71	29,616.07	0.00	29,616.07	0.00	29,616.07
TOTAL OTHER OPERATING REVENUE	6,385.54	663.75	5,721.79	50,575.34	7,965.00	42,610.34	7,965.00	42,610.34
TOTAL INCOME	186,195.48	127,135.78	59,059.70	2,163,731.33	1,525,629.19	638,102.14	1,525,629.19	638,102.14
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	45,186.48	29,024.67	(16,161.81)	376,411.64	348,296.00	(28,115.64)	348,296.00	(28,115.64)
4912.00 Audit Fee Expense	0.00	987.08	987.08	12,264.00	11,845.00	(419.00)	11,845.00	(419.00)
4912.10 Accounting Fees	973.08	268.92	(704.16)	8,138.78	3,227.00	(4,911.78)	3,227.00	(4,911.78)
4912.12 Consulting	154.00	0.00	(154.00)	7,650.00	0.00	(7,650.00)	0.00	(7,650.00)
4914.00 Marketing & Advertising	0.00	17.17	17.17	597.25	206.00	(391.25)	206.00	(391.25)
4915.00 Administrative EBC Expenses	12,417.57	9,498.83	(2,918.74)	131,556.89	113,986.00	(17,570.89)	113,986.00	(17,570.89)
4916.00 Office Supplies Expense	487.36	492.08	4.72	4,182.11	5,905.00	1,722.89	5,905.00	1,722.89
4917.00 Legal Expense	2,108.06	1,087.17	(1,020.89)	21,305.97	13,046.00	(8,259.97)	13,046.00	(8,259.97)
4918.00 Travel Expenses	1,226.43	515.00	(711.43)	10,941.35	6,180.00	(4,761.35)	6,180.00	(4,761.35)
4919.01 Telephone Expense	625.14	835.42	210.28	8,604.01	10,025.00	1,420.99	10,025.00	1,420.99
4919.02 Dues/Subscription Expense	96.66	549.33	452.67	6,866.44	6,592.00	(274.44)	6,592.00	(274.44)
4919.03 Commissioner Training/Travel	0.00	629.42	629.42	6,783.45	7,553.00	769.55	7,553.00	769.55
4919.04 Training Expense	997.85	618.00	(379.85)	7,344.57	7,416.00	71.43	7,416.00	71.43
4919.07 Postage Expense	45.99	57.17	11.18	750.71	686.00	(64.71)	686.00	(64.71)
4919.08 Vehicle Repair Expense	0.00	251.75	251.75	1,799.74	3,021.00	1,221.26	3,021.00	1,221.26
4919.09 Office Lease Expense	877.58	1,030.00	152.42	10,530.96	12,360.00	1,829.04	12,360.00	1,829.04

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.10 Small Hand Tools	210.85	45.75	(165.10)	553.55	549.00	(4.55)	549.00	(4.55)
4919.11 Internet Expense	640.80	400.50	(240.30)	3,769.74	4,806.00	1,036.26	4,806.00	1,036.26
4919.12 Investigations	359.10	200.25	(158.85)	2,069.29	2,403.00	333.71	2,403.00	333.71
4919.13 Court Costs	0.00	171.67	171.67	0.00	2,060.00	2,060.00	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	7,604.72	3,433.33	(4,171.39)	34,478.17	41,200.00	6,721.83	41,200.00	6,721.83
4919.16 Admin. Equipment Contracts	(2,222.06)	572.17	2,794.23	3,358.73	6,866.00	3,507.27	6,866.00	3,507.27
TOTAL ADMINISTRATIVE EXPENSE	71,789.61	50,685.68	(21,103.93)	659,967.50	608,228.00	(51,739.50)	608,228.00	(51,739.50)
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	112.75	1,366.00	1,253.25	1,366.00	1,253.25
4921.04 Resident Council Stipend	0.00	113.83	113.83	0.00	1,366.00	1,366.00	1,366.00	1,366.00
4921.041 Resident Council Expenses	0.00	113.92	113.92	461.88	1,367.00	905.12	1,367.00	905.12
TOTAL TENANT SERVICES	0.00	341.58	341.58	592.99	4,099.00	3,506.01	4,099.00	3,506.01
UTILITY EXPENSE								
4931.00 Water Expenses	7,423.13	2,489.83	(4,933.30)	26,780.80	29,878.00	3,097.20	29,878.00	3,097.20
4932.00 Electricity Expense	8,751.70	3,264.92	(5,486.78)	47,990.13	39,179.00	(8,811.13)	39,179.00	(8,811.13)
4933.00 Gas Expense	2,370.78	435.17	(1,935.61)	7,639.97	5,222.00	(2,417.97)	5,222.00	(2,417.97)
4934.00 Trash Expense	7,265.55	1,989.25	(5,276.30)	28,075.40	23,871.00	(4,204.40)	23,871.00	(4,204.40)
4935.00 Sewer Expense	10,722.15	3,664.67	(7,057.48)	41,284.60	43,976.00	2,691.40	43,976.00	2,691.40
TOTAL UTILITY EXPENSE	36,533.31	11,843.84	(24,689.47)	151,770.90	142,126.00	(9,644.90)	142,126.00	(9,644.90)
MAINTENANCE								
4941.00 Maintenance Labor	1,348.96	4,625.83	3,276.87	38,734.06	55,510.00	16,775.94	55,510.00	16,775.94
4942.00 Materials Expense	6.85	286.08	279.23	3,812.11	3,433.00	(379.11)	3,433.00	(379.11)
4942.02 Appliance Parts	0.00	91.50	91.50	640.11	1,098.00	457.89	1,098.00	457.89
4942.05 Roof	0.00	343.33	343.33	0.00	4,120.00	4,120.00	4,120.00	4,120.00
4942.06 Doors	0.00	228.83	228.83	11.93	2,746.00	2,734.07	2,746.00	2,734.07
4942.08 Electrical Parts	37.62	286.08	248.46	743.64	3,433.00	2,689.36	3,433.00	2,689.36
4942.10 Exterior Supplies	0.00	228.83	228.83	4,351.09	2,746.00	(1,605.09)	2,746.00	(1,605.09)
4942.12 Fire Protection	0.00	136.17	136.17	18,288.99	1,634.00	(16,654.99)	1,634.00	(16,654.99)
4942.14 Flooring	489.96	1,350.42	860.46	1,660.47	16,205.00	14,544.53	16,205.00	14,544.53
4942.16 Hardware	155.60	107.83	(47.77)	494.19	1,294.00	799.81	1,294.00	799.81
4942.18 HVAC Parts	134.09	296.33	162.24	5,580.78	3,556.00	(2,024.78)	3,556.00	(2,024.78)
4942.20 Janitorial Supplies	192.85	202.17	9.32	1,537.32	2,426.00	888.68	2,426.00	888.68
4942.21.old Unit Turn Supplies	0.00	85.00	85.00	0.00	1,019.94	1,019.94	1,019.94	1,019.94
4942.22 Keys/Locks	89.65	194.50	104.85	506.84	2,334.00	1,827.16	2,334.00	1,827.16
4942.24 Landscape Materials	48.69	57.17	8.48	1,687.64	686.00	(1,001.64)	686.00	(1,001.64)
4942.26 Lighting/Fixtures	0.00	297.50	297.50	1,018.45	3,570.00	2,551.55	3,570.00	2,551.55
4942.30 Miscellaneous Materials	0.00	0.00	0.00	(196.05)	0.00	196.05	0.00	196.05
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	228.83	228.83	131.14	2,746.00	2,614.86	2,746.00	2,614.86
4942.33 Non-Capital Appliances	0.00	607.00	607.00	863.59	7,284.00	6,420.41	7,284.00	6,420.41
4942.34 Paint/Drywall Material	1,271.65	673.50	(598.15)	4,479.50	8,082.00	3,602.50	8,082.00	3,602.50
4942.36 Plumbing Parts	41.97	339.92	297.95	1,701.23	4,079.00	2,377.77	4,079.00	2,377.77
4942.38 Windows - Glass/Screens	59.28	228.83	169.55	804.54	2,746.00	1,941.46	2,746.00	1,941.46
4943.01 Alarm Expense	214.28	64.08	(150.20)	1,214.28	769.00	(445.28)	769.00	(445.28)
4943.02 Uniform Expenses	122.11	97.25	(24.86)	859.18	1,167.00	307.82	1,167.00	307.82
4943.03 Lawn Maintenance	1,083.33	1,373.33	290.00	14,057.35	16,480.00	2,422.65	16,480.00	2,422.65
4943.04 Electrical Contractor	580.71	23.33	(557.38)	2,186.08	280.00	(1,906.08)	280.00	(1,906.08)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.05 Plumbing Contractor	352.00	1,373.33	1,021.33	352.00	16,480.00	16,128.00	16,480.00	16,128.00
4943.06 HVAC Contractor	2,082.00	1,090.83	(991.17)	2,082.00	13,090.00	11,008.00	13,090.00	11,008.00
4943.07 Elevator Maintenance Exp.	2,207.97	366.17	(1,841.80)	11,125.08	4,394.00	(6,731.08)	4,394.00	(6,731.08)
4943.08 Bug Maintenance Contract	1,100.00	43.42	(1,056.58)	5,250.00	521.00	(4,729.00)	521.00	(4,729.00)
4943.09 Fire Inspections	0.00	662.33	662.33	10,117.02	7,948.00	(2,169.02)	7,948.00	(2,169.02)
4943.10 Routine Maintenance Exp.	2,242.57	1,945.50	(297.07)	20,350.80	23,346.00	2,995.20	23,346.00	2,995.20
4943.11 A & E Expenses	(11,712.83)	343.33	12,056.16	0.00	4,120.00	4,120.00	4,120.00	4,120.00
4943.13 Painting/Drywall Contractor	0.00	457.75	457.75	2,725.00	5,493.00	2,768.00	5,493.00	2,768.00
4943.15 Camera Maintenance	0.00	114.42	114.42	96.00	1,373.00	1,277.00	1,373.00	1,277.00
4943.16 Outside Labor	0.00	686.67	686.67	351.51	8,240.00	7,888.49	8,240.00	7,888.49
4943.18 Construction	0.00	104,166.67	104,166.67	0.00	1,250,000.00	1,250,000.00	1,250,000.00	1,250,000.00
4943.19 Repairs	0.00	1,144.42	1,144.42	0.00	13,733.00	13,733.00	13,733.00	13,733.00
4945.00 Maintenance Labor EBC	3,317.97	1,751.17	(1,566.80)	21,623.32	21,014.00	(609.32)	21,014.00	(609.32)
TOTAL MAINTENANCE	5,467.28	126,599.65	121,132.37	179,241.19	1,519,195.94	1,339,954.75	1,519,195.94	1,339,954.75
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	4,452.00	3,155.75	(1,296.25)	89,694.58	37,869.00	(51,825.58)	37,869.00	(51,825.58)
TOTAL PROTECTIVE SERVICES	4,452.00	3,155.75	(1,296.25)	89,694.58	37,869.00	(51,825.58)	37,869.00	(51,825.58)
INSURANCE EXPENSE								
4961.01 Property Insurance	0.00	4,040.50	4,040.50	31,550.72	48,486.00	16,935.28	48,486.00	16,935.28
4961.02 Liability Insurance	72.68	1,121.50	1,048.82	5,481.95	13,458.00	7,976.05	13,458.00	7,976.05
4961.03 Worker's Compensation Insurance	367.00	331.83	(35.17)	2,696.18	3,982.00	1,285.82	3,982.00	1,285.82
4961.04 Auto Insurance	879.16	1,030.00	150.84	6,296.20	12,360.00	6,063.80	12,360.00	6,063.80
TOTAL INSURANCE EXPENSE	1,318.84	6,523.83	5,204.99	46,025.05	78,286.00	32,260.95	78,286.00	32,260.95
GENERAL EXPENSE								
4962.00 General Expenses	450.67	666.33	215.66	10,433.89	7,996.00	(2,437.89)	7,996.00	(2,437.89)
4964.00 Bad Debt Expense	(546.63)	0.00	546.63	(207.63)	0.00	207.63	0.00	207.63
4965.00 Property Taxes	0.00	0.00	0.00	552.36	0.00	(552.36)	0.00	(552.36)
4968.00 Interest on Notes Payable	62.72	0.00	(62.72)	62.72	0.00	(62.72)	0.00	(62.72)
4973.01 Extraordinary Maintenance	2,270.51	0.00	(2,270.51)	52,753.14	0.00	(52,753.14)	0.00	(52,753.14)
4974.00 Depreciation Expense	138,519.64	0.00	(138,519.64)	138,519.64	0.00	(138,519.64)	0.00	(138,519.64)
5210.00 Appliances, Furniture, Equipment (over \$5,000)	0.00	801.08	801.08	0.00	9,613.00	9,613.00	9,613.00	9,613.00
TOTAL GENERAL EXPENSE	140,756.91	1,467.41	(139,289.50)	202,114.12	17,609.00	(184,505.12)	17,609.00	(184,505.12)
TOTAL EXPENSES	260,317.95	200,617.74	(59,700.21)	1,329,406.33	2,407,412.94	1,078,006.61	2,407,412.94	1,078,006.61
SURPLUS	(74,122.47)	(73,481.96)	640.51	834,325.00	(881,783.75)	(1,716,108.75)	(881,783.75)	(1,716,108.75)

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026
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								
3708.00 Other Government Grants	2,493.71	0.00	2,493.71	2,493.71	0.00	2,493.71	0.00	2,493.71
3708.01 Other Government Grants - ARPA Funds	443,321.73	0.00	443,321.73	4,414,628.62	0.00	4,414,628.62	0.00	4,414,628.62
3711.00 Investment Income - Unrestrict	71.94	0.00	71.94	99,088.35	0.00	99,088.35	0.00	99,088.35
3712.00 Mortgage Interest Income	1,205,487.47	0.00	1,205,487.47	1,205,487.47	0.00	1,205,487.47	0.00	1,205,487.47
3713.00 Proceeds disposition of assets	(35.70)	0.00	(35.70)	0.00	0.00	0.00	0.00	0.00
3715.00 Other Revenue	743,267.59	0.00	743,267.59	1,427,558.76	0.00	1,427,558.76	0.00	1,427,558.76
3715.02 Dividend Revenues	6,799.18	0.00	6,799.18	9,606.11	0.00	9,606.11	0.00	9,606.11
3715.04 Other Revenue	(79,133.85)	0.00	(79,133.85)	0.00	0.00	0.00	0.00	0.00
3715.05 Other Revenue (Change In Value)	21,520.56	0.00	21,520.56	113,560.32	0.00	113,560.32	0.00	113,560.32
TOTAL OTHER OPERATING REVENUE	2,343,792.63	0.00	2,343,792.63	7,272,423.34	0.00	7,272,423.34	0.00	7,272,423.34
TOTAL INCOME	2,343,792.63	0.00	2,343,792.63	7,296,687.13	0.00	7,296,687.13	0.00	7,296,687.13
EXPENSES								
ADMINISTRATIVE EXPENSE								
4912.11 Development Consulting	600.00	0.00	(600.00)	18,616.21	0.00	(18,616.21)	0.00	(18,616.21)
4912.18 Development - Central Garden	0.00	0.00	0.00	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	0.00	0.00	0.00	53.49	0.00	(53.49)	0.00	(53.49)
4917.00 Legal Expense	180.00	0.00	(180.00)	12,665.00	0.00	(12,665.00)	0.00	(12,665.00)
4917.01 Legal Fees: Amaryllis	84.15	0.00	(84.15)	84.15	0.00	(84.15)	0.00	(84.15)
4918.00 Travel Expenses	370.86	0.00	(370.86)	370.86	0.00	(370.86)	0.00	(370.86)
4919.00 Sundry	405.00	0.00	(405.00)	394.74	0.00	(394.74)	0.00	(394.74)
4919.02 Dues/Subscription Expense	23.19	0.00	(23.19)	226.32	0.00	(226.32)	0.00	(226.32)
4919.07 Postage Expense	0.00	0.00	0.00	59.68	0.00	(59.68)	0.00	(59.68)
4919.08 Vehicle Repair Expense	880.28	0.00	(880.28)	2,200.54	0.00	(2,200.54)	0.00	(2,200.54)
4919.10 Small Hand Tools	12.80	0.00	(12.80)	19.48	0.00	(19.48)	0.00	(19.48)
4919.14 Bank Charges	0.00	0.00	0.00	5.00	0.00	(5.00)	0.00	(5.00)
4919.16 Admin. Equipment Contracts	(1,864.10)	0.00	1,864.10	(1,864.10)	0.00	1,864.10	0.00	1,864.10
4921.02 Resident Services EBC Expenses	(911.47)	0.00	911.47	0.00	0.00	0.00	0.00	0.00
4921.04 Resident Council Stipend	150.00	0.00	(150.00)	1,800.00	0.00	(1,800.00)	0.00	(1,800.00)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
TOTAL ADMINISTRATIVE EXPENSE	(69.29)	0.00	69.29	38,156.81	0.00	(38,156.81)	0.00	(38,156.81)
4921.041 Resident Council Expenses	1,452.42	0.00	(1,452.42)	2,705.03	0.00	(2,705.03)	0.00	(2,705.03)
UTILITIES EXPENSE								
4934.00 Trash Expense	64.75	0.00	(64.75)	997.29	0.00	(997.29)	0.00	(997.29)
TOTAL UTILITIES EXPENSE	64.75	0.00	(64.75)	997.29	0.00	(997.29)	0.00	(997.29)
MAINTENANCE								
4942.00 Materials Expense	0.00	0.00	0.00	13.99	0.00	(13.99)	0.00	(13.99)
4942.10 Exterior Supplies	0.00	0.00	0.00	12.75	0.00	(12.75)	0.00	(12.75)
4942.18 HVAC Parts	38.58	0.00	(38.58)	709.36	0.00	(709.36)	0.00	(709.36)
4942.20 Janitorial Supplies	18.24	0.00	(18.24)	18.24	0.00	(18.24)	0.00	(18.24)
4942.36 Plumbing parts	0.00	0.00	0.00	32.13	0.00	(32.13)	0.00	(32.13)
4943.03 Lawn Maintenance	2,493.71	0.00	(2,493.71)	2,493.71	0.00	(2,493.71)	0.00	(2,493.71)
4943.15 Security Camera	0.00	0.00	0.00	198.99	0.00	(198.99)	0.00	(198.99)
TOTAL MAINTENANCE	2,550.53	0.00	(2,550.53)	3,479.17	0.00	(3,479.17)	0.00	(3,479.17)
INSURANCE EXPENSE								
4961.02 Liability Insurance	(11,847.40)	0.00	11,847.40	10.00	0.00	(10.00)	0.00	(10.00)
4961.04 Auto Insurance	8,370.79	0.00	(8,370.79)	13,806.68	0.00	(13,806.68)	0.00	(13,806.68)
TOTAL INSURANCE EXPENSE	(3,476.61)	0.00	3,476.61	13,816.68	0.00	(13,816.68)	0.00	(13,816.68)
GENERAL EXPENSE								
4962.00 General Expenses	(3,887,198.04)	0.00	3,887,198.04	447,974.29	0.00	(447,974.29)	0.00	(447,974.29)
4968.00 Interest on Notes Payable	74.64	0.00	(74.64)	74.64	0.00	(74.64)	0.00	(74.64)
4974.00 Depreciation Expense	111,658.82	0.00	(111,658.82)	111,658.82	0.00	(111,658.82)	0.00	(111,658.82)
4976.00 Pass through Expense	5,435.31	0.00	(5,435.31)	0.00	0.00	0.00	0.00	0.00
4985.00 Equity Transfer	(108,840.30)	0.00	108,840.30	(108,840.30)	0.00	108,840.30	0.00	108,840.30
TOTAL GENERAL EXPENSE	(3,878,869.57)	0.00	3,878,869.57	450,867.45	0.00	(450,867.45)	0.00	(450,867.45)
TOTAL EXPENSES	(3,878,347.77)	0.00	3,878,347.77	510,022.43	0.00	(510,022.43)	0.00	(510,022.43)
SURPLUS	6,222,140.40	0.00	(6,222,140.40)	6,786,664.70	0.00	(6,786,664.70)	0.00	(6,786,664.70)

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026

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	54,672.21	45,005.92	9,666.29	504,036.82	540,071.00	(36,034.18)	540,071.00	(36,034.18)
3704.10 Tenant Revenue - Late Fees	560.00	841.17	(281.17)	11,101.50	10,094.00	1,007.50	10,094.00	1,007.50
3704.20 Tenant Revenue - Maint. Fees	320.00	40.92	279.08	982.25	491.00	491.25	491.00	491.25
3704.30 Tenant Revenue - Other	528.33	297.75	230.58	2,455.08	3,573.00	(1,117.92)	3,573.00	(1,117.92)
TOTAL TENANT REVENUE	56,080.54	46,185.76	9,894.78	518,575.65	554,229.00	(35,653.35)	554,229.00	(35,653.35)
HUD REVENUES								
3706.00 HUD Operating Grant Revenue	49,743.05	64,347.58	(14,604.53)	671,245.15	772,171.00	(100,925.85)	772,171.00	(100,925.85)
3706.10 HUD Operating Grant - CFP Revenue	0.00	47,201.42	(47,201.42)	669,803.96	566,417.00	103,386.96	566,417.00	103,386.96
TOTAL HUD REVENUES	49,743.05	111,549.00	(61,805.95)	1,341,049.11	1,338,588.00	2,461.11	1,338,588.00	2,461.11
OTHER OPERATING REVENUE								
3707.50 Other Admin Revenue	20,168.92	14,468.58	5,700.34	242,027.04	173,623.00	68,404.04	173,623.00	68,404.04
3708.00 Other Government Grants	(58,271.16)	0.00	(58,271.16)	36,942.50	0.00	36,942.50	0.00	36,942.50
3711.00 Investment Income - Unrestrict	(30.48)	13.00	(43.48)	23.93	156.00	(132.07)	156.00	(132.07)
3712.00 Mortgage Interest Income	189,548.24	0.00	189,548.24	189,548.24	0.00	189,548.24	0.00	189,548.24
3714.00 Fraud Recovery	0.00	722.75	(722.75)	5,112.00	8,673.00	(3,561.00)	8,673.00	(3,561.00)
3714.50 Vacancy Loss	0.00	(5,467.75)	5,467.75	0.00	(65,613.00)	65,613.00	(65,613.00)	65,613.00
3715.00 Other Revenue	1,566.76	228.83	1,337.93	41,952.40	2,746.00	39,206.40	2,746.00	39,206.40
3715.02 Dividend Revenues	0.00	0.00	0.00	5,432.05	0.00	5,432.05	0.00	5,432.05
TOTAL OTHER OPERATING REVENUE	152,982.28	9,965.41	143,016.87	521,038.16	119,585.00	401,453.16	119,585.00	401,453.16
TOTAL INCOME	258,805.87	167,700.17	91,105.70	2,380,662.92	2,012,402.00	368,260.92	2,012,402.00	368,260.92
EXPENSES								
ADMINISTRATIVE EXPENSE								
1406.00 CFP Operations Expense	(137,607.38)	0.00	137,607.38	0.00	0.00	0.00	0.00	0.00
1495.10 CFP Relocation Costs	(946.00)	0.00	946.00	0.00	0.00	0.00	0.00	0.00
4911.00 Administrative Salaries	45,018.22	29,183.33	(15,834.89)	411,350.14	350,200.00	(61,150.14)	350,200.00	(61,150.14)
4911.03 Temp Office Administration	0.00	1,389.67	1,389.67	3,120.00	16,676.00	13,556.00	16,676.00	13,556.00
4912.00 Audit Fee Expense	0.00	836.50	836.50	10,147.00	10,038.00	(109.00)	10,038.00	(109.00)
4912.10 Accounting fees	3,280.97	727.00	(2,553.97)	16,114.38	8,724.00	(7,390.38)	8,724.00	(7,390.38)
4912.11 Development Consulting	127.60	0.00	(127.60)	580.00	0.00	(580.00)	0.00	(580.00)
4913.10 Bookkeeping Fee Expense	14.92	0.00	(14.92)	49.73	0.00	(49.73)	0.00	(49.73)
4914.00 Marketing & Advertising	276.50	228.83	(47.67)	3,000.34	2,746.00	(254.34)	2,746.00	(254.34)
4915.00 Administrative EBC Expenses	12,752.93	8,327.42	(4,425.51)	148,312.12	99,929.00	(48,383.12)	99,929.00	(48,383.12)
4916.00 Office Supplies Expense	575.94	629.42	53.48	5,318.17	7,553.00	2,234.83	7,553.00	2,234.83
4917.00 Legal Expense	1,763.41	2,060.00	296.59	18,166.55	24,720.00	6,553.45	24,720.00	6,553.45
4918.00 Travel Expenses	2,003.02	1,144.42	(858.60)	17,314.67	13,733.00	(3,581.67)	13,733.00	(3,581.67)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.01 Telephone Expense	1,023.00	1,144.42	121.42	14,185.02	13,733.00	(452.02)	13,733.00	(452.02)
4919.02 Dues/Subscription Expense	80.09	743.83	663.74	5,498.96	8,926.00	3,427.04	8,926.00	3,427.04
4919.03 Commissioner training/travel	0.00	629.42	629.42	5,620.55	7,553.00	1,932.45	7,553.00	1,932.45
4919.04 Training Expense	1,526.79	1,373.33	(153.46)	12,354.78	16,480.00	4,125.22	16,480.00	4,125.22
4919.07 Postage Expense	39.34	137.33	97.99	866.05	1,648.00	781.95	1,648.00	781.95
4919.08 Vehicle Repair Expense	6,546.15	1,144.42	(5,401.73)	18,415.79	13,733.00	(4,682.79)	13,733.00	(4,682.79)
4919.09 Office Lease Expense	877.57	1,030.00	152.43	10,530.84	12,360.00	1,829.16	12,360.00	1,829.16
4919.10 Expendable Misc. Equipment	63.34	343.33	279.99	1,623.98	4,120.00	2,496.02	4,120.00	2,496.02
4919.11 Internet Expense	676.13	586.33	(89.80)	7,175.61	7,036.00	(139.61)	7,036.00	(139.61)
4919.12 Investigations	664.40	286.75	(377.65)	3,992.45	3,441.00	(551.45)	3,441.00	(551.45)
4919.13 Court Costs	134.50	228.83	94.33	952.01	2,746.00	1,793.99	2,746.00	1,793.99
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	10,331.11	5,722.17	(4,608.94)	60,301.30	68,666.00	8,364.70	68,666.00	8,364.70
4919.16 Admin. Equipment Contracts	(2,341.28)	572.17	2,913.45	1,753.17	6,866.00	5,112.83	6,866.00	5,112.83
TOTAL ADMINISTRATIVE EXPENSE	(53,118.73)	58,468.92	111,587.65	776,752.02	701,627.00	(75,125.02)	701,627.00	(75,125.02)
TENANT SERVICES								
4921.03 Resident Services - Tenant Service	0.00	113.83	113.83	0.00	1,366.00	1,366.00	1,366.00	1,366.00
4921.04 Resident Council Stipend	300.00	113.83	(186.17)	3,600.00	1,366.00	(2,234.00)	1,366.00	(2,234.00)
4921.041 Resident Council Expenses	1,081.90	113.92	(967.98)	4,969.24	1,367.00	(3,602.24)	1,367.00	(3,602.24)
4921.05 Resident Service - Advertising	0.00	0.00	0.00	203.00	0.00	(203.00)	0.00	(203.00)
4922.00 Relocation Expenses	43,449.33	0.00	(43,449.33)	103,228.91	0.00	(103,228.91)	0.00	(103,228.91)
TOTAL TENANT SERVICES	44,831.23	341.58	(44,489.65)	112,001.15	4,099.00	(107,902.15)	4,099.00	(107,902.15)
UTILITY EXPENSE								
4931.00 Water Expenses	14,724.11	8,098.17	(6,625.94)	72,734.74	97,178.00	24,443.26	97,178.00	24,443.26
4932.00 Electricity Expense	4,334.09	1,350.50	(2,983.59)	18,663.96	16,206.00	(2,457.96)	16,206.00	(2,457.96)
4933.00 Gas Expense	307.21	48.75	(258.46)	926.92	585.00	(341.92)	585.00	(341.92)
4934.00 Trash Expense	11,078.22	3,351.67	(7,726.55)	57,615.78	40,220.00	(17,395.78)	40,220.00	(17,395.78)
4935.00 Sewer Expense	18,223.05	12,566.33	(5,656.72)	146,738.92	150,796.00	4,057.08	150,796.00	4,057.08
TOTAL UTILITY EXPENSE	48,666.68	25,415.42	(23,251.26)	296,680.32	304,985.00	8,304.68	304,985.00	8,304.68
MAINTENANCE								
4941.00 Maintenance Labor	55,262.43	24,241.83	(31,020.60)	523,423.60	290,902.00	(232,521.60)	290,902.00	(232,521.60)
4942.00 Materials Expense	2,360.59	57.17	(2,303.42)	7,433.96	686.00	(6,747.96)	686.00	(6,747.96)
4942.02 Appliance parts	21.28	78.08	56.80	1,272.74	937.00	(335.74)	937.00	(335.74)
4942.04 Cabinetry	0.00	57.17	57.17	0.00	686.00	686.00	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	2,746.00	1,862.62	2,746.00	1,862.62
4942.08 Electrical Parts	392.93	343.33	(49.60)	1,008.66	4,120.00	3,111.34	4,120.00	3,111.34
4942.10 Exterior Supplies	240.20	0.00	(240.20)	4,727.16	0.00	(4,727.16)	0.00	(4,727.16)
4942.12 Fire Protection	0.00	1,373.33	1,373.33	12,773.64	16,480.00	3,706.36	16,480.00	3,706.36
4942.14 Flooring	2,788.51	1,144.42	(1,644.09)	2,935.30	13,733.00	10,797.70	13,733.00	10,797.70
4942.16 Hardware	16.28	114.42	98.14	1,999.02	1,373.00	(626.02)	1,373.00	(626.02)
4942.18 HVAC Parts	599.93	343.33	(256.60)	5,677.91	4,120.00	(1,557.91)	4,120.00	(1,557.91)
4942.20 Janitorial Supplies	209.47	114.42	(95.05)	2,639.79	1,373.00	(1,266.79)	1,373.00	(1,266.79)
4942.22 Keys/Locks	318.00	68.67	(249.33)	1,627.14	824.00	(803.14)	824.00	(803.14)
4942.24 Landscape Materials	0.00	57.17	57.17	0.00	686.00	686.00	686.00	686.00
4942.26 Lighting/Fixtures	0.00	57.17	57.17	965.15	686.00	(279.15)	686.00	(279.15)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	53.83	53.83	12.97	646.00	633.03	646.00	633.03
4942.33 Non Capitalized Appliances	0.00	0.00	0.00	4,144.69	0.00	(4,144.69)	0.00	(4,144.69)
4942.34 Paint/Drywall Material	585.43	57.17	(528.26)	5,652.11	686.00	(4,966.11)	686.00	(4,966.11)
4942.36 Plumbing parts	454.85	1,144.42	689.57	5,183.54	13,733.00	8,549.46	13,733.00	8,549.46
4942.38 Windows - glass/screens	586.03	1,144.42	558.39	7,231.66	13,733.00	6,501.34	13,733.00	6,501.34
4943.00 Maintenance Contracts	0.00	572.17	572.17	0.00	6,866.00	6,866.00	6,866.00	6,866.00
4943.01 Alarm Expense	0.00	1,144.42	1,144.42	35.00	13,733.00	13,698.00	13,733.00	13,698.00
4943.02 Uniform Expenses	122.12	400.50	278.38	3,569.10	4,806.00	1,236.90	4,806.00	1,236.90
4943.03 Lawn Maintenance	8,618.33	4,577.75	(4,040.58)	40,021.62	54,933.00	14,911.38	54,933.00	14,911.38
4943.04 Electrical Contractor	(27,767.75)	57.17	27,824.92	4,750.00	686.00	(4,064.00)	686.00	(4,064.00)
4943.05 Plumbing Contractor	14,612.31	4,577.75	(10,034.56)	45,739.62	54,933.00	9,193.38	54,933.00	9,193.38
4943.06 HVAC Contractor	525.00	2,861.08	2,336.08	25,611.74	34,333.00	8,721.26	34,333.00	8,721.26
4943.08 Bug Maintenance Contract	1,597.00	1,144.42	(452.58)	11,246.10	13,733.00	2,486.90	13,733.00	2,486.90
4943.09 Fire Inspections	3,309.00	343.33	(2,965.67)	12,701.70	4,120.00	(8,581.70)	4,120.00	(8,581.70)
4943.10 Routine Maintenance Exp.	1,237.66	1,201.67	(35.99)	5,397.44	14,420.00	9,022.56	14,420.00	9,022.56
4943.12 Equipment Leasing	0.00	343.33	343.33	1,342.56	4,120.00	2,777.44	4,120.00	2,777.44
4943.13 Painting/Drywall Contractor	0.00	543.58	543.58	3,550.00	6,523.00	2,973.00	6,523.00	2,973.00
4943.15 Camera Maintenance	1,250.00	5,722.17	4,472.17	16,299.90	68,666.00	52,366.10	68,666.00	52,366.10
4943.16 Outside Labor	0.00	686.67	686.67	30,402.58	8,240.00	(22,162.58)	8,240.00	(22,162.58)
4943.17 B&G Club Maintenance	334.76	0.00	(334.76)	5,140.69	0.00	(5,140.69)	0.00	(5,140.69)
4943.18 Construction	(551,916.75)	266,666.67	818,583.42	0.00	3,200,000.00	3,200,000.00	3,200,000.00	3,200,000.00
4945.00 Maintenance Labor EBC	17,284.56	9,418.17	(7,866.39)	218,171.02	113,018.00	(105,153.02)	113,018.00	(105,153.02)
TOTAL MAINTENANCE	(466,957.83)	330,940.03	797,897.86	1,025,162.49	3,971,280.00	2,946,117.51	3,971,280.00	2,946,117.51
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	13,600.00	0.00	(13,600.00)	40,800.00	0.00	(40,800.00)	0.00	(40,800.00)
TOTAL PROTECTIVE SERVICES	13,600.00	0.00	(13,600.00)	40,800.00	0.00	(40,800.00)	0.00	(40,800.00)
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	70.83	70.83	1,275.73	850.00	(425.73)	850.00	(425.73)
4961.01 Property Insurance	0.00	4,725.25	4,725.25	45,738.28	56,703.00	10,964.72	56,703.00	10,964.72
4961.02 Liability Insurance	310.32	2,975.50	2,665.18	12,610.42	35,706.00	23,095.58	35,706.00	23,095.58
4961.03 Worker's Compensation Insurance	1,830.00	1,030.00	(800.00)	12,215.92	12,360.00	144.08	12,360.00	144.08
4961.04 Auto Insurance	13,005.72	2,506.33	(10,499.39)	38,692.35	30,076.00	(8,616.35)	30,076.00	(8,616.35)
TOTAL INSURANCE EXPENSE	15,146.04	11,307.91	(3,838.13)	110,532.70	135,695.00	25,162.30	135,695.00	25,162.30
GENERAL EXPENSE								
4962.00 General Expenses	3,435.09	3,332.67	(102.42)	15,474.88	39,992.00	24,517.12	39,992.00	24,517.12
4964.00 Bad Debt Expense	3,818.07	0.00	(3,818.07)	14,852.07	0.00	(14,852.07)	0.00	(14,852.07)
4965.00 Property Taxes	26,497.22	0.00	(26,497.22)	26,497.22	0.00	(26,497.22)	0.00	(26,497.22)
4968.00 Interest on Notes Payable	62.72	0.00	(62.72)	62.72	0.00	(62.72)	0.00	(62.72)
4973.01 Extraordinary Maintenance	0.00	0.00	0.00	31,142.50	0.00	(31,142.50)	0.00	(31,142.50)
4974.00 Depreciation Expense	429,044.59	0.00	(429,044.59)	429,044.59	0.00	(429,044.59)	0.00	(429,044.59)
4975.00 Utility Reimbursement - Tenants	587.00	0.00	(587.00)	8,613.00	0.00	(8,613.00)	0.00	(8,613.00)
4991.00 FSS Escrow Expense	890.00	0.00	(890.00)	8,180.00	0.00	(8,180.00)	0.00	(8,180.00)
TOTAL GENERAL EXPENSE	464,334.69	3,332.67	(461,002.02)	533,866.98	39,992.00	(493,874.98)	39,992.00	(493,874.98)
TOTAL EXPENSES	66,502.08	429,806.53	363,304.45	2,895,795.66	5,157,678.00	2,261,882.34	5,157,678.00	2,261,882.34

SURPLUS

192,303.79	(262,106.36)	(454,410.15)	(515,132.74)	(3,145,276.00)	(2,630,143.26)	(3,145,276.00)	(2,630,143.26)

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026
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	(17.22)	0.00	(17.22)	(189.10)	0.00	(189.10)	0.00	(189.10)
TOTAL OTHER REVENUE	(17.22)	0.00	(17.22)	(189.10)	0.00	(189.10)	0.00	(189.10)
SURPLUS	(17.22)	0.00	17.22	(189.10)	0.00	189.10	0.00	189.10

Sarasota Housing Authority
Operating Statement
Three Months Ending 03/31/2026

Program: McCown Tower Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703.00 Tenant Dwelling Rental	33,068.02	35,730.00	(2,661.98)	99,186.39	107,190.00	(8,003.61)	428,760.00	(329,573.61)
3703.01 Vacancy Loss	(410.00)	0.00	(410.00)	(410.00)	0.00	(410.00)	0.00	(410.00)
3704.10 Tenant Revenue - Late Fees	28.00	1.17	26.83	33.00	3.50	29.50	14.00	19.00
3704.20 Tenant Revenue - Maint. Fees	367.84	55.33	312.51	1,033.82	166.00	867.82	664.00	369.82
3704.30 Tenant Revenue - Other	20.00	16.50	3.50	60.00	49.50	10.50	198.00	(138.00)
TOTAL TENANT REVENUE	33,073.86	35,803.00	(2,729.14)	99,903.21	107,409.00	(7,505.79)	429,636.00	(329,732.79)
HUD REVENUE								
3710.00 PBRA Revenue	46,911.00	43,670.00	3,241.00	138,744.00	131,010.00	7,734.00	524,040.00	(385,296.00)
TOTAL HUD REVENUE	46,911.00	43,670.00	3,241.00	138,744.00	131,010.00	7,734.00	524,040.00	(385,296.00)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	52.94	40.58	12.36	152.18	121.75	30.43	487.00	(334.82)
3714.50 Vacancy Loss	0.00	(1,588.00)	1,588.00	0.00	(4,764.00)	4,764.00	(19,056.00)	19,056.00
3715.00 Other Revenue	0.00	58.08	(58.08)	0.00	174.25	(174.25)	697.00	(697.00)
3715.01 Laundry Revenue	424.63	30.83	393.80	424.63	92.50	332.13	370.00	54.63
3715.02 Dividend Revenues	0.00	0.00	0.00	129.06	0.00	129.06	0.00	129.06
TOTAL OTHER OPERATING REVENUE	477.57	(1,458.51)	1,936.08	705.87	(4,375.50)	5,081.37	(17,502.00)	18,207.87
TOTAL INCOME	80,462.43	78,014.49	2,447.94	239,353.08	234,043.50	5,309.58	936,174.00	(696,820.92)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	8,021.40	6,489.92	(1,531.48)	23,965.71	19,469.75	(4,495.96)	77,879.00	53,913.29
4912.00 Audit Fee Expense	10,250.00	90.58	(10,159.42)	10,250.00	271.75	(9,978.25)	1,087.00	(9,163.00)
4912.10 Accounting fees	0.00	126.00	126.00	0.00	378.00	378.00	1,512.00	1,512.00
4913.00 Management Fee Expense	4,088.13	3,900.75	(187.38)	12,082.60	11,702.25	(380.35)	46,809.00	34,726.40
4914.00 Marketing & Advertising	0.00	47.25	47.25	0.00	141.75	141.75	567.00	567.00
4915.00 Administrative EBC Expenses	3,374.77	3,519.08	144.31	10,793.08	10,557.25	(235.83)	42,229.00	31,435.92
4916.00 Office Supplies Expense	169.91	125.17	(44.74)	348.04	375.50	27.46	1,502.00	1,153.96
4917.00 Legal Expense	4,449.08	511.92	(3,937.16)	4,449.08	1,535.75	(2,913.33)	6,143.00	1,693.92
4918.00 Travel Expenses	0.00	114.75	114.75	0.00	344.25	344.25	1,377.00	1,377.00
4919.01 Telephone Expense	165.60	402.00	236.40	858.08	1,206.00	347.92	4,824.00	3,965.92
4919.02 Dues/Subscription Expense	0.00	26.33	26.33	0.00	79.00	79.00	316.00	316.00
4919.03 Commissioner Training/Trvl	0.00	302.50	302.50	0.00	907.50	907.50	3,630.00	3,630.00
4919.04 Training Expense	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00	3,000.00
4919.07 Postage Expense	8.89	51.00	42.11	168.89	153.00	(15.89)	612.00	443.11
4919.08 Vehicle Repair Expense	0.00	0.00	0.00	2,031.18	0.00	(2,031.18)	0.00	(2,031.18)
4919.10 Small Hand Tools	312.49	0.00	(312.49)	312.49	0.00	(312.49)	0.00	(312.49)
4919.11 Internet Expense	296.23	274.92	(21.31)	894.49	824.75	(69.74)	3,299.00	2,404.51
4919.12 Investigations	0.00	209.58	209.58	688.06	628.75	(59.31)	2,515.00	1,826.94
4919.13 Court Costs	0.00	37.50	37.50	93.00	112.50	19.50	450.00	357.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.15 Admin. General Contracts	1,031.68	444.75	(586.93)	4,035.84	1,334.25	(2,701.59)	5,337.00	1,301.16
4919.16 Admin. Equipment Contracts	116.81	106.33	(10.48)	333.41	319.00	(14.41)	1,276.00	942.59
TOTAL ADMINISTRATIVE EXPENSE	32,284.99	17,030.33	(15,254.66)	71,303.95	51,091.00	(20,212.95)	204,364.00	133,060.05
TENANT SERVICES								
4921.01 Resident Services Salaries	0.00	2,069.92	2,069.92	0.00	6,209.75	6,209.75	24,839.00	24,839.00
4921.03 Resident Services Tenant Service	0.00	168.67	168.67	0.00	506.00	506.00	2,024.00	2,024.00
4921.04 Resident Council Stipend	150.00	150.00	0.00	450.00	450.00	0.00	1,800.00	1,350.00
4921.041 Resident Council Expenses	540.95	173.83	(367.12)	975.20	521.50	(453.70)	2,086.00	1,110.80
TOTAL TENANT SERVICES	690.95	2,562.42	1,871.47	1,425.20	7,687.25	6,262.05	30,749.00	29,323.80
UTILITY EXPENSE								
4931.00 Water Expenses	5,786.79	3,055.50	(2,731.29)	8,834.77	9,166.50	331.73	36,666.00	27,831.23
4932.00 Electricity Expense	5,519.97	5,101.17	(418.80)	14,586.78	15,303.50	716.72	61,214.00	46,627.22
4933.00 Gas Expense	0.00	92.42	92.42	0.00	277.25	277.25	1,109.00	1,109.00
4934.00 Trash Expense	3,245.49	1,119.58	(2,125.91)	4,897.83	3,358.75	(1,539.08)	13,435.00	8,537.17
4935.00 Sewer Expense	8,140.84	3,981.17	(4,159.67)	12,517.55	11,943.50	(574.05)	47,774.00	35,256.45
TOTAL UTILITY EXPENSE	22,693.09	13,349.84	(9,343.25)	40,836.93	40,049.50	(787.43)	160,198.00	119,361.07
MAINTENANCE								
4941.00 Maintenance Labor	2,531.26	7,000.33	4,469.07	6,401.27	21,001.00	14,599.73	84,004.00	77,602.73
4942.00 Materials Expense	9.13	20.83	11.70	24.60	62.50	37.90	250.00	225.40
4942.02 Appliance parts	0.00	29.17	29.17	638.98	87.50	(551.48)	350.00	(288.98)
4942.04 Cabinetry	0.00	15.42	15.42	0.00	46.25	46.25	185.00	185.00
4942.06 Doors	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00	6,000.00
4942.08 Electrical Parts	7.98	0.00	(7.98)	7.98	0.00	(7.98)	0.00	(7.98)
4942.10 Exterior Supplies	0.00	146.00	146.00	6.11	438.00	431.89	1,752.00	1,745.89
4942.12 Fire Protection	1,252.50	3,982.17	2,729.67	18,475.46	11,946.50	(6,528.96)	47,786.00	29,310.54
4942.14 Flooring	0.00	58.33	58.33	0.00	175.00	175.00	700.00	700.00
4942.16 Hardware	25,813.87	2,166.67	(23,647.20)	25,950.78	6,500.00	(19,450.78)	26,000.00	49.22
4942.18 HVAC Parts	46.57	125.00	78.43	152.20	375.00	222.80	1,500.00	1,347.80
4942.20 Janitorial Supplies	283.18	250.00	(33.18)	301.51	750.00	448.49	3,000.00	2,698.49
4942.22 Keys/Locks	0.00	41.67	41.67	0.00	125.00	125.00	500.00	500.00
4942.24 Landscape Materials	35.61	0.00	(35.61)	35.61	0.00	(35.61)	0.00	(35.61)
4942.26 Lighting/Fixtures	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00	1,500.00
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	83.33	83.33	0.00	250.00	250.00	1,000.00	1,000.00
4942.33 Non-Capitalized Appliances	0.00	83.33	83.33	0.00	250.00	250.00	1,000.00	1,000.00
4942.38 Windows - Glass/Screens	79.04	582.08	503.04	79.04	1,746.25	1,667.21	6,985.00	6,905.96
4943.01 Alarm Expense	285.72	103.00	(182.72)	285.72	309.00	23.28	1,236.00	950.28
4943.02 Uniform Expenses	0.00	62.50	62.50	0.00	187.50	187.50	750.00	750.00
4943.03 Lawn Maintenance	(1,410.38)	1,333.33	2,743.71	756.28	4,000.00	3,243.72	16,000.00	15,243.72
4943.04 Electrical Contractor	17.75	388.25	370.50	17.75	1,164.75	1,147.00	4,659.00	4,641.25
4943.05 Plumbing Contractor	780.30	1,745.17	964.87	2,806.77	5,235.50	2,428.73	20,942.00	18,135.23
4943.06 HVAC Contractor	79.00	5,724.00	5,645.00	120.79	17,172.00	17,051.21	68,688.00	68,567.21
4943.07 Elevator Maintenance Exp.	1,483.89	1,118.75	(365.14)	4,418.17	3,356.25	(1,061.92)	13,425.00	9,006.83
4943.08 Bug Maintenance Contract	734.00	763.75	29.75	1,468.00	2,291.25	823.25	9,165.00	7,697.00
4943.09 Fire Inspections	0.00	672.67	672.67	0.00	2,018.00	2,018.00	8,072.00	8,072.00
4943.10 Routine Maintenance Exp.	1,664.00	3,094.33	1,430.33	4,992.00	9,283.00	4,291.00	37,132.00	32,140.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.12 Equipment Leasing	0.00	111.42	111.42	0.00	334.25	334.25	1,337.00	1,337.00
4943.13 Painting/Drywall Contractor	74.45	1,833.33	1,758.88	1,074.45	5,500.00	4,425.55	22,000.00	20,925.55
4943.15 Camera Maintenance	0.00	113.83	113.83	0.00	341.50	341.50	1,366.00	1,366.00
4943.19 Repairs	925.00	460.75	(464.25)	925.00	1,382.25	457.25	5,529.00	4,604.00
4945.00 Maintenance Labor EBC	1,279.22	1,540.58	261.36	7,205.24	4,621.75	(2,583.49)	18,487.00	11,281.76
TOTAL MAINTENANCE	35,972.09	34,274.99	(1,697.10)	76,143.71	102,825.00	26,681.29	411,300.00	335,156.29
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	103.00	103.00	0.00	309.00	309.00	1,236.00	1,236.00
4961.01 Property Insurance	13,492.73	15,833.33	2,340.60	39,536.58	47,500.00	7,963.42	190,000.00	150,463.42
4961.02 Liability Insurance	1,416.36	1,619.42	203.06	4,864.93	4,858.25	(6.68)	19,433.00	14,568.07
4961.03 Worker's Compensation Insurance	367.00	186.92	(180.08)	1,099.84	560.75	(539.09)	2,243.00	1,143.16
TOTAL INSURANCE EXPENSE	15,276.09	17,742.67	2,466.58	45,501.35	53,228.00	7,726.65	212,912.00	167,410.65
GENERAL EXPENSE								
4962.00 General Expenses	139.50	90.83	(48.67)	1,480.38	272.50	(1,207.88)	1,090.00	(390.38)
4971.00 Replacement Reserve Expense	0.00	3,004.17	3,004.17	0.00	9,012.50	9,012.50	36,050.00	36,050.00
4973.00 Extraordinary maintenance	8,700.00	0.00	(8,700.00)	8,700.00	0.00	(8,700.00)	0.00	(8,700.00)
TOTAL GENERAL EXPENSE	8,839.50	3,095.00	(5,744.50)	10,180.38	9,285.00	(895.38)	37,140.00	26,959.62
TOTAL EXPENSES	115,756.71	88,055.25	(27,701.46)	245,391.52	264,165.75	18,774.23	1,056,663.00	811,271.48
SURPLUS	(35,294.28)	(10,040.76)	(25,253.52)	(6,038.44)	(30,122.25)	24,083.81	(120,489.00)	114,450.56

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026
Program: Resident Services Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
GRANT REVENUE								
3706.30 HUD FSS Grant	6,618.19	7,438.83	(820.64)	75,592.98	89,266.00	(13,673.02)	89,266.00	(13,673.02)
3706.40 Youth Thrive Grant	0.00	0.00	0.00	24,147.04	0.00	24,147.04	0.00	24,147.04
3707.50 Other Admin Revenue	0.00	1,013.92	(1,013.92)	0.00	12,167.00	(12,167.00)	12,167.00	(12,167.00)
3707.51 Other Admin Revenue: YT	0.00	2,587.50	(2,587.50)	400.00	31,050.00	(30,650.00)	31,050.00	(30,650.00)
3708.00 Other Government Grants	0.00	0.00	0.00	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)	20,626.00	(28,634.56)	20,626.00	(28,634.56)
3715.02 Dividend Revenues	0.00	0.00	0.00	85.73	0.00	85.73	0.00	85.73
3715.05 Grant/Donations: Other	30,500.00	0.00	30,500.00	31,000.00	0.00	31,000.00	0.00	31,000.00
TOTAL GRANT REVENUE	37,118.19	12,759.08	24,359.11	196,727.19	153,109.00	43,618.19	153,109.00	43,618.19
TOTAL INCOME	37,118.19	12,759.08	24,359.11	196,727.19	153,109.00	43,618.19	153,109.00	43,618.19
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	8,088.65	7,072.67	(1,015.98)	142,980.32	84,872.00	(58,108.32)	84,872.00	(58,108.32)
4912.00 Audit Fee Expense	0.00	92.67	92.67	1,460.00	1,112.00	(348.00)	1,112.00	(348.00)
4912.10 Accounting Fee	973.08	216.92	(756.16)	8,481.78	2,603.00	(5,878.78)	2,603.00	(5,878.78)
4914.00 Marketing & Advertising	0.00	22.83	22.83	554.90	274.00	(280.90)	274.00	(280.90)
4915.00 Administrative EBC Expenses	1,672.16	1,823.08	150.92	31,188.03	21,877.00	(9,311.03)	21,877.00	(9,311.03)
4916.00 Office Supplies Expense	142.10	381.50	239.40	973.37	4,578.00	3,604.63	4,578.00	3,604.63
4918.00 Travel Expenses	943.87	114.42	(829.45)	2,240.61	1,373.00	(867.61)	1,373.00	(867.61)
4919.00 Sundry	276.50	0.00	(276.50)	276.50	0.00	(276.50)	0.00	(276.50)
4919.01 Telephone Expense	382.58	343.33	(39.25)	5,448.52	4,120.00	(1,328.52)	4,120.00	(1,328.52)
4919.02 Dues/Subscription Expense	200.00	91.50	(108.50)	3,400.43	1,098.00	(2,302.43)	1,098.00	(2,302.43)
4919.04 Training Expense	400.00	228.83	(171.17)	615.07	2,746.00	2,130.93	2,746.00	2,130.93
4919.08 Vehicle Repair Expense	0.00	17.17	17.17	55.60	206.00	150.40	206.00	150.40
4919.09 Office Lease Expense	438.79	801.08	362.29	5,265.48	9,613.00	4,347.52	9,613.00	4,347.52
4919.11 Internet Expense	585.69	238.67	(347.02)	3,139.74	2,864.00	(275.74)	2,864.00	(275.74)
4919.112 YT Internet Expense	585.67	119.33	(466.34)	3,663.31	1,432.00	(2,231.31)	1,432.00	(2,231.31)
4919.12 Investigations	0.00	11.42	11.42	26.00	137.00	111.00	137.00	111.00
4919.15 Admin. General Contracts	881.64	915.50	33.86	11,611.92	10,986.00	(625.92)	10,986.00	(625.92)
4919.16 Admin. Equipment Contracts	73.13	45.75	(27.38)	316.94	549.00	232.06	549.00	232.06
4919.161 Admin Equip Contracts: YT	24.37	0.00	(24.37)	316.81	0.00	(316.81)	0.00	(316.81)
4921.02 Resident Services EBC Expenses	568.87	351.67	(217.20)	9,716.30	4,220.00	(5,496.30)	4,220.00	(5,496.30)
4921.03 Resident Services Tenant Servc	0.00	113.83	113.83	0.00	1,366.00	1,366.00	1,366.00	1,366.00
4921.04 Resident Council Stipend	0.00	113.83	113.83	0.00	1,366.00	1,366.00	1,366.00	1,366.00
4921.041 Resident Council Training/Travel	0.00	113.92	113.92	0.00	1,367.00	1,367.00	1,367.00	1,367.00
4921.09 YT - After School Tutors	400.00	572.17	172.17	2,700.00	6,866.00	4,166.00	6,866.00	4,166.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4921.11 YT - Program Supplies/Activities	253.57	781.92	528.35	6,792.61	9,383.00	2,590.39	9,383.00	2,590.39
4921.12 YT - Printing/Advertising	0.00	11.42	11.42	123.00	137.00	14.00	137.00	14.00
4921.13 YT - Travel/Training	0.00	11.42	11.42	770.77	137.00	(633.77)	137.00	(633.77)
TOTAL ADMINISTRATIVE EXPENSE	16,890.67	14,606.85	(2,283.82)	242,118.01	175,282.00	(66,836.01)	175,282.00	(66,836.01)
UTILITY EXPENSE								
4932.00 Electricity Expense	239.58	171.67	(67.91)	1,559.30	2,060.00	500.70	2,060.00	500.70
4932.01 YT - Electricity Expense	239.56	171.67	(67.89)	1,559.22	2,060.00	500.78	2,060.00	500.78
TOTAL UTILITY EXPENSE	479.14	343.34	(135.80)	3,118.52	4,120.00	1,001.48	4,120.00	1,001.48
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	172.89	0.00	(172.89)	0.00	(172.89)
4942.20 Janitorial Supplies	0.00	0.00	0.00	566.65	0.00	(566.65)	0.00	(566.65)
4942.22 Keys/Locks	0.00	0.00	0.00	416.90	0.00	(416.90)	0.00	(416.90)
4943.01 Alarm Expense	35.00	0.00	(35.00)	420.00	0.00	(420.00)	0.00	(420.00)
4943.04 Electrical Expense	0.00	191.75	191.75	0.00	2,301.00	2,301.00	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)
4943.10 Routine Maintenance Exp.	364.00	343.33	(20.67)	4,368.00	4,120.00	(248.00)	4,120.00	(248.00)
4943.101 YT - Routing Maintenance	364.00	343.33	(20.67)	4,368.00	4,120.00	(248.00)	4,120.00	(248.00)
4943.12 Equipment Leasing	0.00	174.42	174.42	1,087.88	2,093.00	1,005.12	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	763.00	1,052.83	289.83	13,034.51	12,634.00	(400.51)	12,634.00	(400.51)
INSURANCE EXPENSE								
4961.02 Liability Insurance	0.00	25.92	25.92	1,205.58	311.00	(894.58)	311.00	(894.58)
4961.03 Worker's Compensation Insurance	245.00	343.33	98.33	1,709.77	4,120.00	2,410.23	4,120.00	2,410.23
4961.04 Auto Insurance	0.00	549.33	549.33	4,227.92	6,592.00	2,364.08	6,592.00	2,364.08
TOTAL INSURANCE EXPENSE	245.00	918.58	673.58	7,143.27	11,023.00	3,879.73	11,023.00	3,879.73
GENERAL EXPENSE								
4962.00 General Expenses	85.88	872.00	786.12	2,084.21	10,464.00	8,379.79	10,464.00	8,379.79
TOTAL GENERAL EXPENSE	85.88	872.00	786.12	2,084.21	10,464.00	8,379.79	10,464.00	8,379.79
4974.00 Depreciation Expense	3,477.01	0.00	(3,477.01)	3,477.01	0.00	(3,477.01)	0.00	(3,477.01)
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	21,940.70	17,793.60	(4,147.10)	285,975.53	213,523.00	(72,452.53)	213,523.00	(72,452.53)
SURPLUS	15,177.49	(5,034.52)	20,212.01	(89,248.34)	(60,414.00)	(28,834.34)	(60,414.00)	(28,834.34)

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026
Program: Section 8 Voucher Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HUD REVENUES								
3707.40 HCV Portable Admin Fee Revenue	3,420.60	217.67	3,202.93	25,040.68	2,612.00	22,428.68	2,612.00	22,428.68
3707.60 HCV Admin Fee	99,021.00	191,355.08	(92,334.08)	2,374,098.00	2,296,261.00	77,837.00	2,296,261.00	77,837.00
3710.00 HUD HAP Revenue	3,429,351.35	2,529,716.67	899,634.68	32,222,285.06	30,356,600.00	1,865,685.06	30,356,600.00	1,865,685.06
3710.50 HAP Revenue Portables	111,777.15	3,825.75	107,951.40	711,780.35	45,909.00	665,871.35	45,909.00	665,871.35
TOTAL HUD REVENUES	3,643,570.10	2,725,115.17	918,454.93	35,333,204.09	32,701,382.00	2,631,822.09	32,701,382.00	2,631,822.09
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestricted	188.74	9,030.08	(8,841.34)	34,220.66	108,361.00	(74,140.34)	108,361.00	(74,140.34)
3714.00 Fraud Recovery	29,457.00	3,769.42	25,687.58	88,050.00	45,233.00	42,817.00	45,233.00	42,817.00
3715.00 Other Revenue	1,782.07	420.75	1,361.32	12,738.52	5,049.00	7,689.52	5,049.00	7,689.52
3715.02 Dividend Revenues	9.85	0.00	9.85	1,587.87	0.00	1,587.87	0.00	1,587.87
3715.05 Other Revenue (Change In Value)	7,850.49	0.00	7,850.49	45,806.70	0.00	45,806.70	0.00	45,806.70
TOTAL OTHER OPERATING REVENUE	39,288.15	13,220.25	26,067.90	182,403.75	158,643.00	23,760.75	158,643.00	23,760.75
TOTAL INCOME	3,682,858.25	2,738,335.42	944,522.83	35,515,607.84	32,860,025.00	2,655,582.84	32,860,025.00	2,655,582.84
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	85,918.06	88,122.17	2,204.11	834,310.90	1,057,466.00	223,155.10	1,057,466.00	223,155.10
4911.02 Administrative Management Expen	0.00	919.83	919.83	13,325.00	11,038.00	(2,287.00)	11,038.00	(2,287.00)
4912.00 Audit Fee Expense	0.00	1,053.00	1,053.00	12,629.00	12,636.00	7.00	12,636.00	7.00
4912.10 Accounting fees	3,486.87	947.33	(2,539.54)	24,472.96	11,368.00	(13,104.96)	11,368.00	(13,104.96)
4912.12 Consulting	158.40	0.00	(158.40)	1,569.42	0.00	(1,569.42)	0.00	(1,569.42)
4913.10 Bookkeeping Fee Expense	14.93	0.00	(14.93)	49.77	0.00	(49.77)	0.00	(49.77)
4914.00 Marketing & Advertising	0.00	223.17	223.17	2,579.77	2,678.00	98.23	2,678.00	98.23
4915.00 Administrative EBC Expenses	24,228.92	25,539.92	1,311.00	317,376.03	306,479.00	(10,897.03)	306,479.00	(10,897.03)
4916.00 Office Supplies Expense	1,327.49	1,168.92	(158.57)	11,376.21	14,027.00	2,650.79	14,027.00	2,650.79
4917.00 Legal Expense	2,168.27	2,926.67	758.40	17,920.38	35,120.00	17,199.62	35,120.00	17,199.62
4918.00 Travel Expenses	1,860.74	2,288.83	428.09	20,511.65	27,466.00	6,954.35	27,466.00	6,954.35
4919.01 Telephone Expense	1,118.73	1,144.42	25.69	12,474.00	13,733.00	1,259.00	13,733.00	1,259.00
4919.02 Dues/Subscription Expense	449.35	801.42	352.07	12,291.75	9,617.00	(2,674.75)	9,617.00	(2,674.75)
4919.03 Commissioner training/travel	0.00	801.08	801.08	6,977.25	9,613.00	2,635.75	9,613.00	2,635.75
4919.04 Training Expense	1,026.36	2,975.50	1,949.14	18,227.54	35,706.00	17,478.46	35,706.00	17,478.46
4919.07 Postage Expense	183.57	915.50	731.93	5,526.73	10,986.00	5,459.27	10,986.00	5,459.27
4919.08 Vehicle Repair Expense	0.00	423.42	423.42	651.14	5,081.00	4,429.86	5,081.00	4,429.86
4919.09 Office Lease Expense	9,359.95	8,926.67	(433.28)	86,924.25	107,120.00	20,195.75	107,120.00	20,195.75
4919.10 Expendable Misc. Equipment	4.56	22.83	18.27	54.90	274.00	219.10	274.00	219.10
4919.11 Internet Expense	714.74	302.00	(412.74)	4,194.78	3,624.00	(570.78)	3,624.00	(570.78)
4919.12 Investigations	464.05	338.58	(125.47)	2,998.42	4,063.00	1,064.58	4,063.00	1,064.58
4919.14 Bank charges	0.00	0.00	0.00	10.44	0.00	(10.44)	0.00	(10.44)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.15 Admin. General Contracts	14,987.49	8,011.08	(6,976.41)	77,992.03	96,133.00	18,140.97	96,133.00	18,140.97
4919.16 Admin. Equipment Contracts	(1,023.94)	1,144.42	2,168.36	5,228.24	13,733.00	8,504.76	13,733.00	8,504.76
4921.03 Resident Services - Tenant	0.00	113.83	113.83	0.00	1,366.00	1,366.00	1,366.00	1,366.00
4921.041 Resident Council Expenses	0.00	113.83	113.83	0.00	1,366.00	1,366.00	1,366.00	1,366.00
4922.00 Relocation Expenses	0.00	113.92	113.92	0.00	1,367.00	1,367.00	1,367.00	1,367.00
4931.00 Water Expenses	265.76	22.83	(242.93)	692.30	274.00	(418.30)	274.00	(418.30)
4932.00 Electricity Expense	1,396.78	1,144.42	(252.36)	10,021.63	13,733.00	3,711.37	13,733.00	3,711.37
4934.00 Trash Expense	267.51	28.58	(238.93)	1,052.89	343.00	(709.89)	343.00	(709.89)
4935.00 Sewer Expense	449.77	28.58	(421.19)	1,168.56	343.00	(825.56)	343.00	(825.56)
4942.00 Material Expense	0.00	17.17	17.17	0.00	206.00	206.00	206.00	206.00
4942.08 Electrical Parts	0.00	22.83	22.83	0.00	274.00	274.00	274.00	274.00
4942.18 HVAC Parts	0.00	0.00	0.00	439.14	0.00	(439.14)	0.00	(439.14)
4942.22 Key/Locks	0.00	45.75	45.75	30.58	549.00	518.42	549.00	518.42
4943.01 Alarm Expense	45.00	22.83	(22.17)	1,321.35	274.00	(1,047.35)	274.00	(1,047.35)
4943.02 Uniform Expenses	126.28	103.00	(23.28)	1,152.03	1,236.00	83.97	1,236.00	83.97
4943.06 HVAC Expense	0.00	34.33	34.33	0.00	412.00	412.00	412.00	412.00
4943.10 Routine Maintenance Exp.	559.00	801.08	242.08	6,726.00	9,613.00	2,887.00	9,613.00	2,887.00
4943.13 Painting/Drywall Expenses	0.00	11.00	11.00	0.00	132.00	132.00	132.00	132.00
4943.16 Outside Labor	0.00	288.17	288.17	124.17	3,458.00	3,333.83	3,458.00	3,333.83
4961.02 Liability Insurance	33.36	801.08	767.72	11,774.86	9,613.00	(2,161.86)	9,613.00	(2,161.86)
4961.03 Worker's Compensation Insurance	1,587.00	1,487.75	(99.25)	11,107.88	17,853.00	6,745.12	17,853.00	6,745.12
4961.04 Auto Insurance	1,032.13	1,087.17	55.04	11,786.28	13,046.00	1,259.72	13,046.00	1,259.72
4962.00 General Expenses	7,668.13	2,859.25	(4,808.88)	46,954.87	34,311.00	(12,643.87)	34,311.00	(12,643.87)
4964.00 Bad Debt Expense	(8,423.59)	0.00	8,423.59	45,376.68	0.00	(45,376.68)	0.00	(45,376.68)
4968.00 Interest on Notes Payable	76.33	0.00	(76.33)	76.33	0.00	(76.33)	0.00	(76.33)
4971.50 Misc - Landlord Bonus	1,500.00	6,866.67	5,366.67	9,250.00	82,400.00	73,150.00	82,400.00	73,150.00
TOTAL ADMINISTRATIVE EXPENSE	153,032.00	165,010.83	11,978.83	1,648,728.11	1,980,130.00	331,401.89	1,980,130.00	331,401.89
HAP EXPENSE								
4973.00 HAP Expense	2,816,638.00	2,546,545.50	(270,092.50)	32,451,480.01	30,558,546.00	(1,892,934.01)	30,558,546.00	(1,892,934.01)
4973.02 HAP Vacancy Payment	0.00	0.00	0.00	3,600.00	0.00	(3,600.00)	0.00	(3,600.00)
4974.00 Depreciation Expense	6,912.37	0.00	(6,912.37)	6,912.37	0.00	(6,912.37)	0.00	(6,912.37)
4975.00 Utility Reimbursement - Tenants	27,701.00	32,132.75	4,431.75	355,278.00	385,593.00	30,315.00	385,593.00	30,315.00
4990.00 Port Admin Fee Expense	7,014.05	1,649.25	(5,364.80)	57,491.08	19,791.00	(37,700.08)	19,791.00	(37,700.08)
4991.00 FSS Escrow Expense	4,935.00	0.00	(4,935.00)	78,330.00	0.00	(78,330.00)	0.00	(78,330.00)
TOTAL HAP EXPENSE	2,863,200.42	2,580,327.50	(282,872.92)	32,953,091.46	30,963,930.00	(1,989,161.46)	30,963,930.00	(1,989,161.46)
TOTAL EXPENSES	3,016,232.42	2,745,338.33	(270,894.09)	34,601,819.57	32,944,060.00	(1,657,759.57)	32,944,060.00	(1,657,759.57)
SURPLUS	666,625.83	(7,002.91)	673,628.74	913,788.27	(84,035.00)	997,823.27	(84,035.00)	997,823.27

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026
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	87,003.00	90,634.25	(3,631.25)	1,056,358.28	1,087,611.00	(31,252.72)	1,087,611.00	(31,252.72)
3703.10 Commercial Tenant Rent	20,799.13	9,490.17	11,308.96	117,639.41	113,882.00	3,757.41	113,882.00	3,757.41
3704.00 Tenant Revenue Other	0.00	91.67	(91.67)	0.00	1,100.00	(1,100.00)	1,100.00	(1,100.00)
3704.10 Tenant Revenue - Late Fees	35.00	60.08	(25.08)	4,375.00	721.00	3,654.00	721.00	3,654.00
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	60.00	0.00	60.00	313.50	0.00	313.50	0.00	313.50
TOTAL TENANT REVENUE OTHER	107,897.13	100,276.17	7,620.96	1,178,758.89	1,203,314.00	(24,555.11)	1,203,314.00	(24,555.11)
OTHER REVENUE								
3707.50 Other Admin Revenue	560.33	114.42	445.91	5,995.64	1,373.00	4,622.64	1,373.00	4,622.64
3708.00 Other Government Grants	(21,328.95)	0.00	(21,328.95)	77,638.50	0.00	77,638.50	0.00	77,638.50
3708.11 Youth Thrive: Sarasota County Gov'n't Contract	(61,984.84)	0.00	(61,984.84)	0.00	0.00	0.00	0.00	0.00
3711.00 Investment Income - Unrestrict	46.33	216.17	(169.84)	545.23	2,594.00	(2,048.77)	2,594.00	(2,048.77)
3715.00 Other Grant Revenue	62,484.84	0.00	62,484.84	10.00	0.00	10.00	0.00	10.00
3715.03 Donations: Shop w/a Cop	0.00	1,920.92	(1,920.92)	14,500.00	23,051.00	(8,551.00)	23,051.00	(8,551.00)
3715.04 Comm. Foundation Grants	0.00	2,500.00	(2,500.00)	0.00	30,000.00	(30,000.00)	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	3,433.00	(3,433.00)	3,433.00	(3,433.00)
TOTAL OTHER REVENUE	(20,222.29)	5,037.59	(25,259.88)	99,189.37	60,451.00	38,738.37	60,451.00	38,738.37
TOTAL INCOME	87,674.84	105,313.76	(17,638.92)	1,277,948.26	1,263,765.00	14,183.26	1,263,765.00	14,183.26
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	686.00	686.00	686.00	686.00
4917.00 Legal Expense	0.00	572.17	572.17	27.50	6,866.00	6,838.50	6,866.00	6,838.50
4918.00 Travel Expenses	0.00	34.33	34.33	0.00	412.00	412.00	412.00	412.00
4919.01 Telephone Expense	0.00	125.17	125.17	1,841.32	1,502.00	(339.32)	1,502.00	(339.32)
4919.02 Dues/Subscription Expense	600.00	2,288.83	1,688.83	12,053.61	27,466.00	15,412.39	27,466.00	15,412.39
4919.03 Commissioner training/travel	0.00	34.33	34.33	0.00	412.00	412.00	412.00	412.00
4919.08 Vehicle Repair Expense	0.00	57.17	57.17	0.00	686.00	686.00	686.00	686.00
4919.10 Expendable tools/Equipment	131.96	68.67	(63.29)	658.15	824.00	165.85	824.00	165.85
4919.11 Internet Expense	594.39	322.25	(272.14)	5,027.32	3,867.00	(1,160.32)	3,867.00	(1,160.32)
4919.12 Investigations	1,895.25	9.08	(1,886.17)	2,094.75	109.00	(1,985.75)	109.00	(1,985.75)
4919.13 Court Costs	0.00	77.00	77.00	1,145.52	924.00	(221.52)	924.00	(221.52)
4919.15 Admin. General Contracts	20,168.92	20,859.75	690.83	242,027.04	250,317.00	8,289.96	250,317.00	8,289.96
4921.02 YT-Shop w/Cop	0.00	2,367.83	2,367.83	20,547.00	28,414.00	7,867.00	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	23,390.52	26,873.75	3,483.23	287,422.21	322,485.00	35,062.79	322,485.00	35,062.79
UTILITIES EXPENSE								
4931.00 Water Expenses	6,521.29	2,177.75	(4,343.54)	32,635.06	26,133.00	(6,502.06)	26,133.00	(6,502.06)
4932.00 Electricity Expense	817.67	575.08	(242.59)	4,744.18	6,901.00	2,156.82	6,901.00	2,156.82
4934.00 Trash Expense	4,177.84	1,452.92	(2,724.92)	19,750.74	17,435.00	(2,315.74)	17,435.00	(2,315.74)
4935.00 Sewer Expense	8,493.32	2,811.17	(5,682.15)	45,237.75	33,734.00	(11,503.75)	33,734.00	(11,503.75)
TOTAL UTILITIES EXPENSE	20,010.12	7,016.92	(12,993.20)	102,367.73	84,203.00	(18,164.73)	84,203.00	(18,164.73)
MAINTENANCE								
4942.00 Materials Expense	35.98	3.58	(32.40)	1,467.93	43.00	(1,424.93)	43.00	(1,424.93)
4942.02 Appliance parts	56.78	57.17	0.39	1,609.09	686.00	(923.09)	686.00	(923.09)
4942.04 Cabinetry	0.00	228.83	228.83	37.17	2,746.00	2,708.83	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	79.53	228.83	149.30	1,697.97	2,746.00	1,048.03	2,746.00	1,048.03
4942.08 Electrical Parts	272.21	114.42	(157.79)	1,090.08	1,373.00	282.92	1,373.00	282.92
4942.10 Exterior Supplies	0.00	57.17	57.17	2,163.77	686.00	(1,477.77)	686.00	(1,477.77)
4942.12 Fire Protection	0.00	114.42	114.42	16,820.53	1,373.00	(15,447.53)	1,373.00	(15,447.53)
4942.14 Flooring	2,788.51	1,716.67	(1,071.84)	26,531.26	20,600.00	(5,931.26)	20,600.00	(5,931.26)
4942.16 Hardware	46.42	57.17	10.75	3,514.34	686.00	(2,828.34)	686.00	(2,828.34)
4942.18 HVAC Parts	488.23	1,144.42	656.19	2,004.62	13,733.00	11,728.38	13,733.00	11,728.38
4942.20 Janitorial Supplies	0.00	57.17	57.17	207.29	686.00	478.71	686.00	478.71
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	1,439.56	57.17	(1,382.39)	2,293.61	686.00	(1,607.61)	686.00	(1,607.61)
4942.26 Lighting/Fixtures	784.05	572.17	(211.88)	3,382.65	6,866.00	3,483.35	6,866.00	3,483.35
4942.28 Lumber	0.00	343.33	343.33	0.00	4,120.00	4,120.00	4,120.00	4,120.00
4942.32 Non-capitalized furn. fix, equi	0.00	228.83	228.83	0.00	2,746.00	2,746.00	2,746.00	2,746.00
4942.33 Non Capitalized Appliances	1,755.13	572.17	(1,182.96)	31,680.91	6,866.00	(24,814.91)	6,866.00	(24,814.91)
4942.34 Paint/Drywall	0.00	572.17	572.17	3,466.67	6,866.00	3,399.33	6,866.00	3,399.33
4942.36 Plumbing parts	1,291.31	657.67	(633.64)	5,581.51	7,892.00	2,310.49	7,892.00	2,310.49
4942.38 Windows - glass/screens	457.88	286.08	(171.80)	7,457.18	3,433.00	(4,024.18)	3,433.00	(4,024.18)
4943.01 Alarm Expense	0.00	171.67	171.67	35.00	2,060.00	2,025.00	2,060.00	2,025.00
4943.02 Uniform Expenses	0.00	0.00	0.00	35.34	0.00	(35.34)	0.00	(35.34)
4943.03 Lawn Maintenance	9,476.04	10,872.17	1,396.13	80,628.94	130,466.00	49,837.06	130,466.00	49,837.06
4943.04 Electrical Expense	2,515.00	1,144.42	(1,370.58)	13,123.88	13,733.00	609.12	13,733.00	609.12
4943.05 Plumbing Expense	3,160.25	1,144.42	(2,015.83)	13,529.09	13,733.00	203.91	13,733.00	203.91
4943.06 HVAC Expense	(15,560.50)	5,722.17	21,282.67	14,695.00	68,666.00	53,971.00	68,666.00	53,971.00
4943.07 Elevator Maintenance Exp.	151.86	286.08	134.22	14,820.77	3,433.00	(11,387.77)	3,433.00	(11,387.77)
4943.08 Bug Maintenance Contract	1,232.00	771.08	(460.92)	8,617.00	9,253.00	636.00	9,253.00	636.00
4943.09 Fire Inspections	1,836.50	1,144.42	(692.08)	11,494.65	13,733.00	2,238.35	13,733.00	2,238.35
4943.10 Routine Maintenance Exp.	0.00	228.83	228.83	3,768.16	2,746.00	(1,022.16)	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	6,866.00	6,866.00	6,866.00	6,866.00
4943.15 Security Camera	2,175.00	0.00	(2,175.00)	2,175.00	0.00	(2,175.00)	0.00	(2,175.00)
4943.16 Outside Labor	0.00	343.33	343.33	8,889.91	4,120.00	(4,769.91)	4,120.00	(4,769.91)
4943.18 Construction	0.00	31,250.00	31,250.00	0.00	375,000.00	375,000.00	375,000.00	375,000.00
4943.19 Repairs	(17,602.65)	343.33	17,945.98	2,048.00	4,120.00	2,072.00	4,120.00	2,072.00
TOTAL MAINTENANCE	(3,120.91)	61,063.53	64,184.44	291,388.49	732,762.00	441,373.51	732,762.00	441,373.51
INSURANCE EXPENSE								
4961.01 Property Insurance	(10,090.37)	10,510.17	20,600.54	120,603.28	126,122.00	5,518.72	126,122.00	5,518.72

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INSURANCE EXPENSE								
4961.02 Liability Insurance	(594.50)	801.08	1,395.58	7,104.88	9,613.00	2,508.12	9,613.00	2,508.12
4961.04 Auto Insurance	0.00	686.67	686.67	4,227.93	8,240.00	4,012.07	8,240.00	4,012.07
TOTAL INSURANCE EXPENSE	(10,684.87)	11,997.92	22,682.79	131,936.09	143,975.00	12,038.91	143,975.00	12,038.91
GENERAL EXPENSE								
4962.00 General Expenses	4,560.00	684.92	(3,875.08)	7,370.40	8,219.00	848.60	8,219.00	848.60
4964.00 Bad Debt Expense	(9,158.26)	0.00	9,158.26	(9,158.26)	0.00	9,158.26	0.00	9,158.26
4965.00 Property Taxes	0.00	3,176.83	3,176.83	24,451.13	38,122.00	13,670.87	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)
4974.00 Depreciation Expense	303,498.67	0.00	(303,498.67)	303,498.67	0.00	(303,498.67)	0.00	(303,498.67)
5210.00 Applicances	0.00	1,144.42	1,144.42	32,227.28	13,733.00	(18,494.28)	13,733.00	(18,494.28)
TOTAL GENERAL EXPENSE	298,900.41	5,006.17	(293,894.24)	376,155.61	60,074.00	(316,081.61)	60,074.00	(316,081.61)
TOTAL EXPENSES	328,495.27	111,958.29	(216,536.98)	1,189,270.13	1,343,499.00	154,228.87	1,343,499.00	154,228.87
SURPLUS	(240,820.43)	(6,644.53)	(234,175.90)	88,678.13	(79,734.00)	168,412.13	(79,734.00)	168,412.13

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026
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	374.49	3,583.67	(3,209.18)	46,408.76	43,004.00	3,404.76	43,004.00	3,404.76
TOTAL MANAGEMENT REVENUE	374.49	3,583.67	(3,209.18)	46,408.76	43,004.00	3,404.76	43,004.00	3,404.76
TOTAL INCOME								
	374.49	3,583.67	(3,209.18)	46,408.76	43,004.00	3,404.76	43,004.00	3,404.76
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	948.13	854.17	(93.96)	16,020.37	10,250.00	(5,770.37)	10,250.00	(5,770.37)
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	114.75	594.58	479.83	4,920.27	7,135.00	2,214.73	7,135.00	2,214.73
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	1,062.88	1,448.75	385.87	28,404.28	17,385.00	(11,019.28)	17,385.00	(11,019.28)
INSURANCE EXPENSE								
4961.00 Insurance Expense	(166.05)	297.67	463.72	0.00	3,572.00	3,572.00	3,572.00	3,572.00
4961.02 Liability Insurance	988.52	1,005.92	17.40	4,593.08	12,071.00	7,477.92	12,071.00	7,477.92
TOTAL INSURANCE EXPENSE	822.47	1,303.59	481.12	4,593.08	15,643.00	11,049.92	15,643.00	11,049.92
4962.00 General Expenses	9.57	0.00	(9.57)	159.78	0.00	(159.78)	0.00	(159.78)
TOTAL EXPENSES	1,894.92	2,752.34	857.42	33,157.14	33,028.00	(129.14)	33,028.00	(129.14)
SURPLUS	(1,520.43)	831.33	2,351.76	13,251.62	9,976.00	(3,275.62)	9,976.00	(3,275.62)

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026
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	(1,832.14)	0.00	(1,832.14)	(2,579.35)	0.00	(2,579.35)	0.00	(2,579.35)
3704.30 Tenant Revenue - Other	1.87	0.00	1.87	1.87	0.00	1.87	0.00	1.87
TOTAL TENANT REVENUE	(1,830.27)	0.00	(1,830.27)	(2,577.48)	0.00	(2,577.48)	0.00	(2,577.48)
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	2.03	0.00	2.03	6,131.50	0.00	6,131.50	0.00	6,131.50
3715.05 Other Revenue (Change In Value)	4,851.63	0.00	4,851.63	23,070.33	0.00	23,070.33	0.00	23,070.33
TOTAL OTHER OPERATING REVENUE	4,853.66	0.00	4,853.66	67,907.99	0.00	67,907.99	0.00	67,907.99
3716.00 Gain/Loss on Capital asset	(69,038.22)	0.00	(69,038.22)	(69,038.22)	0.00	(69,038.22)	0.00	(69,038.22)
TOTAL INCOME	(66,014.83)	0.00	(66,014.83)	(3,707.71)	0.00	(3,707.71)	0.00	(3,707.71)
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	9,591.83	0.00	(9,591.83)	38,626.41	0.00	(38,626.41)	0.00	(38,626.41)
4964.00 Bad Debt Expense	(104.00)	0.00	104.00	(104.00)	0.00	104.00	0.00	104.00
4985.00 Equity Transfer	108,840.30	0.00	(108,840.30)	108,840.30	0.00	(108,840.30)	0.00	(108,840.30)
TOTAL GENERAL EXPENSE	118,328.13	0.00	(118,328.13)	147,362.71	0.00	(147,362.71)	0.00	(147,362.71)
TOTAL EXPENSES	118,328.13	0.00	(118,328.13)	151,995.00	0.00	(151,995.00)	0.00	(151,995.00)
SURPLUS	(184,342.96)	0.00	(184,342.96)	(155,702.71)	0.00	(155,702.71)	0.00	(155,702.71)

Sarasota Housing Authority
Operating Statement
Twelve Months Ending 03/31/2026
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	0.00	0.00	0.00	(214.44)	0.00	(214.44)	0.00	(214.44)
3704.20 Tenant Revenue - Maint. Fees	0.00	0.00	0.00	214.44	0.00	214.44	0.00	214.44
TOTAL TENANT REVENUE	0.00	0.00	0.00	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	0.82	0.00	0.82	156.76	0.00	156.76	0.00	156.76
3715.05 Other Revenue (Change In Value)	1,209.51	0.00	1,209.51	7,032.29	0.00	7,032.29	0.00	7,032.29
TOTAL OTHER OPERATING REVENUE	1,210.33	0.00	1,210.33	12,355.05	0.00	12,355.05	0.00	12,355.05
TOTAL INCOME	1,210.33	0.00	1,210.33	12,355.05	0.00	12,355.05	0.00	12,355.05
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	1,210.33	0.00	1,210.33	9,571.13	0.00	9,571.13	0.00	9,571.13

Sarasota Housing Authority
Cash Position
April 30, 2026

Cash	
Annex Operating	2,586,936.52
Bertha Mitchell	1,176,821.58
Business Activities Operating	383,521.94
Courts - Operating Accounts	2,182.37
HCV - HAP	1,357,576.06
HCV - Admin Reserve	2,278,532.81
McCown Tower/Tower LIHTC Operating	9,151.26
Resident Services	157,587.77
SHMC	36,460.65
Towers Operating	217,273.80
Annex Security Deposit	29,620.86
Bertha Mitchell Security Deposit	24,005.35
Tower LIHTC Security Deposit	28,479.64
McCown Tower Development/Construction	1,427.00
McCown Tower Replacement Reserve	309,560.98
McCown Tower Operating Deficit Reserve	306,166.74
McCown Tower Insurance Escrow	174,090.94
Rosemary Cohen	5,333.86
Development Account	420,584.54
Litigations Proceeds Account	1,037.71
HCV FSS Escrow	231,377.23
PHA FSS Escrow	42,097.22
FSS Escrow	220,136.67
SHFC - Operating	1,597,274.96
SHFC - Reserve	545,636.55
Total Cash	<u><u>12,142,875.01</u></u>
Investments	
Courts Investment Account # 7321	1,048,788.84
Development Investment Account # 7320	4,677,126.18
HCV Reserve Investment Account # 2520	1,698,311.33
Litigation Investment Account # 2523	820,229.14
Rosemary Investment Account # 8524	209,214.98
Tower Investment Account # 8525	261,523.88
Annex Investment Account #9026	<u>1,043,980.29</u>
Total Investments	<u><u>9,759,174.64</u></u>
Total Cash and Investments	<u><u>21,902,049.65</u></u>

Sarasota Housing Authority
Operating Statement
One Month Ending 04/30/2026
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	27,837.00	182,325.00	(154,488.00)	27,837.00	182,325.00	(154,488.00)	2,187,900.00	(2,160,063.00)
3703.01 Vacancy Loss	0.00	(3,646.58)	3,646.58	0.00	(3,646.58)	3,646.58	(43,759.00)	43,759.00
3704.00.old Tenant Revenue Other	0.00	47.27	(47.27)	0.00	47.27	(47.27)	567.19	(567.19)
3704.10 Tenant Revenue - Late Fees	9.00	9.00	0.00	9.00	9.00	0.00	108.00	(99.00)
3704.20 Tenant Revenue - Maintenance Fees	12.72	125.00	(112.28)	12.72	125.00	(112.28)	1,500.00	(1,487.28)
3704.30 Tenant Revenue - Other	20.00	20.00	0.00	20.00	20.00	0.00	240.00	(220.00)
TOTAL TENANT REVENUE	27,878.72	178,879.69	(151,000.97)	27,878.72	178,879.69	(151,000.97)	2,146,556.19	(2,118,677.47)
HUD REVENUE								
3710.00 HUD HAP Revenue	151,208.00	0.00	151,208.00	151,208.00	0.00	151,208.00	0.00	151,208.00
TOTAL HUD REVENUE	151,208.00	0.00	151,208.00	151,208.00	0.00	151,208.00	0.00	151,208.00
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	2.43	0.00	2.43	2.43	0.00	2.43	0.00	2.43
3715.00 Other Revenue	280.00	1,000.00	(720.00)	280.00	1,000.00	(720.00)	12,000.00	(11,720.00)
3715.01 Laundry Revenue	198.55	325.75	(127.20)	198.55	325.75	(127.20)	3,909.00	(3,710.45)
TOTAL OTHER OPERATING REVENUE	480.98	1,325.75	(844.77)	480.98	1,325.75	(844.77)	15,909.00	(15,428.02)
TOTAL INCOME	179,567.70	180,205.44	(637.74)	179,567.70	180,205.44	(637.74)	2,162,465.19	(1,982,897.49)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	30,120.68	33,348.58	3,227.90	30,120.68	33,348.58	3,227.90	400,183.00	370,062.32
4912.00 Audit Fee Expense	0.00	1,413.75	1,413.75	0.00	1,413.75	1,413.75	16,965.00	16,965.00
4912.10 Accounting Fees	(648.72)	782.92	1,431.64	(648.72)	782.92	1,431.64	9,395.00	10,043.72
4912.12 Consulting	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00	12,000.00
4914.00 Marketing & Advertising	0.00	25.92	25.92	0.00	25.92	25.92	311.00	311.00
4915.00 Administrative EBC Expenses	13,113.49	10,975.83	(2,137.66)	13,113.49	10,975.83	(2,137.66)	131,710.00	118,596.51
4916.00 Office Supplies Expense	158.72	366.75	208.03	158.72	366.75	208.03	4,401.00	4,242.28
4917.00 Legal Expense	1,544.32	1,096.25	(448.07)	1,544.32	1,096.25	(448.07)	13,155.00	11,610.68
4918.00 Travel Expenses	629.57	904.92	275.35	629.57	904.92	275.35	10,859.00	10,229.43
4919.01 Telephone Expense	384.41	704.50	320.09	384.41	704.50	320.09	8,454.00	8,069.59
4919.02 Dues/Subscription Expense	849.78	748.83	(100.95)	849.78	748.83	(100.95)	8,986.00	8,136.22
4919.03 Commissioner Training/Travel	469.00	775.67	306.67	469.00	775.67	306.67	9,308.00	8,839.00
4919.04 Training Expense	2,132.54	680.00	(1,452.54)	2,132.54	680.00	(1,452.54)	8,160.00	6,027.46
4919.07 Postage Expense	80.00	62.33	(17.67)	80.00	62.33	(17.67)	748.00	668.00
4919.08 Vehicle Repair Expense	276.99	83.33	(193.66)	276.99	83.33	(193.66)	1,000.00	723.01
4919.09 Office Lease Expense	877.58	903.83	26.25	877.58	903.83	26.25	10,846.00	9,968.42
4919.10 Small Hand Tools	3.37	39.25	35.88	3.37	39.25	35.88	471.00	467.63
4919.11 Internet Expense	312.90	322.25	9.35	312.90	322.25	9.35	3,867.00	3,554.10
4919.12 Investigations	0.00	136.08	136.08	0.00	136.08	136.08	1,633.00	1,633.00
4919.13 Court Costs	0.00	41.67	41.67	0.00	41.67	41.67	500.00	500.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.15 Admin. General Contracts	763.38	2,511.83	1,748.45	763.38	2,511.83	1,748.45	30,142.00	29,378.62
4919.16 Admin. Equipment Contracts	0.00	598.00	598.00	0.00	598.00	598.00	7,176.00	7,176.00
TOTAL ADMINISTRATIVE EXPENSE	51,068.01	57,522.49	6,454.48	51,068.01	57,522.49	6,454.48	690,270.00	639,201.99
TENANT SERVICES								
4921.00 RS - Supplies	0.00	139.08	139.08	0.00	139.08	139.08	1,669.00	1,669.00
4921.03 RS- Tenant Service	6.04	8.17	2.13	6.04	8.17	2.13	98.00	91.96
4921.04 Resident Council Stipend	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00	1,800.00
4921.041 Resident Council Expenses	1,558.40	113.92	(1,444.48)	1,558.40	113.92	(1,444.48)	1,367.00	(191.40)
TOTAL TENANT SERVICES	1,564.44	411.17	(1,153.27)	1,564.44	411.17	(1,153.27)	4,934.00	3,369.56
UTILITY EXPENSE								
4931.00 Water Expenses	0.00	2,086.92	2,086.92	0.00	2,086.92	2,086.92	25,043.00	25,043.00
4932.00 Electricity Expense	0.00	3,748.33	3,748.33	0.00	3,748.33	3,748.33	44,980.00	44,980.00
4933.00 Gas Expense	0.00	459.08	459.08	0.00	459.08	459.08	5,509.00	5,509.00
4934.00 Trash Expense	0.00	2,145.25	2,145.25	0.00	2,145.25	2,145.25	25,743.00	25,743.00
4935.00 Sewer Expense	0.00	3,157.33	3,157.33	0.00	3,157.33	3,157.33	37,888.00	37,888.00
TOTAL UTILITY EXPENSE	0.00	11,596.91	11,596.91	0.00	11,596.91	11,596.91	139,163.00	139,163.00
MAINTENANCE								
4941.00 Maintenance Labor	4,485.22	4,528.33	43.11	4,485.22	4,528.33	43.11	54,340.00	49,854.78
4942.00 Materials Expense	7.20	55.58	48.38	7.20	55.58	48.38	667.00	659.80
4942.02 Appliance Parts	0.00	11.50	11.50	0.00	11.50	11.50	138.00	138.00
4942.06 Doors	0.00	1.33	1.33	0.00	1.33	1.33	16.00	16.00
4942.08 Electrical Parts	0.00	80.75	80.75	0.00	80.75	80.75	969.00	969.00
4942.10 Exterior Supplies	0.00	497.42	497.42	0.00	497.42	497.42	5,969.00	5,969.00
4942.12 Fire Protection	0.00	1,908.08	1,908.08	0.00	1,908.08	1,908.08	22,897.00	22,897.00
4942.14 Flooring	0.00	422.67	422.67	0.00	422.67	422.67	5,072.00	5,072.00
4942.16 Hardware	0.00	26.92	26.92	0.00	26.92	26.92	323.00	323.00
4942.18 HVAC Parts	80.19	614.25	534.06	80.19	614.25	534.06	7,371.00	7,290.81
4942.20 Janitorial Supplies	4.95	143.42	138.47	4.95	143.42	138.47	1,721.00	1,716.05
4942.21.old Unit Turn Supplies	0.00	85.00	85.00	0.00	85.00	85.00	1,019.94	1,019.94
4942.22 Keys/Locks	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00	1,000.00
4942.24 Landscape Materials	48.15	418.75	370.60	48.15	418.75	370.60	5,025.00	4,976.85
4942.26 Lighting/Fixtures	0.00	166.75	166.75	0.00	166.75	166.75	2,001.00	2,001.00
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	83.75	83.75	0.00	83.75	83.75	1,005.00	1,005.00
4942.33 Non-Capital Appliances	0.00	417.33	417.33	0.00	417.33	417.33	5,008.00	5,008.00
4942.34 Paint/Drywall Material	0.00	358.75	358.75	0.00	358.75	358.75	4,305.00	4,305.00
4942.36 Plumbing Parts	43.28	176.83	133.55	43.28	176.83	133.55	2,122.00	2,078.72
4942.38 Windows - Glass/Screens	0.00	228.58	228.58	0.00	228.58	228.58	2,743.00	2,743.00
4943.01 Alarm Expense	0.00	114.42	114.42	0.00	114.42	114.42	1,373.00	1,373.00
4943.02 Uniform Expenses	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00	1,500.00
4943.03 Lawn Maintenance	1,083.33	1,368.83	285.50	1,083.33	1,368.83	285.50	16,426.00	15,342.67
4943.04 Electrical Contractor	0.00	183.67	183.67	0.00	183.67	183.67	2,204.00	2,204.00
4943.05 Plumbing Contractor	(43.28)	183.75	227.03	(43.28)	183.75	227.03	2,205.00	2,248.28
4943.06 HVAC Contractor	2,082.00	183.75	(1,898.25)	2,082.00	183.75	(1,898.25)	2,205.00	123.00
4943.07 Elevator Maintenance Exp.	314.97	786.42	471.45	314.97	786.42	471.45	9,437.00	9,122.03
4943.08 Bug Maintenance Contract	0.00	429.17	429.17	0.00	429.17	429.17	5,150.00	5,150.00
4943.09 Fire Inspections	0.00	1,157.83	1,157.83	0.00	1,157.83	1,157.83	13,894.00	13,894.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.10 Routine Maintenance Exp.	1,772.99	1,786.67	13.68	1,772.99	1,786.67	13.68	21,440.00	19,667.01
4943.11 A & E Expenses	0.00	2,088.67	2,088.67	0.00	2,088.67	2,088.67	25,064.00	25,064.00
4943.13 Painting/Drywall Contractor	61.71	199.67	137.96	61.71	199.67	137.96	2,396.00	2,334.29
4943.15 Camera Maintenance	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00	6,000.00
4943.16 Outside Labor	0.00	41.83	41.83	0.00	41.83	41.83	502.00	502.00
4943.18 Construction	0.00	88,540.67	88,540.67	0.00	88,540.67	88,540.67	1,062,488.00	1,062,488.00
4943.19 Repairs	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00	2,000.00
4945.00 Maintenance Labor EBC	2,273.17	1,756.75	(516.42)	2,273.17	1,756.75	(516.42)	21,081.00	18,807.83
TOTAL MAINTENANCE	12,213.88	109,923.09	97,709.21	12,213.88	109,923.09	97,709.21	1,319,076.94	1,306,863.06
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	0.00	865.50	865.50	0.00	865.50	865.50	10,386.00	10,386.00
TOTAL PROTECTIVE SERVICES	0.00	865.50	865.50	0.00	865.50	865.50	10,386.00	10,386.00
INSURANCE EXPENSE								
4961.01 Property Insurance	12,709.28	3,923.67	(8,785.61)	12,709.28	3,923.67	(8,785.61)	47,084.00	34,374.72
4961.02 Liability Insurance	755.88	600.92	(154.96)	755.88	600.92	(154.96)	7,211.00	6,455.12
4961.03 Worker's Compensation Insurance	0.00	186.17	186.17	0.00	186.17	186.17	2,234.00	2,234.00
4961.04 Auto Insurance	879.16	646.83	(232.33)	879.16	646.83	(232.33)	7,762.00	6,882.84
TOTAL INSURANCE EXPENSE	14,344.32	5,357.59	(8,986.73)	14,344.32	5,357.59	(8,986.73)	64,291.00	49,946.68
GENERAL EXPENSE								
4962.00 General Expenses	226.56	908.42	681.86	226.56	908.42	681.86	10,901.00	10,674.44
4964.00 Bad Debt Expense	0.00	38.75	38.75	0.00	38.75	38.75	465.00	465.00
4965.00 Property Taxes	0.00	63.17	63.17	0.00	63.17	63.17	758.00	758.00
5210.00 Appliances, Furniture, Equipment (over \$5,000)	0.00	801.08	801.08	0.00	801.08	801.08	9,613.00	9,613.00
TOTAL GENERAL EXPENSE	226.56	1,811.42	1,584.86	226.56	1,811.42	1,584.86	21,737.00	21,510.44
TOTAL EXPENSES	79,417.21	187,488.17	108,070.96	79,417.21	187,488.17	108,070.96	2,249,857.94	2,170,440.73
SURPLUS	100,150.49	(7,282.73)	(107,433.22)	100,150.49	(7,282.73)	(107,433.22)	(87,392.75)	(187,543.24)

Sarasota Housing Authority
Operating Statement
One Month Ending 04/30/2026
Program: Business Activities Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	35.07	0.00	35.07	35.07	0.00	35.07	0.00	35.07
TOTAL OTHER OPERATING REVENUE	35.07	0.00	35.07	35.07	0.00	35.07	0.00	35.07
TOTAL INCOME	35.07	0.00	35.07	35.07	0.00	35.07	0.00	35.07
EXPENSES								
ADMINISTRATIVE EXPENSE								
4917.00 Legal Expense	1,743.00	0.00	(1,743.00)	1,743.00	0.00	(1,743.00)	0.00	(1,743.00)
4918.00 Travel Expenses	(370.86)	0.00	370.86	(370.86)	0.00	370.86	0.00	370.86
4919.07 Postage Expense	50.00	0.00	(50.00)	50.00	0.00	(50.00)	0.00	(50.00)
4919.10 Small Hand Tools	2.92	0.00	(2.92)	2.92	0.00	(2.92)	0.00	(2.92)
4921.02 Resident Services EBC Expenses	517.29	0.00	(517.29)	517.29	0.00	(517.29)	0.00	(517.29)
4921.04 Resident Council Stipend	150.00	0.00	(150.00)	150.00	0.00	(150.00)	0.00	(150.00)
TOTAL ADMINISTRATIVE EXPENSE	2,092.35	0.00	(2,092.35)	2,092.35	0.00	(2,092.35)	0.00	(2,092.35)
4921.041 Resident Council Expenses	15.31	0.00	(15.31)	15.31	0.00	(15.31)	0.00	(15.31)
MAINTENANCE								
4942.00 Materials Expense	6.23	0.00	(6.23)	6.23	0.00	(6.23)	0.00	(6.23)
4942.18 HVAC Parts	133.83	0.00	(133.83)	133.83	0.00	(133.83)	0.00	(133.83)
4942.20 Janitorial Supplies	4.28	0.00	(4.28)	4.28	0.00	(4.28)	0.00	(4.28)
TOTAL MAINTENANCE	144.34	0.00	(144.34)	144.34	0.00	(144.34)	0.00	(144.34)
INSURANCE EXPENSE								
4961.04 Auto Insurance	603.99	0.00	(603.99)	603.99	0.00	(603.99)	0.00	(603.99)
TOTAL INSURANCE EXPENSE	603.99	0.00	(603.99)	603.99	0.00	(603.99)	0.00	(603.99)
GENERAL EXPENSE								
4962.00 General Expenses	94.04	0.00	(94.04)	94.04	0.00	(94.04)	0.00	(94.04)
TOTAL GENERAL EXPENSE	94.04	0.00	(94.04)	94.04	0.00	(94.04)	0.00	(94.04)
TOTAL EXPENSES	2,950.03	0.00	(2,950.03)	2,950.03	0.00	(2,950.03)	0.00	(2,950.03)
SURPLUS	(2,914.96)	0.00	2,914.96	(2,914.96)	0.00	2,914.96	0.00	2,914.96

Sarasota Housing Authority
Operating Statement
One Month Ending 04/30/2026
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	45,145.00	40,920.58	4,224.42	45,145.00	40,920.58	4,224.42	491,047.00	(445,902.00)
3704.10 Tenant Revenue - Late Fees	770.00	944.83	(174.83)	770.00	944.83	(174.83)	11,338.00	(10,568.00)
3704.20 Tenant Revenue - Maint. Fees	0.00	60.83	(60.83)	0.00	60.83	(60.83)	730.00	(730.00)
3704.30 Tenant Revenue - Other	90.00	33.58	56.42	90.00	33.58	56.42	403.00	(313.00)
TOTAL TENANT REVENUE	46,005.00	41,959.82	4,045.18	46,005.00	41,959.82	4,045.18	503,518.00	(457,513.00)
HUD REVENUES								
3706.00 HUD Operating Grant Revenue	49,743.05	53,888.25	(4,145.20)	49,743.05	53,888.25	(4,145.20)	646,659.00	(596,915.95)
3706.10 HUD Operating Grant - CFP Revenue	497,459.00	105,057.00	392,402.00	497,459.00	105,057.00	392,402.00	1,260,684.00	(763,225.00)
TOTAL HUD REVENUES	547,202.05	158,945.25	388,256.80	547,202.05	158,945.25	388,256.80	1,907,343.00	(1,360,140.95)
OTHER OPERATING REVENUE								
3707.50 Other Admin Revenue	20,168.92	20,168.83	0.09	20,168.92	20,168.83	0.09	242,026.00	(221,857.08)
3708.00 Other Government Grants	54,687.16	0.00	54,687.16	54,687.16	0.00	54,687.16	0.00	54,687.16
3711.00 Investment Income - Unrestrict	5.41	4.83	0.58	5.41	4.83	0.58	58.00	(52.59)
3714.50 Vacancy Loss	0.00	(2,935.58)	2,935.58	0.00	(2,935.58)	2,935.58	(35,227.00)	35,227.00
3715.00 Other Revenue	232.00	0.00	232.00	232.00	0.00	232.00	0.00	232.00
TOTAL OTHER OPERATING REVENUE	75,093.49	17,238.08	57,855.41	75,093.49	17,238.08	57,855.41	206,857.00	(131,763.51)
TOTAL INCOME	668,300.54	218,143.15	450,157.39	668,300.54	218,143.15	450,157.39	2,617,718.00	(1,949,417.46)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	31,920.12	35,648.17	3,728.05	31,920.12	35,648.17	3,728.05	427,778.00	395,857.88
4912.00 Audit Fee Expense	0.00	1,161.25	1,161.25	0.00	1,161.25	1,161.25	13,935.00	13,935.00
4912.10 Accounting fees	(2,183.98)	1,919.42	4,103.40	(2,183.98)	1,919.42	4,103.40	23,033.00	25,216.98
4914.00 Marketing & Advertising	0.00	224.50	224.50	0.00	224.50	224.50	2,694.00	2,694.00
4915.00 Administrative EBC Expenses	14,181.69	12,720.33	(1,461.36)	14,181.69	12,720.33	(1,461.36)	152,644.00	138,462.31
4916.00 Office Supplies Expense	454.48	485.33	30.85	454.48	485.33	30.85	5,824.00	5,369.52
4917.00 Legal Expense	0.00	1,625.33	1,625.33	0.00	1,625.33	1,625.33	19,504.00	19,504.00
4918.00 Travel Expenses	521.64	1,255.83	734.19	521.64	1,255.83	734.19	15,070.00	14,548.36
4919.01 Telephone Expense	1,150.77	1,288.83	138.06	1,150.77	1,288.83	138.06	15,466.00	14,315.23
4919.02 Dues/Subscription Expense	704.14	598.58	(105.56)	704.14	598.58	(105.56)	7,183.00	6,478.86
4919.03 Commissioner training/travel	388.60	642.67	254.07	388.60	642.67	254.07	7,712.00	7,323.40
4919.04 Training Expense	5,814.20	1,200.75	(4,613.45)	5,814.20	1,200.75	(4,613.45)	14,409.00	8,594.80
4919.07 Postage Expense	90.00	74.00	(16.00)	90.00	74.00	(16.00)	888.00	798.00
4919.08 Vehicle Repair Expense	90.37	1,804.42	1,714.05	90.37	1,804.42	1,714.05	21,653.00	21,562.63
4919.09 Office Lease Expense	877.57	903.83	26.26	877.57	903.83	26.26	10,846.00	9,968.43
4919.10 Expendable Misc. Equipment	4.50	178.58	174.08	4.50	178.58	174.08	2,143.00	2,138.50
4919.11 Internet Expense	706.13	588.33	(117.80)	706.13	588.33	(117.80)	7,060.00	6,353.87

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.12 Investigations	0.00	336.33	336.33	0.00	336.33	336.33	4,036.00	4,036.00
4919.13 Court Costs	295.83	83.33	(212.50)	295.83	83.33	(212.50)	1,000.00	704.17
4919.14 Bank charges	0.00	1.67	1.67	0.00	1.67	1.67	20.00	20.00
4919.15 Admin. General Contracts	1,577.23	5,975.42	4,398.19	1,577.23	5,975.42	4,398.19	71,705.00	70,127.77
4919.16 Admin. Equipment Contracts	0.00	409.67	409.67	0.00	409.67	409.67	4,916.00	4,916.00
TOTAL ADMINISTRATIVE EXPENSE	56,593.29	69,126.57	12,533.28	56,593.29	69,126.57	12,533.28	829,519.00	772,925.71
TENANT SERVICES								
4921.03 Resident Services - Tenant Service	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00	1,000.00
4921.04 Resident Council Stipend	300.00	309.00	9.00	300.00	309.00	9.00	3,708.00	3,408.00
4921.041 Resident Council Expenses	2,617.04	290.17	(2,326.87)	2,617.04	290.17	(2,326.87)	3,482.00	864.96
4921.05 Resident Service - Advertising	0.00	200.58	200.58	0.00	200.58	200.58	2,407.00	2,407.00
4922.00 Relocation Expenses	27,281.08	0.00	(27,281.08)	27,281.08	0.00	(27,281.08)	0.00	(27,281.08)
TOTAL TENANT SERVICES	30,198.12	883.08	(29,315.04)	30,198.12	883.08	(29,315.04)	10,597.00	(19,601.12)
UTILITY EXPENSE								
4931.00 Water Expenses	0.00	5,175.33	5,175.33	0.00	5,175.33	5,175.33	62,104.00	62,104.00
4932.00 Electricity Expense	0.00	1,585.67	1,585.67	0.00	1,585.67	1,585.67	19,028.00	19,028.00
4933.00 Gas Expense	0.00	58.67	58.67	0.00	58.67	58.67	704.00	704.00
4934.00 Trash Expense	510.53	4,222.83	3,712.30	510.53	4,222.83	3,712.30	50,674.00	50,163.47
4935.00 Sewer Expense	0.00	12,399.67	12,399.67	0.00	12,399.67	12,399.67	148,796.00	148,796.00
TOTAL UTILITY EXPENSE	510.53	23,442.17	22,931.64	510.53	23,442.17	22,931.64	281,306.00	280,795.47
MAINTENANCE								
4941.00 Maintenance Labor	42,337.65	46,207.08	3,869.43	42,337.65	46,207.08	3,869.43	554,485.00	512,147.35
4942.00 Materials Expense	9.59	501.00	491.41	9.59	501.00	491.41	6,012.00	6,002.41
4942.02 Appliance parts	0.00	82.58	82.58	0.00	82.58	82.58	991.00	991.00
4942.04 Cabinetry	0.00	333.33	333.33	0.00	333.33	333.33	4,000.00	4,000.00
4942.05 Roof	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00	5,000.00
4942.06 Doors	0.00	417.17	417.17	0.00	417.17	417.17	5,006.00	5,006.00
4942.08 Electrical Parts	0.00	251.50	251.50	0.00	251.50	251.50	3,018.00	3,018.00
4942.10 Exterior Supplies	0.00	423.75	423.75	0.00	423.75	423.75	5,085.00	5,085.00
4942.12 Fire Protection	0.00	582.42	582.42	0.00	582.42	582.42	6,989.00	6,989.00
4942.16 Hardware	0.00	198.75	198.75	0.00	198.75	198.75	2,385.00	2,385.00
4942.18 HVAC Parts	369.57	547.50	177.93	369.57	547.50	177.93	6,570.00	6,200.43
4942.20 Janitorial Supplies	77.98	257.50	179.52	77.98	257.50	179.52	3,090.00	3,012.02
4942.22 Keys/Locks	0.00	132.33	132.33	0.00	132.33	132.33	1,588.00	1,588.00
4942.24 Landscape Materials	0.00	41.67	41.67	0.00	41.67	41.67	500.00	500.00
4942.26 Lighting/Fixtures	0.00	417.33	417.33	0.00	417.33	417.33	5,008.00	5,008.00
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	41.67	41.67	0.00	41.67	41.67	500.00	500.00
4942.33 Non Capitalized Appliances	0.00	420.83	420.83	0.00	420.83	420.83	5,050.00	5,050.00
4942.34 Paint/Drywall Material	0.00	1,253.75	1,253.75	0.00	1,253.75	1,253.75	15,045.00	15,045.00
4942.36 Plumbing parts	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00	10,000.00
4942.38 Windows - glass/screens	1,615.57	2,086.58	471.01	1,615.57	2,086.58	471.01	25,039.00	23,423.43
4943.01 Alarm Expense	0.00	8.33	8.33	0.00	8.33	8.33	100.00	100.00
4943.02 Uniform Expenses	0.00	403.33	403.33	0.00	403.33	403.33	4,840.00	4,840.00
4943.03 Lawn Maintenance	2,383.33	3,758.75	1,375.42	2,383.33	3,758.75	1,375.42	45,105.00	42,721.67
4943.04 Electrical Contractor	0.00	1,744.08	1,744.08	0.00	1,744.08	1,744.08	20,929.00	20,929.00
4943.05 Plumbing Contractor	369.00	4,611.83	4,242.83	369.00	4,611.83	4,242.83	55,342.00	54,973.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.06 HVAC Contractor	0.00	2,861.42	2,861.42	0.00	2,861.42	2,861.42	34,337.00	34,337.00
4943.08 Bug Maintenance Contract	0.00	1,197.50	1,197.50	0.00	1,197.50	1,197.50	14,370.00	14,370.00
4943.09 Fire Inspections	0.00	1,074.92	1,074.92	0.00	1,074.92	1,074.92	12,899.00	12,899.00
4943.10 Routine Maintenance Exp.	242.66	420.42	177.76	242.66	420.42	177.76	5,045.00	4,802.34
4943.12 Equipment Leasing	0.00	153.67	153.67	0.00	153.67	153.67	1,844.00	1,844.00
4943.13 Painting/Drywall Contractor	0.00	206.00	206.00	0.00	206.00	206.00	2,472.00	2,472.00
4943.15 Camera Maintenance	4,650.00	418.25	(4,231.75)	4,650.00	418.25	(4,231.75)	5,019.00	369.00
4943.16 Outside Labor	0.00	3,479.42	3,479.42	0.00	3,479.42	3,479.42	41,753.00	41,753.00
4943.17 B&G Club Maintenance	334.76	473.33	138.57	334.76	473.33	138.57	5,680.00	5,345.24
4943.18 Construction	0.00	224,754.17	224,754.17	0.00	224,754.17	224,754.17	2,697,050.00	2,697,050.00
4945.00 Maintenance Labor EBC	21,175.47	17,608.42	(3,567.05)	21,175.47	17,608.42	(3,567.05)	211,301.00	190,125.53
TOTAL MAINTENANCE	73,565.58	318,620.58	245,055.00	73,565.58	318,620.58	245,055.00	3,823,447.00	3,749,881.42
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	0.00	3,112.83	3,112.83	0.00	3,112.83	3,112.83	37,354.00	37,354.00
TOTAL PROTECTIVE SERVICES	0.00	3,112.83	3,112.83	0.00	3,112.83	3,112.83	37,354.00	37,354.00
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	150.25	150.25	0.00	150.25	150.25	1,803.00	1,803.00
4961.01 Property Insurance	15,933.72	5,590.17	(10,343.55)	15,933.72	5,590.17	(10,343.55)	67,082.00	51,148.28
4961.02 Liability Insurance	3,200.62	1,281.00	(1,919.62)	3,200.62	1,281.00	(1,919.62)	15,372.00	12,171.38
4961.03 Worker's Compensation Insurance	0.00	784.17	784.17	0.00	784.17	784.17	9,410.00	9,410.00
4961.04 Auto Insurance	2,629.45	2,663.75	34.30	2,629.45	2,663.75	34.30	31,965.00	29,335.55
TOTAL INSURANCE EXPENSE	21,763.79	10,469.34	(11,294.45)	21,763.79	10,469.34	(11,294.45)	125,632.00	103,868.21
GENERAL EXPENSE								
4962.00 General Expenses	425.31	837.83	412.52	425.31	837.83	412.52	10,054.00	9,628.69
4964.00 Bad Debt Expense	0.00	1,226.00	1,226.00	0.00	1,226.00	1,226.00	14,712.00	14,712.00
4975.00 Utility Reimbursement - Tenants	587.00	776.33	189.33	587.00	776.33	189.33	9,316.00	8,729.00
4991.00 FSS Escrow Expense	890.00	630.58	(259.42)	890.00	630.58	(259.42)	7,567.00	6,677.00
TOTAL GENERAL EXPENSE	1,902.31	3,470.74	1,568.43	1,902.31	3,470.74	1,568.43	41,649.00	39,746.69
TOTAL EXPENSES	184,533.62	429,125.31	244,591.69	184,533.62	429,125.31	244,591.69	5,149,504.00	4,964,970.38
SURPLUS	483,766.92	(210,982.16)	(694,749.08)	483,766.92	(210,982.16)	(694,749.08)	(2,531,786.00)	(3,015,552.92)

Sarasota Housing Authority
Operating Statement
One Month Ending 04/30/2026
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	(18.09)	0.00	(18.09)	(18.09)	0.00	(18.09)	0.00	(18.09)
TOTAL OTHER REVENUE	(18.09)	0.00	(18.09)	(18.09)	0.00	(18.09)	0.00	(18.09)
SURPLUS	(18.09)	0.00	18.09	(18.09)	0.00	18.09	0.00	18.09

Sarasota Housing Authority
Operating Statement
Four Months Ending 04/30/2026
Program: McCown Tower Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703.00 Tenant Dwelling Rental	32,452.36	35,730.00	(3,277.64)	131,638.75	142,920.00	(11,281.25)	428,760.00	(297,121.25)
3703.01 Vacancy Loss	0.00	0.00	0.00	(410.00)	0.00	(410.00)	0.00	(410.00)
3704.10 Tenant Revenue - Late Fees	0.00	1.17	(1.17)	33.00	4.67	28.33	14.00	19.00
3704.20 Tenant Revenue - Maint. Fees	178.06	55.33	122.73	1,211.88	221.33	990.55	664.00	547.88
3704.30 Tenant Revenue - Other	10.00	16.50	(6.50)	70.00	66.00	4.00	198.00	(128.00)
TOTAL TENANT REVENUE	32,640.42	35,803.00	(3,162.58)	132,543.63	143,212.00	(10,668.37)	429,636.00	(297,092.37)
HUD REVENUE								
3710.00 PBRA Revenue	46,856.00	43,670.00	3,186.00	185,600.00	174,680.00	10,920.00	524,040.00	(338,440.00)
TOTAL HUD REVENUE	46,856.00	43,670.00	3,186.00	185,600.00	174,680.00	10,920.00	524,040.00	(338,440.00)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	51.79	40.58	11.21	203.97	162.33	41.64	487.00	(283.03)
3714.50 Vacancy Loss	0.00	(1,588.00)	1,588.00	0.00	(6,352.00)	6,352.00	(19,056.00)	19,056.00
3715.00 Other Revenue	0.00	58.08	(58.08)	0.00	232.33	(232.33)	697.00	(697.00)
3715.01 Laundry Revenue	0.00	30.83	(30.83)	424.63	123.33	301.30	370.00	54.63
3715.02 Dividend Revenues	0.00	0.00	0.00	129.06	0.00	129.06	0.00	129.06
TOTAL OTHER OPERATING REVENUE	51.79	(1,458.51)	1,510.30	757.66	(5,834.01)	6,591.67	(17,502.00)	18,259.66
TOTAL INCOME	79,548.21	78,014.49	1,533.72	318,901.29	312,057.99	6,843.30	936,174.00	(617,272.71)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	12,212.35	6,489.92	(5,722.43)	36,178.06	25,959.67	(10,218.39)	77,879.00	41,700.94
4912.00 Audit Fee Expense	0.00	90.58	90.58	10,250.00	362.33	(9,887.67)	1,087.00	(9,163.00)
4912.10 Accounting fees	0.00	126.00	126.00	0.00	504.00	504.00	1,512.00	1,512.00
4913.00 Management Fee Expense	4,023.12	3,900.75	(122.37)	16,105.72	15,603.00	(502.72)	46,809.00	30,703.28
4914.00 Marketing & Advertising	0.00	47.25	47.25	0.00	189.00	189.00	567.00	567.00
4915.00 Administrative EBC Expenses	4,496.71	3,519.08	(977.63)	15,289.79	14,076.33	(1,213.46)	42,229.00	26,939.21
4916.00 Office Supplies Expense	65.07	125.17	60.10	413.11	500.67	87.56	1,502.00	1,088.89
4917.00 Legal Expense	0.00	511.92	511.92	4,449.08	2,047.67	(2,401.41)	6,143.00	1,693.92
4918.00 Travel Expenses	0.00	114.75	114.75	0.00	459.00	459.00	1,377.00	1,377.00
4919.01 Telephone Expense	272.79	402.00	129.21	1,130.87	1,608.00	477.13	4,824.00	3,693.13
4919.02 Dues/Subscription Expense	0.00	26.33	26.33	0.00	105.33	105.33	316.00	316.00
4919.03 Commissioner Training/Trvl	0.00	302.50	302.50	0.00	1,210.00	1,210.00	3,630.00	3,630.00
4919.04 Training Expense	731.70	250.00	(481.70)	731.70	1,000.00	268.30	3,000.00	2,268.30
4919.07 Postage Expense	80.00	51.00	(29.00)	248.89	204.00	(44.89)	612.00	363.11
4919.08 Vehicle Repair Expense	0.00	0.00	0.00	2,031.18	0.00	(2,031.18)	0.00	(2,031.18)
4919.10 Small Hand Tools	4.50	0.00	(4.50)	316.99	0.00	(316.99)	0.00	(316.99)
4919.11 Internet Expense	311.23	274.92	(36.31)	1,205.72	1,099.67	(106.05)	3,299.00	2,093.28
4919.12 Investigations	413.62	209.58	(204.04)	1,101.68	838.33	(263.35)	2,515.00	1,413.32
4919.13 Court Costs	0.00	37.50	37.50	93.00	150.00	57.00	450.00	357.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.15 Admin. General Contracts	638.80	444.75	(194.05)	4,674.64	1,779.00	(2,895.64)	5,337.00	662.36
4919.16 Admin. Equipment Contracts	100.96	106.33	5.37	434.37	425.33	(9.04)	1,276.00	841.63
TOTAL ADMINISTRATIVE EXPENSE	23,350.85	17,030.33	(6,320.52)	94,654.80	68,121.33	(26,533.47)	204,364.00	109,709.20
TENANT SERVICES								
4921.01 Resident Services Salaries	0.00	2,069.92	2,069.92	0.00	8,279.67	8,279.67	24,839.00	24,839.00
4921.03 Resident Services Tenant Serv	8.05	168.67	160.62	8.05	674.67	666.62	2,024.00	2,015.95
4921.04 Resident Council Stipend	150.00	150.00	0.00	600.00	600.00	0.00	1,800.00	1,200.00
4921.041 Resident Council Expenses	526.03	173.83	(352.20)	1,501.23	695.33	(805.90)	2,086.00	584.77
TOTAL TENANT SERVICES	684.08	2,562.42	1,878.34	2,109.28	10,249.67	8,140.39	30,749.00	28,639.72
UTILITY EXPENSE								
4931.00 Water Expenses	0.00	3,055.50	3,055.50	8,834.77	12,222.00	3,387.23	36,666.00	27,831.23
4932.00 Electricity Expense	4,376.09	5,101.17	725.08	18,962.87	20,404.67	1,441.80	61,214.00	42,251.13
4933.00 Gas Expense	0.00	92.42	92.42	0.00	369.67	369.67	1,109.00	1,109.00
4934.00 Trash Expense	1,663.34	1,119.58	(543.76)	6,561.17	4,478.33	(2,082.84)	13,435.00	6,873.83
4935.00 Sewer Expense	4,165.42	3,981.17	(184.25)	16,682.97	15,924.67	(758.30)	47,774.00	31,091.03
TOTAL UTILITY EXPENSE	10,204.85	13,349.84	3,144.99	51,041.78	53,399.34	2,357.56	160,198.00	109,156.22
MAINTENANCE								
4941.00 Maintenance Labor	382.50	7,000.33	6,617.83	6,783.77	28,001.33	21,217.56	84,004.00	77,220.23
4942.00 Materials Expense	9.58	20.83	11.25	34.18	83.33	49.15	250.00	215.82
4942.02 Appliance parts	0.00	29.17	29.17	638.98	116.67	(522.31)	350.00	(288.98)
4942.04 Cabinetry	0.00	15.42	15.42	0.00	61.67	61.67	185.00	185.00
4942.06 Doors	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00	6,000.00
4942.08 Electrical Parts	0.00	0.00	0.00	7.98	0.00	(7.98)	0.00	(7.98)
4942.10 Exterior Supplies	0.00	146.00	146.00	6.11	584.00	577.89	1,752.00	1,745.89
4942.12 Fire Protection	4,175.00	3,982.17	(192.83)	22,650.46	15,928.67	(6,721.79)	47,786.00	25,135.54
4942.14 Flooring	0.00	58.33	58.33	0.00	233.33	233.33	700.00	700.00
4942.16 Hardware	137.86	2,166.67	2,028.81	25,998.99	8,666.67	(17,332.32)	26,000.00	1.01
4942.18 HVAC Parts	218.71	125.00	(93.71)	370.91	500.00	129.09	1,500.00	1,129.09
4942.20 Janitorial Supplies	34.65	250.00	215.35	336.16	1,000.00	663.84	3,000.00	2,663.84
4942.22 Keys/Locks	(89.65)	41.67	131.32	0.00	166.67	166.67	500.00	500.00
4942.24 Landscape Materials	64.20	0.00	(64.20)	99.81	0.00	(99.81)	0.00	(99.81)
4942.26 Lighting/Fixtures	75.98	125.00	49.02	75.98	500.00	424.02	1,500.00	1,424.02
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	83.33	83.33	0.00	333.33	333.33	1,000.00	1,000.00
4942.33 Non-Capitalized Appliances	0.00	83.33	83.33	0.00	333.33	333.33	1,000.00	1,000.00
4942.36 Plumbing parts	77.54	0.00	(77.54)	77.54	0.00	(77.54)	0.00	(77.54)
4942.38 Windows - Glass/Screens	0.00	582.08	582.08	79.04	2,328.33	2,249.29	6,985.00	6,905.96
4943.01 Alarm Expense	0.00	103.00	103.00	285.72	412.00	126.28	1,236.00	950.28
4943.02 Uniform Expenses	0.00	62.50	62.50	0.00	250.00	250.00	750.00	750.00
4943.03 Lawn Maintenance	1,083.33	1,333.33	250.00	1,839.61	5,333.33	3,493.72	16,000.00	14,160.39
4943.04 Electrical Contractor	2,600.42	388.25	(2,212.17)	2,618.17	1,553.00	(1,065.17)	4,659.00	2,040.83
4943.05 Plumbing Contractor	7,499.15	1,745.17	(5,753.98)	10,305.92	6,980.67	(3,325.25)	20,942.00	10,636.08
4943.06 HVAC Contractor	14,711.60	5,724.00	(8,987.60)	14,832.39	22,896.00	8,063.61	68,688.00	53,855.61
4943.07 Elevator Maintenance Exp.	1,248.39	1,118.75	(129.64)	5,666.56	4,475.00	(1,191.56)	13,425.00	7,758.44
4943.08 Bug Maintenance Contract	734.00	763.75	29.75	2,202.00	3,055.00	853.00	9,165.00	6,963.00
4943.09 Fire Inspections	660.00	672.67	12.67	660.00	2,690.67	2,030.67	8,072.00	7,412.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.10 Routine Maintenance Exp.	2,689.41	3,094.33	404.92	7,681.41	12,377.33	4,695.92	37,132.00	29,450.59
4943.12 Equipment Leasing	0.00	111.42	111.42	0.00	445.67	445.67	1,337.00	1,337.00
4943.13 Painting/Drywall Contractor	82.29	1,833.33	1,751.04	1,156.74	7,333.33	6,176.59	22,000.00	20,843.26
4943.15 Camera Maintenance	0.00	113.83	113.83	0.00	455.33	455.33	1,366.00	1,366.00
4943.19 Repairs	438.00	460.75	22.75	1,363.00	1,843.00	480.00	5,529.00	4,166.00
4945.00 Maintenance Labor EBC	100.28	1,540.58	1,440.30	7,305.52	6,162.33	(1,143.19)	18,487.00	11,181.48
TOTAL MAINTENANCE	36,933.24	34,274.99	(2,658.25)	113,076.95	137,099.99	24,023.04	411,300.00	298,223.05
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	103.00	103.00	0.00	412.00	412.00	1,236.00	1,236.00
4961.01 Property Insurance	13,492.73	15,833.33	2,340.60	53,029.31	63,333.33	10,304.02	190,000.00	136,970.69
4961.02 Liability Insurance	1,416.36	1,619.42	203.06	6,281.29	6,477.67	196.38	19,433.00	13,151.71
4961.03 Worker's Compensation Insurance	0.00	186.92	186.92	1,099.84	747.67	(352.17)	2,243.00	1,143.16
TOTAL INSURANCE EXPENSE	14,909.09	17,742.67	2,833.58	60,410.44	70,970.67	10,560.23	212,912.00	152,501.56
GENERAL EXPENSE								
4962.00 General Expenses	48.41	90.83	42.42	1,528.79	363.33	(1,165.46)	1,090.00	(438.79)
4971.00 Replacement Reserve Expense	0.00	3,004.17	3,004.17	0.00	12,016.67	12,016.67	36,050.00	36,050.00
4973.00 Extraordinary maintenance	0.00	0.00	0.00	8,700.00	0.00	(8,700.00)	0.00	(8,700.00)
4976.00 Pass through Expense	4,023.12	0.00	(4,023.12)	4,023.12	0.00	(4,023.12)	0.00	(4,023.12)
TOTAL GENERAL EXPENSE	4,071.53	3,095.00	(976.53)	14,251.91	12,380.00	(1,871.91)	37,140.00	22,888.09
TOTAL EXPENSES	90,153.64	88,055.25	(2,098.39)	335,545.16	352,221.00	16,675.84	1,056,663.00	721,117.84
SURPLUS	(10,605.43)	(10,040.76)	(564.67)	(16,643.87)	(40,163.01)	23,519.14	(120,489.00)	103,845.13

Sarasota Housing Authority

Operating Statement

One Month Ending 04/30/2026

Program: Resident Services

Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
GRANT REVENUE								
3706.30 HUD FSS Grant	6,618.18	6,066.67	551.51	6,618.18	6,066.67	551.51	72,800.00	(66,181.82)
3706.40 Youth Thrive Grant	15,077.92	5,625.00	9,452.92	15,077.92	5,625.00	9,452.92	67,500.00	(52,422.08)
3707.50 Other Admin Revenue	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00	(12,000.00)
3708.11 Sarasota County Govn't Contract: YT	0.00	1,825.00	(1,825.00)	0.00	1,825.00	(1,825.00)	21,900.00	(21,900.00)
3715.05 Grant/Donations: Other	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00	2,500.00
3715.052 In-Kind Donations	0.00	2,729.17	(2,729.17)	0.00	2,729.17	(2,729.17)	32,750.00	(32,750.00)
TOTAL GRANT REVENUE	24,196.10	17,245.84	6,950.26	24,196.10	17,245.84	6,950.26	206,950.00	(182,753.90)
TOTAL INCOME	24,196.10	17,245.84	6,950.26	24,196.10	17,245.84	6,950.26	206,950.00	(182,753.90)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	11,953.93	13,522.25	1,568.32	11,953.93	13,522.25	1,568.32	162,267.00	150,313.07
4912.10 Accounting Fee	(648.72)	135.00	783.72	(648.72)	135.00	783.72	1,620.00	2,268.72
4914.00 Marketing & Advertising	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00	3,000.00
4915.00 Administrative EBC Expenses	3,147.25	2,270.67	(876.58)	3,147.25	2,270.67	(876.58)	27,248.00	24,100.75
4916.00 Office Supplies Expense	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00	1,500.00
4918.00 Travel Expenses	3,002.40	145.33	(2,857.07)	3,002.40	145.33	(2,857.07)	1,744.00	(1,258.40)
4919.01 Telephone Expense	312.46	524.83	212.37	312.46	524.83	212.37	6,298.00	5,985.54
4919.02 Dues/Subscription Expense	0.00	91.50	91.50	0.00	91.50	91.50	1,098.00	1,098.00
4919.04 Training Expense	487.80	583.33	95.53	487.80	583.33	95.53	7,000.00	6,512.20
4919.08 Vehicle Repair Expense	0.00	50.00	50.00	0.00	50.00	50.00	600.00	600.00
4919.09 Office Lease Expense	438.79	502.17	63.38	438.79	502.17	63.38	6,026.00	5,587.21
4919.11 Internet Expense	292.12	292.25	0.13	292.12	292.25	0.13	3,507.00	3,214.88
4919.112 YT Internet Expense	292.11	292.25	0.14	292.11	292.25	0.14	3,507.00	3,214.89
4919.12 Investigations	0.00	4.08	4.08	0.00	4.08	4.08	49.00	49.00
4919.15 Admin. General Contracts	544.39	889.17	344.78	544.39	889.17	344.78	10,670.00	10,125.61
4919.16 Admin. Equipment Contracts	(24.37)	25.00	49.37	(24.37)	25.00	49.37	300.00	324.37
4919.161 Admin Equip Contracts: YT	24.37	30.67	6.30	24.37	30.67	6.30	368.00	343.63
4921.02 Resident Services EBC Expenses	358.29	778.17	419.88	358.29	778.17	419.88	9,338.00	8,979.71
4921.09 YT - After School Tutors	0.00	300.00	300.00	0.00	300.00	300.00	3,600.00	3,600.00
4921.11 YT - Program Supplies/Activities	1,398.76	724.17	(674.59)	1,398.76	724.17	(674.59)	8,690.00	7,291.24
4921.12 YT - Printing/Advertising	0.00	14.17	14.17	0.00	14.17	14.17	170.00	170.00
4921.13 YT - Travel/Training	0.00	88.92	88.92	0.00	88.92	88.92	1,067.00	1,067.00
TOTAL ADMINISTRATIVE EXPENSE	21,579.58	21,638.93	59.35	21,579.58	21,638.93	59.35	259,667.00	238,087.42
UTILITY EXPENSE								
4932.00 Electricity Expense	0.00	156.92	156.92	0.00	156.92	156.92	1,883.00	1,883.00
4932.01 YT - Electricity Expense	0.00	156.92	156.92	0.00	156.92	156.92	1,883.00	1,883.00
TOTAL UTILITY EXPENSE	0.00	313.84	313.84	0.00	313.84	313.84	3,766.00	3,766.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4942.00 Materials Expense	0.00	8.58	8.58	0.00	8.58	8.58	103.00	103.00
4942.08 Electrical Parts	0.00	1.42	1.42	0.00	1.42	1.42	17.00	17.00
4942.18 HVAC Parts	0.00	19.75	19.75	0.00	19.75	19.75	237.00	237.00
4942.20 Janitorial Supplies	0.00	64.83	64.83	0.00	64.83	64.83	778.00	778.00
4942.22 Keys/Locks	0.00	47.67	47.67	0.00	47.67	47.67	572.00	572.00
4943.01 Alarm Expense	35.00	44.00	9.00	35.00	44.00	9.00	528.00	493.00
4943.02 Uniform Expenses	0.00	25.00	25.00	0.00	25.00	25.00	300.00	300.00
4943.04 Electrical Expense	0.00	16.67	16.67	0.00	16.67	16.67	200.00	200.00
4943.05 Plumbing Expense	0.00	66.33	66.33	0.00	66.33	66.33	796.00	796.00
4943.10 Routine Maintenance Exp.	364.00	416.50	52.50	364.00	416.50	52.50	4,998.00	4,634.00
4943.101 YT - Routing Maintenance	364.00	416.50	52.50	364.00	416.50	52.50	4,998.00	4,634.00
4943.12 Equipment Leasing	0.00	124.50	124.50	0.00	124.50	124.50	1,494.00	1,494.00
TOTAL MAINTENANCE	763.00	1,251.75	488.75	763.00	1,251.75	488.75	15,021.00	14,258.00
INSURANCE EXPENSE								
4961.02 Liability Insurance	385.37	142.00	(243.37)	385.37	142.00	(243.37)	1,704.00	1,318.63
4961.03 Worker's Compensation Insurance	0.00	142.33	142.33	0.00	142.33	142.33	1,708.00	1,708.00
4961.04 Auto Insurance	603.98	558.33	(45.65)	603.98	558.33	(45.65)	6,700.00	6,096.02
TOTAL INSURANCE EXPENSE	989.35	842.66	(146.69)	989.35	842.66	(146.69)	10,112.00	9,122.65
GENERAL EXPENSE								
4962.00 General Expenses	49.34	134.67	85.33	49.34	134.67	85.33	1,616.00	1,566.66
TOTAL GENERAL EXPENSE	49.34	134.67	85.33	49.34	134.67	85.33	1,616.00	1,566.66
TOTAL EXPENSES	23,381.27	24,181.85	800.58	23,381.27	24,181.85	800.58	290,182.00	266,800.73
SURPLUS	814.83	(6,936.01)	7,750.84	814.83	(6,936.01)	7,750.84	(83,232.00)	84,046.83

Sarasota Housing Authority
Operating Statement
One Month Ending 04/30/2026
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	3,077.00	0.00	3,077.00	3,077.00	0.00	3,077.00	0.00	3,077.00
HUD REVENUES								
3707.40 HCV Portable Admin Fee Revenue	4,102.87	1,622.25	2,480.62	4,102.87	1,622.25	2,480.62	19,467.00	(15,364.13)
3707.60 HCV Admin Fee	200,980.00	213,007.50	(12,027.50)	200,980.00	213,007.50	(12,027.50)	2,556,090.00	(2,355,110.00)
3710.00 HUD HAP Revenue	2,198,806.65	2,646,402.17	(447,595.52)	2,198,806.65	2,646,402.17	(447,595.52)	31,756,826.00	(29,558,019.35)
3710.50 HAP Revenue Portables	115,241.00	45,258.50	69,982.50	115,241.00	45,258.50	69,982.50	543,102.00	(427,861.00)
TOTAL HUD REVENUES	2,519,130.52	2,906,290.42	(387,159.90)	2,519,130.52	2,906,290.42	(387,159.90)	34,875,485.00	(32,356,354.48)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestricted	393.04	3,776.00	(3,382.96)	393.04	3,776.00	(3,382.96)	45,312.00	(44,918.96)
3714.00 Fraud Recovery	40,437.00	4,973.75	35,463.25	40,437.00	4,973.75	35,463.25	59,685.00	(19,248.00)
3715.00 Other Revenue	288.00	1,011.33	(723.33)	288.00	1,011.33	(723.33)	12,136.00	(11,848.00)
3715.02 Dividend Revenues	0.00	115.08	(115.08)	0.00	115.08	(115.08)	1,381.00	(1,381.00)
TOTAL OTHER OPERATING REVENUE	41,118.04	9,876.16	31,241.88	41,118.04	9,876.16	31,241.88	118,514.00	(77,395.96)
TOTAL INCOME	2,563,325.56	2,916,166.58	(352,841.02)	2,563,325.56	2,916,166.58	(352,841.02)	34,993,999.00	(32,430,673.44)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	64,663.00	79,382.42	14,719.42	64,663.00	79,382.42	14,719.42	952,589.00	887,926.00
4911.02 Administrative Management Expen	0.00	919.75	919.75	0.00	919.75	919.75	11,037.00	11,037.00
4912.00 Audit Fee Expense	0.00	1,083.92	1,083.92	0.00	1,083.92	1,083.92	13,007.00	13,007.00
4912.10 Accounting fees	(2,324.58)	2,268.67	4,593.25	(2,324.58)	2,268.67	4,593.25	27,224.00	29,548.58
4912.12 Consulting	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00	3,000.00
4914.00 Marketing & Advertising	0.00	295.25	295.25	0.00	295.25	295.25	3,543.00	3,543.00
4915.00 Administrative EBC Expenses	30,594.46	27,570.50	(3,023.96)	30,594.46	27,570.50	(3,023.96)	330,846.00	300,251.54
4916.00 Office Supplies Expense	597.94	1,171.33	573.39	597.94	1,171.33	573.39	14,056.00	13,458.06
4917.00 Legal Expense	868.68	1,737.58	868.90	868.68	1,737.58	868.90	20,851.00	19,982.32
4918.00 Travel Expenses	1,045.89	1,769.75	723.86	1,045.89	1,769.75	723.86	21,237.00	20,191.11
4919.01 Telephone Expense	844.03	1,092.67	248.64	844.03	1,092.67	248.64	13,112.00	12,267.97
4919.02 Dues/Subscription Expense	874.08	908.00	33.92	874.08	908.00	33.92	10,896.00	10,021.92
4919.03 Commissioner training/travel	482.40	797.83	315.43	482.40	797.83	315.43	9,574.00	9,091.60
4919.04 Training Expense	4,123.76	2,526.42	(1,597.34)	4,123.76	2,526.42	(1,597.34)	30,317.00	26,193.24
4919.07 Postage Expense	750.00	417.08	(332.92)	750.00	417.08	(332.92)	5,005.00	4,255.00
4919.08 Vehicle Repair Expense	155.20	423.17	267.97	155.20	423.17	267.97	5,078.00	4,922.80
4919.09 Office Lease Expense	7,197.02	7,262.83	65.81	7,197.02	7,262.83	65.81	87,154.00	79,956.98
4919.10 Expendable Misc. Equipment	(4.56)	5.67	10.23	(4.56)	5.67	10.23	68.00	72.56
4919.11 Internet Expense	357.37	305.33	(52.04)	357.37	305.33	(52.04)	3,664.00	3,306.63
4919.12 Investigations	0.00	333.17	333.17	0.00	333.17	333.17	3,998.00	3,998.00
4919.14 Bank charges	0.00	1.08	1.08	0.00	1.08	1.08	13.00	13.00
4919.15 Admin. General Contracts	2,133.30	8,020.50	5,887.20	2,133.30	8,020.50	5,887.20	96,246.00	94,112.70

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.16 Admin. Equipment Contracts	0.00	632.50	632.50	0.00	632.50	632.50	7,590.00	7,590.00
4921.03 Resident Services - Tenant	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00	12,000.00
4931.00 Water Expenses	0.00	40.92	40.92	0.00	40.92	40.92	491.00	491.00
4932.00 Electricity Expense	0.00	1,006.67	1,006.67	0.00	1,006.67	1,006.67	12,080.00	12,080.00
4934.00 Trash Expense	0.00	81.17	81.17	0.00	81.17	81.17	974.00	974.00
4935.00 Sewer Expense	0.00	69.25	69.25	0.00	69.25	69.25	831.00	831.00
4942.22 Key/Locks	0.00	16.67	16.67	0.00	16.67	16.67	200.00	200.00
4943.01 Alarm Expense	45.00	213.33	168.33	45.00	213.33	168.33	2,560.00	2,515.00
4943.02 Uniform Expenses	0.00	167.58	167.58	0.00	167.58	167.58	2,011.00	2,011.00
4943.10 Routine Maintenance Exp.	559.00	807.83	248.83	559.00	807.83	248.83	9,694.00	9,135.00
4961.02 Liability Insurance	2,681.66	1,295.83	(1,385.83)	2,681.66	1,295.83	(1,385.83)	15,550.00	12,868.34
4961.03 Worker's Compensation Insurance	0.00	740.25	740.25	0.00	740.25	740.25	8,883.00	8,883.00
4961.04 Auto Insurance	1,032.13	1,004.17	(27.96)	1,032.13	1,004.17	(27.96)	12,050.00	11,017.87
4962.00 General Expenses	701.68	4,126.75	3,425.07	701.68	4,126.75	3,425.07	49,521.00	48,819.32
4964.00 Bad Debt Expense	0.00	5,037.67	5,037.67	0.00	5,037.67	5,037.67	60,452.00	60,452.00
4971.50 Misc - Landlord Bonus	0.00	829.67	829.67	0.00	829.67	829.67	9,956.00	9,956.00
TOTAL ADMINISTRATIVE EXPENSE	117,377.46	155,613.18	38,235.72	117,377.46	155,613.18	38,235.72	1,867,358.00	1,749,980.54
HAP EXPENSE								
4973.00 HAP Expense	2,783,133.00	2,763,007.67	(20,125.33)	2,783,133.00	2,763,007.67	(20,125.33)	33,156,092.00	30,372,959.00
4973.50 HAP Portability-In Expense	3.00	0.00	(3.00)	3.00	0.00	(3.00)	0.00	(3.00)
4975.00 Utility Reimbursement - Tenants	27,444.00	31,423.75	3,979.75	27,444.00	31,423.75	3,979.75	377,085.00	349,641.00
4990.00 Port Admin Fee Expense	6,625.90	4,460.67	(2,165.23)	6,625.90	4,460.67	(2,165.23)	53,528.00	46,902.10
4991.00 FSS Escrow Expense	5,544.00	7,118.67	1,574.67	5,544.00	7,118.67	1,574.67	85,424.00	79,880.00
4991.01 FSS Forfeitures	10,000.00	35.42	(9,964.58)	10,000.00	35.42	(9,964.58)	425.00	(9,575.00)
TOTAL HAP EXPENSE	2,832,749.90	2,806,046.18	(26,703.72)	2,832,749.90	2,806,046.18	(26,703.72)	33,672,554.00	30,839,804.10
TOTAL EXPENSES	2,950,127.36	2,961,659.36	11,532.00	2,950,127.36	2,961,659.36	11,532.00	35,539,912.00	32,589,784.64
SURPLUS	(386,801.80)	(45,492.78)	(341,309.02)	(386,801.80)	(45,492.78)	(341,309.02)	(545,913.00)	159,111.20

Sarasota Housing Authority
Operating Statement
One Month Ending 04/30/2026
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	90,827.00	89,690.83	1,136.17	90,827.00	89,690.83	1,136.17	1,076,290.00	(985,463.00)
3703.10 Commercial Tenant Rent	9,390.96	9,245.17	145.79	9,390.96	9,245.17	145.79	110,942.00	(101,551.04)
3704.10 Tenant Revenue - Late Fees	630.00	353.83	276.17	630.00	353.83	276.17	4,246.00	(3,616.00)
3704.20 Tenant Revenue - Maintenance Fees	0.00	43.83	(43.83)	0.00	43.83	(43.83)	526.00	(526.00)
3704.30 Tenant Revenue - Other	30.00	0.00	30.00	30.00	0.00	30.00	0.00	30.00
TOTAL TENANT REVENUE OTHER	100,877.96	99,333.66	1,544.30	100,877.96	99,333.66	1,544.30	1,192,004.00	(1,091,126.04)
OTHER REVENUE								
3708.00 Other Government Grants	96,391.80	0.00	96,391.80	96,391.80	0.00	96,391.80	0.00	96,391.80
3708.11 Youth Thrive: Sarasota County Gov'n't Contract	15,077.92	0.00	15,077.92	15,077.92	0.00	15,077.92	0.00	15,077.92
3711.00 Investment Income - Unrestrict	44.84	34.25	10.59	44.84	34.25	10.59	411.00	(366.16)
3714.50 Vacancy Loss	0.00	(2,717.17)	2,717.17	0.00	(2,717.17)	2,717.17	(32,606.00)	32,606.00
3715.00 Other Grant Revenue	(15,077.92)	0.00	(15,077.92)	(15,077.92)	0.00	(15,077.92)	0.00	(15,077.92)
3715.03 Donations: Shop w/a Cop	0.00	1,208.33	(1,208.33)	0.00	1,208.33	(1,208.33)	14,500.00	(14,500.00)
TOTAL OTHER REVENUE	96,436.64	(1,474.59)	97,911.23	96,436.64	(1,474.59)	97,911.23	(17,695.00)	114,131.64
TOTAL INCOME	197,314.60	97,859.07	99,455.53	197,314.60	97,859.07	99,455.53	1,174,309.00	(976,994.40)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4912.00 Audit Fee Expense	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00	2,000.00
4917.00 Legal Expense	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00	5,000.00
4919.01 Telephone Expense	0.00	167.08	167.08	0.00	167.08	167.08	2,005.00	2,005.00
4919.02 Dues/Subscription Expense	4,009.31	1,329.67	(2,679.64)	4,009.31	1,329.67	(2,679.64)	15,956.00	11,946.69
4919.10 Expendable tools/Equipment	24.97	83.42	58.45	24.97	83.42	58.45	1,001.00	976.03
4919.11 Internet Expense	431.53	439.33	7.80	431.53	439.33	7.80	5,272.00	4,840.47
4919.12 Investigations	518.70	108.33	(410.37)	518.70	108.33	(410.37)	1,300.00	781.30
4919.13 Court Costs	0.00	120.50	120.50	0.00	120.50	120.50	1,446.00	1,446.00
4919.15 Admin. General Contracts	20,168.92	20,773.92	605.00	20,168.92	20,773.92	605.00	249,287.00	229,118.08
4921.02 YT-Shop w/Cop	0.00	2,351.42	2,351.42	0.00	2,351.42	2,351.42	28,217.00	28,217.00
TOTAL ADMINISTRATIVE EXPENSE	25,153.43	25,957.01	803.58	25,153.43	25,957.01	803.58	311,484.00	286,330.57
UTILITIES EXPENSE								
4931.00 Water Expenses	0.00	2,546.67	2,546.67	0.00	2,546.67	2,546.67	30,560.00	30,560.00
4932.00 Electricity Expense	0.00	387.92	387.92	0.00	387.92	387.92	4,655.00	4,655.00
4934.00 Trash Expense	0.00	1,525.58	1,525.58	0.00	1,525.58	1,525.58	18,307.00	18,307.00
4935.00 Sewer Expense	0.00	3,595.08	3,595.08	0.00	3,595.08	3,595.08	43,141.00	43,141.00
TOTAL UTILITIES EXPENSE	0.00	8,055.25	8,055.25	0.00	8,055.25	8,055.25	96,663.00	96,663.00
MAINTENANCE								
4942.00 Materials Expense	0.00	84.67	84.67	0.00	84.67	84.67	1,016.00	1,016.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4942.02 Appliance parts	170.90	177.58	6.68	170.90	177.58	6.68	2,131.00	1,960.10
4942.04 Cabinetry	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00	1,000.00
4942.05 Roof	0.00	14,166.67	14,166.67	0.00	14,166.67	14,166.67	170,000.00	170,000.00
4942.06 Doors	0.00	185.17	185.17	0.00	185.17	185.17	2,222.00	2,222.00
4942.08 Electrical Parts	286.36	79.00	(207.36)	286.36	79.00	(207.36)	948.00	661.64
4942.10 Exterior Supplies	0.00	247.58	247.58	0.00	247.58	247.58	2,971.00	2,971.00
4942.12 Fire Protection	0.00	1,263.25	1,263.25	0.00	1,263.25	1,263.25	15,159.00	15,159.00
4942.14 Flooring	0.00	1,969.67	1,969.67	0.00	1,969.67	1,969.67	23,636.00	23,636.00
4942.16 Hardware	1.90	392.58	390.68	1.90	392.58	390.68	4,711.00	4,709.10
4942.18 HVAC Parts	238.70	136.17	(102.53)	238.70	136.17	(102.53)	1,634.00	1,395.30
4942.20 Janitorial Supplies	14.27	43.92	29.65	14.27	43.92	29.65	527.00	512.73
4942.22 Keys/Locks	0.00	97.67	97.67	0.00	97.67	97.67	1,172.00	1,172.00
4942.26 Lighting/Fixtures	0.00	297.42	297.42	0.00	297.42	297.42	3,569.00	3,569.00
4942.28 Lumber	0.00	41.67	41.67	0.00	41.67	41.67	500.00	500.00
4942.33 Non Capitalized Appliances	767.14	1,250.00	482.86	767.14	1,250.00	482.86	15,000.00	14,232.86
4942.34 Paint/Drywall	113.79	282.08	168.29	113.79	282.08	168.29	3,385.00	3,271.21
4942.36 Plumbing parts	1,634.48	434.50	(1,199.98)	1,634.48	434.50	(1,199.98)	5,214.00	3,579.52
4942.38 Windows - glass/screens	329.40	426.50	97.10	329.40	426.50	97.10	5,118.00	4,788.60
4943.03 Lawn Maintenance	2,576.04	7,367.42	4,791.38	2,576.04	7,367.42	4,791.38	88,409.00	85,832.96
4943.04 Electrical Expense	0.00	884.08	884.08	0.00	884.08	884.08	10,609.00	10,609.00
4943.05 Plumbing Expense	3,255.20	1,133.17	(2,122.03)	3,255.20	1,133.17	(2,122.03)	13,598.00	10,342.80
4943.06 HVAC Expense	1,678.00	3,347.67	1,669.67	1,678.00	3,347.67	1,669.67	40,172.00	38,494.00
4943.07 Elevator Maintenance Exp.	151.86	416.67	264.81	151.86	416.67	264.81	5,000.00	4,848.14
4943.08 Bug Maintenance Contract	130.00	748.92	618.92	130.00	748.92	618.92	8,987.00	8,857.00
4943.09 Fire Inspections	660.00	974.08	314.08	660.00	974.08	314.08	11,689.00	11,029.00
4943.10 Routine Maintenance Exp.	1,190.00	334.92	(855.08)	1,190.00	334.92	(855.08)	4,019.00	2,829.00
4943.11 A & E Expenses	0.00	283.75	283.75	0.00	283.75	283.75	3,405.00	3,405.00
4943.12 Equipment Leasing	0.00	13.33	13.33	0.00	13.33	13.33	160.00	160.00
4943.16 Outside Labor	0.00	648.83	648.83	0.00	648.83	648.83	7,786.00	7,786.00
4943.18 Construction	0.00	31,250.00	31,250.00	0.00	31,250.00	31,250.00	375,000.00	375,000.00
4943.19 Repairs	0.00	333.33	333.33	0.00	333.33	333.33	4,000.00	4,000.00
TOTAL MAINTENANCE	13,198.04	69,395.60	56,197.56	13,198.04	69,395.60	56,197.56	832,747.00	819,548.96
INSURANCE EXPENSE								
4961.01 Property Insurance	10,090.40	15,973.67	5,883.27	10,090.40	15,973.67	5,883.27	191,684.00	181,593.60
4961.02 Liability Insurance	594.44	2,879.75	2,285.31	594.44	2,879.75	2,285.31	34,557.00	33,962.56
4961.04 Auto Insurance	604.00	488.50	(115.50)	604.00	488.50	(115.50)	5,862.00	5,258.00
TOTAL INSURANCE EXPENSE	11,288.84	19,341.92	8,053.08	11,288.84	19,341.92	8,053.08	232,103.00	220,814.16
GENERAL EXPENSE								
4962.00 General Expenses	0.00	306.25	306.25	0.00	306.25	306.25	3,675.00	3,675.00
4965.00 Property Taxes	0.00	2,798.25	2,798.25	0.00	2,798.25	2,798.25	33,579.00	33,579.00
5210.00 Applicances	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00	5,000.00
TOTAL GENERAL EXPENSE	0.00	3,521.17	3,521.17	0.00	3,521.17	3,521.17	42,254.00	42,254.00
TOTAL EXPENSES	49,640.31	126,270.95	76,630.64	49,640.31	126,270.95	76,630.64	1,515,251.00	1,465,610.69
SURPLUS	147,674.29	(28,411.88)	176,086.17	147,674.29	(28,411.88)	176,086.17	(340,942.00)	488,616.29

Sarasota Housing Authority
Operating Statement
One Month Ending 04/30/2026
Program: Sarasota Housing Mgmt Corp Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OTHER REVENUE								
3715.00 Other Revenue	(4,023.12)	0.00	(4,023.12)	(4,023.12)	0.00	(4,023.12)	0.00	(4,023.12)
TOTAL OTHER REVENUE	(4,023.12)	0.00	(4,023.12)	(4,023.12)	0.00	(4,023.12)	0.00	(4,023.12)
TOTAL INCOME	(4,023.12)	0.00	(4,023.12)	(4,023.12)	0.00	(4,023.12)	0.00	(4,023.12)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	1,358.28	0.00	(1,358.28)	1,358.28	0.00	(1,358.28)	0.00	(1,358.28)
4915.00 Administrative EBC Expenses	272.35	0.00	(272.35)	272.35	0.00	(272.35)	0.00	(272.35)
TOTAL ADMINISTRATIVE EXPENSE	1,630.63	0.00	(1,630.63)	1,630.63	0.00	(1,630.63)	0.00	(1,630.63)
INSURANCE EXPENSE								
4961.00 Insurance Expense	55.35	0.00	(55.35)	55.35	0.00	(55.35)	0.00	(55.35)
4961.02 Liability Insurance	368.72	0.00	(368.72)	368.72	0.00	(368.72)	0.00	(368.72)
TOTAL INSURANCE EXPENSE	424.07	0.00	(424.07)	424.07	0.00	(424.07)	0.00	(424.07)
4962.00 General Expenses	5.30	0.00	(5.30)	5.30	0.00	(5.30)	0.00	(5.30)
4976.00 Pass through Expense	(4,023.12)	0.00	4,023.12	(4,023.12)	0.00	4,023.12	0.00	4,023.12
TOTAL EXPENSES	(1,963.12)	0.00	1,963.12	(1,963.12)	0.00	1,963.12	0.00	1,963.12
SURPLUS	(2,060.00)	0.00	2,060.00	(2,060.00)	0.00	2,060.00	0.00	2,060.00

Sarasota Housing Authority
Operating Statement
One Month Ending 04/30/2026
Program: SVC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSES								
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SURPLUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sarasota Housing Authority
Operating Statement
One Month Ending 04/30/2026
Program: Towers (HUD) Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSES								
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SURPLUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sarasota Housing Authority
Cash Position
May 31, 2026

Cash	
Annex Operating	2,834,530.44
Bertha Mitchell	1,322,204.88
Business Activities Operating	281,884.37
Courts - Operating Accounts	1,779.00
HCV - HAP	2,449,170.62
HCV - Admin Reserve	2,278,919.84
McCown Tower/Tower LIHTC Operating	274,243.93
Resident Services	164,205.95
SHMC	40,438.06
Towers Operating	9,151.26
Annex Security Deposit	29,623.37
Bertha Mitchell Security Deposit	24,007.38
Tower LIHTC Security Deposit	28,480.84
McCown Tower Development/Construction	1,427.00
McCown Tower Replacement Reserve	319,421.05
McCown Tower Operating Deficit Reserve	306,192.74
McCown Tower Insurance Escrow	189,000.03
Rosemary Cohen	5,334.31
Development Account	420,620.26
Litigations Proceeds Account	1,037.79
HCV FSS Escrow	233,369.21
PHA FSS Escrow	42,990.85
FSS Escrow	220,155.36
SHFC - Operating	1,497,787.46
SHFC - Reserve	545,682.89
Total Cash	<u><u>13,521,658.89</u></u>
Investments	
Courts Investment Account # 7321	1,055,145.17
Development Investment Account # 7320	4,704,335.80
HCV Reserve Investment Account # 2520	1,708,603.34
Litigation Investment Account # 2523	825,199.86
Rosemary Investment Account # 8524	210,482.53
Tower Investment Account # 8525	263,108.84
Annex Investment Account #9026	<u>1,050,364.34</u>
Total Investments	<u><u>9,817,239.88</u></u>
Total Cash and Investments	<u><u>23,338,898.77</u></u>

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	27,912.00	182,325.00	(154,413.00)	55,749.00	364,650.00	(308,901.00)	2,187,900.00	(2,132,151.00)
3703.01 Vacancy Loss	0.00	(3,646.58)	3,646.58	0.00	(7,293.17)	7,293.17	(43,759.00)	43,759.00
3704.00.0ld Tenant Revenue Other	0.00	47.27	(47.27)	0.00	94.53	(94.53)	567.19	(567.19)
3704.10 Tenant Revenue - Late Fees	0.00	9.00	(9.00)	9.00	18.00	(9.00)	108.00	(99.00)
3704.20 Tenant Revenue - Maintenance Fees	0.00	125.00	(125.00)	12.72	250.00	(237.28)	1,500.00	(1,487.28)
3704.30 Tenant Revenue - Other	20.00	20.00	0.00	40.00	40.00	0.00	240.00	(200.00)
TOTAL TENANT REVENUE	27,932.00	178,879.69	(150,947.69)	55,810.72	357,759.36	(301,948.64)	2,146,556.19	(2,090,745.47)
HUD REVENUE								
3710.00 HUD HAP Revenue	158,796.00	0.00	158,796.00	310,004.00	0.00	310,004.00	0.00	310,004.00
TOTAL HUD REVENUE	158,796.00	0.00	158,796.00	310,004.00	0.00	310,004.00	0.00	310,004.00
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	2.51	0.00	2.51	4.94	0.00	4.94	0.00	4.94
3715.00 Other Revenue	12,185.00	1,000.00	11,185.00	12,465.00	2,000.00	10,465.00	12,000.00	465.00
3715.01 Laundry Revenue	568.59	325.75	242.84	767.14	651.50	115.64	3,909.00	(3,141.86)
3715.02 Dividend Revenues	1.88	0.00	1.88	1.88	0.00	1.88	0.00	1.88
3715.05 Other Revenue (Change In Value)	6,382.17	0.00	6,382.17	6,382.17	0.00	6,382.17	0.00	6,382.17
TOTAL OTHER OPERATING REVENUE	19,140.15	1,325.75	17,814.40	19,621.13	2,651.50	16,969.63	15,909.00	3,712.13
TOTAL INCOME	205,868.15	180,205.44	25,662.71	385,435.85	360,410.86	25,024.99	2,162,465.19	(1,777,029.34)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	30,190.00	33,348.58	3,158.58	60,310.68	66,697.17	6,386.49	400,183.00	339,872.32
4912.00 Audit Fee Expense	0.00	1,413.75	1,413.75	0.00	2,827.50	2,827.50	16,965.00	16,965.00
4912.10 Accounting Fees	0.00	782.92	782.92	(648.72)	1,565.83	2,214.55	9,395.00	10,043.72
4912.12 Consulting	862.40	1,000.00	137.60	862.40	2,000.00	1,137.60	12,000.00	11,137.60
4914.00 Marketing & Advertising	0.00	25.92	25.92	0.00	51.83	51.83	311.00	311.00
4915.00 Administrative EBC Expenses	12,171.92	10,975.83	(1,196.09)	25,285.41	21,951.67	(3,333.74)	131,710.00	106,424.59
4916.00 Office Supplies Expense	172.72	366.75	194.03	331.44	733.50	402.06	4,401.00	4,069.56
4917.00 Legal Expense	2,322.48	1,096.25	(1,226.23)	3,866.80	2,192.50	(1,674.30)	13,155.00	9,288.20
4918.00 Travel Expenses	665.27	904.92	239.65	1,294.84	1,809.83	514.99	10,859.00	9,564.16
4919.01 Telephone Expense	1,156.68	704.50	(452.18)	1,541.09	1,409.00	(132.09)	8,454.00	6,912.91
4919.02 Dues/Subsription Expense	126.15	748.83	622.68	975.93	1,497.67	521.74	8,986.00	8,010.07
4919.03 Commissioner Training/Travel	244.53	775.67	531.14	713.53	1,551.33	837.80	9,308.00	8,594.47
4919.04 Training Expense	545.00	680.00	135.00	2,677.54	1,360.00	(1,317.54)	8,160.00	5,482.46
4919.07 Postage Expense	0.00	62.33	62.33	80.00	124.67	44.67	748.00	668.00
4919.08 Vehicle Repair Expense	1,354.09	83.33	(1,270.76)	1,631.08	166.67	(1,464.41)	1,000.00	(631.08)
4919.09 Office Lease Expense	877.58	903.83	26.25	1,755.16	1,807.67	52.51	10,846.00	9,090.84
4919.10 Small Hand Tools	65.54	39.25	(26.29)	68.91	78.50	9.59	471.00	402.09

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.11 Internet Expense	304.99	322.25	17.26	617.89	644.50	26.61	3,867.00	3,249.11
4919.12 Investigations	79.80	136.08	56.28	79.80	272.17	192.37	1,633.00	1,553.20
4919.13 Court Costs	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4919.15 Admin. General Contracts	3,544.47	2,511.83	(1,032.64)	4,307.85	5,023.67	715.82	30,142.00	25,834.15
4919.16 Admin. Equipment Contracts	205.33	598.00	392.67	205.33	1,196.00	990.67	7,176.00	6,970.67
TOTAL ADMINISTRATIVE EXPENSE	54,888.95	57,522.49	2,633.54	105,956.96	115,045.01	9,088.05	690,270.00	584,313.04
TENANT SERVICES								
4921.00 RS - Supplies	0.00	139.08	139.08	0.00	278.17	278.17	1,669.00	1,669.00
4921.03 RS- Tenant Service	2.01	8.17	6.16	8.05	16.33	8.28	98.00	89.95
4921.04 Resident Council Stipend	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00	1,800.00
4921.041 Resident Council Expenses	0.00	113.92	113.92	1,558.40	227.83	(1,330.57)	1,367.00	(191.40)
TOTAL TENANT SERVICES	2.01	411.17	409.16	1,566.45	822.33	(744.12)	4,934.00	3,367.55
UTILITY EXPENSE								
4931.00 Water Expenses	2,448.09	2,086.92	(361.17)	2,448.09	4,173.83	1,725.74	25,043.00	22,594.91
4932.00 Electricity Expense	3,506.93	3,748.33	241.40	3,506.93	7,496.67	3,989.74	44,980.00	41,473.07
4933.00 Gas Expense	626.92	459.08	(167.84)	626.92	918.17	291.25	5,509.00	4,882.08
4934.00 Trash Expense	2,421.85	2,145.25	(276.60)	2,421.85	4,290.50	1,868.65	25,743.00	23,321.15
4935.00 Sewer Expense	3,522.56	3,157.33	(365.23)	3,522.56	6,314.67	2,792.11	37,888.00	34,365.44
TOTAL UTILITY EXPENSE	12,526.35	11,596.91	(929.44)	12,526.35	23,193.84	10,667.49	139,163.00	126,636.65
MAINTENANCE								
4941.00 Maintenance Labor	4,733.28	4,528.33	(204.95)	9,218.50	9,056.67	(161.83)	54,340.00	45,121.50
4942.00 Materials Expense	151.55	55.58	(95.97)	158.75	111.17	(47.58)	667.00	508.25
4942.02 Appliance Parts	0.00	11.50	11.50	0.00	23.00	23.00	138.00	138.00
4942.06 Doors	0.00	1.33	1.33	0.00	2.67	2.67	16.00	16.00
4942.08 Electrical Parts	176.50	80.75	(95.75)	176.50	161.50	(15.00)	969.00	792.50
4942.10 Exterior Supplies	0.00	497.42	497.42	0.00	994.83	994.83	5,969.00	5,969.00
4942.12 Fire Protection	0.00	1,908.08	1,908.08	0.00	3,816.17	3,816.17	22,897.00	22,897.00
4942.14 Flooring	0.00	422.67	422.67	0.00	845.33	845.33	5,072.00	5,072.00
4942.16 Hardware	0.00	26.92	26.92	0.00	53.83	53.83	323.00	323.00
4942.18 HVAC Parts	24.85	614.25	589.40	105.04	1,228.50	1,123.46	7,371.00	7,265.96
4942.20 Janitorial Supplies	95.16	143.42	48.26	100.11	286.83	186.72	1,721.00	1,620.89
4942.21.old Unit Turn Supplies	0.00	85.00	85.00	0.00	169.99	169.99	1,019.94	1,019.94
4942.22 Keys/Locks	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4942.24 Landscape Materials	59.83	418.75	358.92	107.98	837.50	729.52	5,025.00	4,917.02
4942.26 Lighting/Fixtures	0.00	166.75	166.75	0.00	333.50	333.50	2,001.00	2,001.00
4942.30 Miscellaneous Materials	14.79	0.00	(14.79)	14.79	0.00	(14.79)	0.00	(14.79)
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	83.75	83.75	0.00	167.50	167.50	1,005.00	1,005.00
4942.33 Non-Capital Appliances	0.00	417.33	417.33	0.00	834.67	834.67	5,008.00	5,008.00
4942.34 Paint/Drywall Material	58.09	358.75	300.66	58.09	717.50	659.41	4,305.00	4,246.91
4942.36 Plumbing Parts	66.17	176.83	110.66	109.45	353.67	244.22	2,122.00	2,012.55
4942.38 Windows - Glass/Screens	76.36	228.58	152.22	76.36	457.17	380.81	2,743.00	2,666.64
4943.01 Alarm Expense	500.00	114.42	(385.58)	500.00	228.83	(271.17)	1,373.00	873.00
4943.02 Uniform Expenses	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00	1,500.00
4943.03 Lawn Maintenance	1,083.33	1,368.83	285.50	2,166.66	2,737.67	571.01	16,426.00	14,259.34
4943.04 Electrical Contractor	0.00	183.67	183.67	0.00	367.33	367.33	2,204.00	2,204.00
4943.05 Plumbing Contractor	43.28	183.75	140.47	0.00	367.50	367.50	2,205.00	2,205.00
4943.06 HVAC Contractor	2,082.00	183.75	(1,898.25)	4,164.00	367.50	(3,796.50)	2,205.00	(1,959.00)
4943.07 Elevator Maintenance Exp.	314.97	786.42	471.45	629.94	1,572.83	942.89	9,437.00	8,807.06

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.08 Bug Maintenance Contract	400.00	429.17	29.17	400.00	858.33	458.33	5,150.00	4,750.00
4943.09 Fire Inspections	0.00	1,157.83	1,157.83	0.00	2,315.67	2,315.67	13,894.00	13,894.00
4943.10 Routine Maintenance Exp.	1,248.00	1,786.67	538.67	3,020.99	3,573.33	552.34	21,440.00	18,419.01
4943.11 A & E Expenses	0.00	2,088.67	2,088.67	0.00	4,177.33	4,177.33	25,064.00	25,064.00
4943.13 Painting/Drywall Contractor	460.00	199.67	(260.33)	521.71	399.33	(122.38)	2,396.00	1,874.29
4943.15 Camera Maintenance	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00	6,000.00
4943.16 Outside Labor	0.00	41.83	41.83	0.00	83.67	83.67	502.00	502.00
4943.18 Construction	0.00	88,540.67	88,540.67	0.00	177,081.33	177,081.33	1,062,488.00	1,062,488.00
4943.19 Repairs	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00	2,000.00
4945.00 Maintenance Labor EBC	2,115.56	1,756.75	(358.81)	4,388.73	3,513.50	(875.23)	21,081.00	16,692.27
TOTAL MAINTENANCE	13,703.72	109,923.09	96,219.37	25,917.60	219,846.15	193,928.55	1,319,076.94	1,293,159.34
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	0.00	865.50	865.50	0.00	1,731.00	1,731.00	10,386.00	10,386.00
TOTAL PROTECTIVE SERVICES	0.00	865.50	865.50	0.00	1,731.00	1,731.00	10,386.00	10,386.00
INSURANCE EXPENSE								
4961.00 Insurance Expense	33.78	0.00	(33.78)	33.78	0.00	(33.78)	0.00	(33.78)
4961.01 Property Insurance	0.00	3,923.67	3,923.67	12,709.28	7,847.33	(4,861.95)	47,084.00	34,374.72
4961.02 Liability Insurance	279.16	600.92	321.76	1,035.04	1,201.83	166.79	7,211.00	6,175.96
4961.03 Worker's Compensation Insurance	0.00	186.17	186.17	0.00	372.33	372.33	2,234.00	2,234.00
4961.04 Auto Insurance	(242.32)	646.83	889.15	636.84	1,293.67	656.83	7,762.00	7,125.16
TOTAL INSURANCE EXPENSE	70.62	5,357.59	5,286.97	14,414.94	10,715.16	(3,699.78)	64,291.00	49,876.06
GENERAL EXPENSE								
4962.00 General Expenses	560.47	908.42	347.95	787.03	1,816.83	1,029.80	10,901.00	10,113.97
4964.00 Bad Debt Expense	0.00	38.75	38.75	0.00	77.50	77.50	465.00	465.00
4965.00 Property Taxes	0.00	63.17	63.17	0.00	126.33	126.33	758.00	758.00
4973.01 Extraordinary Maintenance	(48,140.50)	0.00	48,140.50	(48,140.50)	0.00	48,140.50	0.00	48,140.50
5210.00 Appliances, Furniture, Equipment (over \$5,000)	0.00	801.08	801.08	0.00	1,602.17	1,602.17	9,613.00	9,613.00
TOTAL GENERAL EXPENSE	(47,580.03)	1,811.42	49,391.45	(47,353.47)	3,622.83	50,976.30	21,737.00	69,090.47
TOTAL EXPENSES	33,611.62	187,488.17	153,876.55	113,028.83	374,976.32	261,947.49	2,249,857.94	2,136,829.11
SURPLUS	172,256.53	(7,282.73)	(179,539.26)	272,407.02	(14,565.46)	(286,972.48)	(87,392.75)	(359,799.77)

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: Business Activities Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OTHER OPERATING REVENUE								
3708.01 Other Government Grants - ARPA Funds	2,585,371.38	0.00	2,585,371.38	2,585,371.38	0.00	2,585,371.38	0.00	2,585,371.38
3711.00 Investment Income - Unrestrict	36.25	0.00	36.25	71.32	0.00	71.32	0.00	71.32
3715.02 Dividend Revenues	9,579.98	0.00	9,579.98	9,579.98	0.00	9,579.98	0.00	9,579.98
3715.05 Other Revenue (Change In Value)	23,867.91	0.00	23,867.91	23,867.91	0.00	23,867.91	0.00	23,867.91
TOTAL OTHER OPERATING REVENUE	2,618,855.52	0.00	2,618,855.52	2,618,890.59	0.00	2,618,890.59	0.00	2,618,890.59
TOTAL INCOME	2,618,855.52	0.00	2,618,855.52	2,618,890.59	0.00	2,618,890.59	0.00	2,618,890.59
EXPENSES								
ADMINISTRATIVE EXPENSE								
4912.11 Development Consulting	5,310.40	0.00	(5,310.40)	5,310.40	0.00	(5,310.40)	0.00	(5,310.40)
4912.12 Consulting	450.00	0.00	(450.00)	450.00	0.00	(450.00)	0.00	(450.00)
4915.00 Administrative EBC Expenses	(5,784.40)	0.00	5,784.40	(5,784.40)	0.00	5,784.40	0.00	5,784.40
4916.00 Office Supplies Expense	49.11	0.00	(49.11)	49.11	0.00	(49.11)	0.00	(49.11)
4917.00 Legal Expense	1,356.00	0.00	(1,356.00)	3,099.00	0.00	(3,099.00)	0.00	(3,099.00)
4918.00 Travel Expenses	0.00	0.00	0.00	(370.86)	0.00	370.86	0.00	370.86
4919.07 Postage Expense	0.00	0.00	0.00	50.00	0.00	(50.00)	0.00	(50.00)
4919.10 Small Hand Tools	26.41	0.00	(26.41)	29.33	0.00	(29.33)	0.00	(29.33)
4921.02 Resident Services EBC Expenses	0.00	0.00	0.00	517.29	0.00	(517.29)	0.00	(517.29)
4921.04 Resident Council Stipend	150.00	0.00	(150.00)	300.00	0.00	(300.00)	0.00	(300.00)
TOTAL ADMINISTRATIVE EXPENSE	1,557.52	0.00	(1,557.52)	3,649.87	0.00	(3,649.87)	0.00	(3,649.87)
4921.041 Resident Council Expenses	0.00	0.00	0.00	15.31	0.00	(15.31)	0.00	(15.31)
UTILITIES EXPENSE								
4934.00 Trash Expense	180.65	0.00	(180.65)	180.65	0.00	(180.65)	0.00	(180.65)
TOTAL UTILITIES EXPENSE	180.65	0.00	(180.65)	180.65	0.00	(180.65)	0.00	(180.65)
MAINTENANCE								
4942.00 Materials Expense	0.00	0.00	0.00	6.23	0.00	(6.23)	0.00	(6.23)
4942.18 HVAC Parts	21.53	0.00	(21.53)	155.36	0.00	(155.36)	0.00	(155.36)
4942.20 Janitorial Supplies	0.00	0.00	0.00	4.28	0.00	(4.28)	0.00	(4.28)
TOTAL MAINTENANCE	21.53	0.00	(21.53)	165.87	0.00	(165.87)	0.00	(165.87)
INSURANCE EXPENSE								
4961.04 Auto Insurance	3,227.51	0.00	(3,227.51)	3,831.50	0.00	(3,831.50)	0.00	(3,831.50)
TOTAL INSURANCE EXPENSE	3,227.51	0.00	(3,227.51)	3,831.50	0.00	(3,831.50)	0.00	(3,831.50)
GENERAL EXPENSE								
4962.00 General Expenses	3,918.23	0.00	(3,918.23)	4,012.27	0.00	(4,012.27)	0.00	(4,012.27)
TOTAL GENERAL EXPENSE	3,918.23	0.00	(3,918.23)	4,012.27	0.00	(4,012.27)	0.00	(4,012.27)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
TOTAL EXPENSES	8,905.44	0.00	(8,905.44)	11,855.47	0.00	(11,855.47)	0.00	(11,855.47)
SURPLUS	2,609,950.08	0.00	(2,609,950.08)	2,607,035.12	0.00	(2,607,035.12)	0.00	(2,607,035.12)

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: Bertha Mitchell Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703.00 Tenant Dwelling Rental	47,792.00	40,920.58	6,871.42	92,937.00	81,841.17	11,095.83	491,047.00	(398,110.00)
3704.10 Tenant Revenue - Late Fees	875.00	944.83	(69.83)	1,645.00	1,889.67	(244.67)	11,338.00	(9,693.00)
3704.20 Tenant Revenue - Maint. Fees	0.00	60.83	(60.83)	0.00	121.67	(121.67)	730.00	(730.00)
3704.30 Tenant Revenue - Other	0.00	33.58	(33.58)	90.00	67.17	22.83	403.00	(313.00)
TOTAL TENANT REVENUE	48,667.00	41,959.82	6,707.18	94,672.00	83,919.68	10,752.32	503,518.00	(408,846.00)
HUD REVENUES								
3706.00 HUD Operating Grant Revenue	49,743.05	53,888.25	(4,145.20)	99,486.10	107,776.50	(8,290.40)	646,659.00	(547,172.90)
3706.10 HUD Operating Grant - CFP Revenue	404,569.00	105,057.00	299,512.00	902,028.00	210,114.00	691,914.00	1,260,684.00	(358,656.00)
TOTAL HUD REVENUES	454,312.05	158,945.25	295,366.80	1,001,514.10	317,890.50	683,623.60	1,907,343.00	(905,828.90)
OTHER OPERATING REVENUE								
3707.50 Other Admin Revenue	20,168.92	20,168.83	0.09	40,337.84	40,337.67	0.17	242,026.00	(201,688.16)
3708.00 Other Government Grants	0.00	0.00	0.00	54,687.16	0.00	54,687.16	0.00	54,687.16
3711.00 Investment Income - Unrestrict	5.66	4.83	0.83	11.07	9.67	1.40	58.00	(46.93)
3714.50 Vacancy Loss	0.00	(2,935.58)	2,935.58	0.00	(5,871.17)	5,871.17	(35,227.00)	35,227.00
3715.00 Other Revenue	31,534.24	0.00	31,534.24	31,766.24	0.00	31,766.24	0.00	31,766.24
3715.02 Dividend Revenues	738.69	0.00	738.69	738.69	0.00	738.69	0.00	738.69
TOTAL OTHER OPERATING REVENUE	52,447.51	17,238.08	35,209.43	127,541.00	34,476.17	93,064.83	206,857.00	(79,316.00)
TOTAL INCOME	555,426.56	218,143.15	337,283.41	1,223,727.10	436,286.35	787,440.75	2,617,718.00	(1,393,990.90)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	36,261.22	35,648.17	(613.05)	68,181.34	71,296.33	3,114.99	427,778.00	359,596.66
4912.00 Audit Fee Expense	0.00	1,161.25	1,161.25	0.00	2,322.50	2,322.50	13,935.00	13,935.00
4912.10 Accounting fees	0.00	1,919.42	1,919.42	(2,183.98)	3,838.83	6,022.81	23,033.00	25,216.98
4912.11 Development Consulting	714.56	0.00	(714.56)	714.56	0.00	(714.56)	0.00	(714.56)
4913.10 Bookkeeping Fee Expense	24.87	0.00	(24.87)	24.87	0.00	(24.87)	0.00	(24.87)
4914.00 Marketing & Advertising	157.95	224.50	66.55	157.95	449.00	291.05	2,694.00	2,536.05
4915.00 Administrative EBC Expenses	13,289.49	12,720.33	(569.16)	27,471.18	25,440.67	(2,030.51)	152,644.00	125,172.82
4916.00 Office Supplies Expense	416.65	485.33	68.68	871.13	970.67	99.54	5,824.00	4,952.87
4917.00 Legal Expense	3,203.93	1,625.33	(1,578.60)	3,203.93	3,250.67	46.74	19,504.00	16,300.07
4918.00 Travel Expenses	1,806.08	1,255.83	(550.25)	2,327.72	2,511.67	183.95	15,070.00	12,742.28
4919.01 Telephone Expense	1,912.71	1,288.83	(623.88)	3,063.48	2,577.67	(485.81)	15,466.00	12,402.52
4919.02 Dues/Subscription Expense	104.52	598.58	494.06	808.66	1,197.17	388.51	7,183.00	6,374.34
4919.03 Commissioner training/travel	202.62	642.67	440.05	591.22	1,285.33	694.11	7,712.00	7,120.78
4919.04 Training Expense	848.00	1,200.75	352.75	6,662.20	2,401.50	(4,260.70)	14,409.00	7,746.80
4919.07 Postage Expense	0.00	74.00	74.00	90.00	148.00	58.00	888.00	798.00
4919.08 Vehicle Repair Expense	1,324.93	1,804.42	479.49	1,415.30	3,608.83	2,193.53	21,653.00	20,237.70

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.09 Office Lease Expense	877.57	903.83	26.26	1,755.14	1,807.67	52.53	10,846.00	9,090.86
4919.10 Expendable Misc. Equipment	40.61	178.58	137.97	45.11	357.17	312.06	2,143.00	2,097.89
4919.11 Internet Expense	659.25	588.33	(70.92)	1,365.38	1,176.67	(188.71)	7,060.00	5,694.62
4919.12 Investigations	379.05	336.33	(42.72)	379.05	672.67	293.62	4,036.00	3,656.95
4919.13 Court Costs	0.00	83.33	83.33	295.83	166.67	(129.16)	1,000.00	704.17
4919.14 Bank charges	0.00	1.67	1.67	0.00	3.33	3.33	20.00	20.00
4919.15 Admin. General Contracts	8,165.91	5,975.42	(2,190.49)	9,743.14	11,950.83	2,207.69	71,705.00	61,961.86
4919.16 Admin. Equipment Contracts	313.09	409.67	96.58	313.09	819.33	506.24	4,916.00	4,602.91
TOTAL ADMINISTRATIVE EXPENSE	70,703.01	69,126.57	(1,576.44)	127,296.30	138,253.18	10,956.88	829,519.00	702,222.70
TENANT SERVICES								
4921.03 Resident Services - Tenant Service	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4921.04 Resident Council Stipend	300.00	309.00	9.00	600.00	618.00	18.00	3,708.00	3,108.00
4921.041 Resident Council Expenses	0.00	290.17	290.17	2,617.04	580.33	(2,036.71)	3,482.00	864.96
4921.05 Resident Service - Advertising	0.00	200.58	200.58	0.00	401.17	401.17	2,407.00	2,407.00
4922.00 Relocation Expenses	46,037.00	0.00	(46,037.00)	73,318.08	0.00	(73,318.08)	0.00	(73,318.08)
TOTAL TENANT SERVICES	46,337.00	883.08	(45,453.92)	76,535.12	1,766.17	(74,768.95)	10,597.00	(65,938.12)
UTILITY EXPENSE								
4931.00 Water Expenses	3,282.28	5,175.33	1,893.05	3,282.28	10,350.67	7,068.39	62,104.00	58,821.72
4932.00 Electricity Expense	1,411.88	1,585.67	173.79	1,411.88	3,171.33	1,759.45	19,028.00	17,616.12
4933.00 Gas Expense	91.31	58.67	(32.64)	91.31	117.33	26.02	704.00	612.69
4934.00 Trash Expense	4,607.45	4,222.83	(384.62)	5,117.98	8,445.67	3,327.69	50,674.00	45,556.02
4935.00 Sewer Expense	4,882.49	12,399.67	7,517.18	4,882.49	24,799.33	19,916.84	148,796.00	143,913.51
TOTAL UTILITY EXPENSE	14,275.41	23,442.17	9,166.76	14,785.94	46,884.33	32,098.39	281,306.00	266,520.06
MAINTENANCE								
4941.00 Maintenance Labor	43,033.51	46,207.08	3,173.57	85,371.16	92,414.17	7,043.01	554,485.00	469,113.84
4942.00 Materials Expense	39.96	501.00	461.04	49.55	1,002.00	952.45	6,012.00	5,962.45
4942.02 Appliance parts	74.86	82.58	7.72	74.86	165.17	90.31	991.00	916.14
4942.04 Cabinetry	0.00	333.33	333.33	0.00	666.67	666.67	4,000.00	4,000.00
4942.05 Roof	0.00	416.67	416.67	0.00	833.33	833.33	5,000.00	5,000.00
4942.06 Doors	0.00	417.17	417.17	0.00	834.33	834.33	5,006.00	5,006.00
4942.08 Electrical Parts	0.00	251.50	251.50	0.00	503.00	503.00	3,018.00	3,018.00
4942.10 Exterior Supplies	155.90	423.75	267.85	155.90	847.50	691.60	5,085.00	4,929.10
4942.12 Fire Protection	0.00	582.42	582.42	0.00	1,164.83	1,164.83	6,989.00	6,989.00
4942.16 Hardware	0.00	198.75	198.75	0.00	397.50	397.50	2,385.00	2,385.00
4942.18 HVAC Parts	41.37	547.50	506.13	410.94	1,095.00	684.06	6,570.00	6,159.06
4942.20 Janitorial Supplies	0.00	257.50	257.50	77.98	515.00	437.02	3,090.00	3,012.02
4942.22 Keys/Locks	0.00	132.33	132.33	0.00	264.67	264.67	1,588.00	1,588.00
4942.24 Landscape Materials	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4942.26 Lighting/Fixtures	0.00	417.33	417.33	0.00	834.67	834.67	5,008.00	5,008.00
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4942.33 Non Capitalized Appliances	0.00	420.83	420.83	0.00	841.67	841.67	5,050.00	5,050.00
4942.34 Paint/Drywall Material	1,518.13	1,253.75	(264.38)	1,518.13	2,507.50	989.37	15,045.00	13,526.87
4942.36 Plumbing parts	419.97	833.33	413.36	419.97	1,666.67	1,246.70	10,000.00	9,580.03
4942.38 Windows - glass/screens	792.25	2,086.58	1,294.33	2,407.82	4,173.17	1,765.35	25,039.00	22,631.18
4943.01 Alarm Expense	37.10	8.33	(28.77)	37.10	16.67	(20.43)	100.00	62.90
4943.02 Uniform Expenses	458.24	403.33	(54.91)	458.24	806.67	348.43	4,840.00	4,381.76

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.03 Lawn Maintenance	2,383.33	3,758.75	1,375.42	4,766.66	7,517.50	2,750.84	45,105.00	40,338.34
4943.04 Electrical Contractor	0.00	1,744.08	1,744.08	0.00	3,488.17	3,488.17	20,929.00	20,929.00
4943.05 Plumbing Contractor	576.50	4,611.83	4,035.33	945.50	9,223.67	8,278.17	55,342.00	54,396.50
4943.06 HVAC Contractor	0.00	2,861.42	2,861.42	0.00	5,722.83	5,722.83	34,337.00	34,337.00
4943.08 Bug Maintenance Contract	986.00	1,197.50	211.50	986.00	2,395.00	1,409.00	14,370.00	13,384.00
4943.09 Fire Inspections	0.00	1,074.92	1,074.92	0.00	2,149.83	2,149.83	12,899.00	12,899.00
4943.10 Routine Maintenance Exp.	242.66	420.42	177.76	485.32	840.83	355.51	5,045.00	4,559.68
4943.12 Equipment Leasing	322.00	153.67	(168.33)	322.00	307.33	(14.67)	1,844.00	1,522.00
4943.13 Painting/Drywall Contractor	2,700.00	206.00	(2,494.00)	2,700.00	412.00	(2,288.00)	2,472.00	(228.00)
4943.15 Camera Maintenance	4,650.00	418.25	(4,231.75)	9,300.00	836.50	(8,463.50)	5,019.00	(4,281.00)
4943.16 Outside Labor	0.00	3,479.42	3,479.42	0.00	6,958.83	6,958.83	41,753.00	41,753.00
4943.17 B&G Club Maintenance	334.76	473.33	138.57	669.52	946.67	277.15	5,680.00	5,010.48
4943.18 Construction	0.00	224,754.17	224,754.17	0.00	449,508.33	449,508.33	2,697,050.00	2,697,050.00
4945.00 Maintenance Labor EBC	20,219.77	17,608.42	(2,611.35)	41,395.24	35,216.83	(6,178.41)	211,301.00	169,905.76
TOTAL MAINTENANCE	78,986.31	318,620.58	239,634.27	152,551.89	637,241.17	484,689.28	3,823,447.00	3,670,895.11
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	0.00	3,112.83	3,112.83	0.00	6,225.67	6,225.67	37,354.00	37,354.00
TOTAL PROTECTIVE SERVICES	0.00	3,112.83	3,112.83	0.00	6,225.67	6,225.67	37,354.00	37,354.00
INSURANCE EXPENSE								
4961.00 Insurance Expense	4,559.48	150.25	(4,409.23)	4,559.48	300.50	(4,258.98)	1,803.00	(2,756.48)
4961.01 Property Insurance	0.00	5,590.17	5,590.17	15,933.72	11,180.33	(4,753.39)	67,082.00	51,148.28
4961.02 Liability Insurance	394.30	1,281.00	886.70	3,594.92	2,562.00	(1,032.92)	15,372.00	11,777.08
4961.03 Worker's Compensation Insurance	0.00	784.17	784.17	0.00	1,568.33	1,568.33	9,410.00	9,410.00
4961.04 Auto Insurance	2,629.45	2,663.75	34.30	5,258.90	5,327.50	68.60	31,965.00	26,706.10
TOTAL INSURANCE EXPENSE	7,583.23	10,469.34	2,886.11	29,347.02	20,938.66	(8,408.36)	125,632.00	96,284.98
GENERAL EXPENSE								
4962.00 General Expenses	1,975.75	837.83	(1,137.92)	2,401.06	1,675.67	(725.39)	10,054.00	7,652.94
4964.00 Bad Debt Expense	0.00	1,226.00	1,226.00	0.00	2,452.00	2,452.00	14,712.00	14,712.00
4975.00 Utility Reimbursement - Tenants	629.00	776.33	147.33	1,216.00	1,552.67	336.67	9,316.00	8,100.00
4991.00 FSS Escrow Expense	890.00	630.58	(259.42)	1,780.00	1,261.17	(518.83)	7,567.00	5,787.00
TOTAL GENERAL EXPENSE	3,494.75	3,470.74	(24.01)	5,397.06	6,941.51	1,544.45	41,649.00	36,251.94
TOTAL EXPENSES	221,379.71	429,125.31	207,745.60	405,913.33	858,250.69	452,337.36	5,149,504.00	4,743,590.67
SURPLUS	334,046.85	(210,982.16)	(545,029.01)	817,813.77	(421,964.34)	(1,239,778.11)	(2,531,786.00)	(3,349,599.77)

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	(18.69)	0.00	(18.69)	(36.78)	0.00	(36.78)	0.00	(36.78)
TOTAL OTHER REVENUE	(18.69)	0.00	(18.69)	(36.78)	0.00	(36.78)	0.00	(36.78)
SURPLUS	(18.69)	0.00	18.69	(36.78)	0.00	36.78	0.00	36.78

Sarasota Housing Authority
Operating Statement
Five Months Ending 05/31/2026
Program: McCown Tower Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703.00 Tenant Dwelling Rental	32,975.41	35,730.00	(2,754.59)	164,614.16	178,650.00	(14,035.84)	428,760.00	(264,145.84)
3703.01 Vacancy Loss	(308.00)	0.00	(308.00)	(718.00)	0.00	(718.00)	0.00	(718.00)
3704.10 Tenant Revenue - Late Fees	0.00	1.17	(1.17)	33.00	5.83	27.17	14.00	19.00
3704.20 Tenant Revenue - Maint. Fees	450.00	55.33	394.67	1,661.88	276.67	1,385.21	664.00	997.88
3704.30 Tenant Revenue - Other	10.00	16.50	(6.50)	80.00	82.50	(2.50)	198.00	(118.00)
TOTAL TENANT REVENUE	33,127.41	35,803.00	(2,675.59)	165,671.04	179,015.00	(13,343.96)	429,636.00	(263,964.96)
HUD REVENUE								
3710.00 PBRA Revenue	46,793.00	43,670.00	3,123.00	232,393.00	218,350.00	14,043.00	524,040.00	(291,647.00)
TOTAL HUD REVENUE	46,793.00	43,670.00	3,123.00	232,393.00	218,350.00	14,043.00	524,040.00	(291,647.00)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	53.88	40.58	13.30	257.85	202.92	54.93	487.00	(229.15)
3714.50 Vacancy Loss	0.00	(1,588.00)	1,588.00	0.00	(7,940.00)	7,940.00	(19,056.00)	19,056.00
3715.00 Other Revenue	0.00	58.08	(58.08)	0.00	290.42	(290.42)	697.00	(697.00)
3715.01 Laundry Revenue	100.17	30.83	69.34	524.80	154.17	370.63	370.00	154.80
3715.02 Dividend Revenues	0.00	0.00	0.00	129.06	0.00	129.06	0.00	129.06
TOTAL OTHER OPERATING REVENUE	154.05	(1,458.51)	1,612.56	911.71	(7,292.49)	8,204.20	(17,502.00)	18,413.71
TOTAL INCOME	80,074.46	78,014.49	2,059.97	398,975.75	390,072.51	8,903.24	936,174.00	(537,198.25)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	8,361.43	6,489.92	(1,871.51)	44,539.49	32,449.58	(12,089.91)	77,879.00	33,339.51
4912.00 Audit Fee Expense	0.00	90.58	90.58	10,250.00	452.92	(9,797.08)	1,087.00	(9,163.00)
4912.10 Accounting fees	0.00	126.00	126.00	0.00	630.00	630.00	1,512.00	1,512.00
4913.00 Management Fee Expense	3,977.41	3,900.75	(76.66)	20,083.13	19,503.75	(579.38)	46,809.00	26,725.87
4914.00 Marketing & Advertising	157.95	47.25	(110.70)	157.95	236.25	78.30	567.00	409.05
4915.00 Administrative EBC Expenses	4,097.47	3,519.08	(578.39)	19,387.26	17,595.42	(1,791.84)	42,229.00	22,841.74
4916.00 Office Supplies Expense	246.92	125.17	(121.75)	660.03	625.83	(34.20)	1,502.00	841.97
4917.00 Legal Expense	0.00	511.92	511.92	4,449.08	2,559.58	(1,889.50)	6,143.00	1,693.92
4918.00 Travel Expenses	0.00	114.75	114.75	0.00	573.75	573.75	1,377.00	1,377.00
4919.01 Telephone Expense	984.86	402.00	(582.86)	2,115.73	2,010.00	(105.73)	4,824.00	2,708.27
4919.02 Dues/Subscription Expense	0.00	26.33	26.33	0.00	131.67	131.67	316.00	316.00
4919.03 Commissioner Training/Trvl	0.00	302.50	302.50	0.00	1,512.50	1,512.50	3,630.00	3,630.00
4919.04 Training Expense	375.00	250.00	(125.00)	1,106.70	1,250.00	143.30	3,000.00	1,893.30
4919.07 Postage Expense	0.00	51.00	51.00	248.89	255.00	6.11	612.00	363.11
4919.08 Vehicle Repair Expense	0.00	0.00	0.00	2,031.18	0.00	(2,031.18)	0.00	(2,031.18)
4919.10 Small Hand Tools	40.61	0.00	(40.61)	357.60	0.00	(357.60)	0.00	(357.60)
4919.11 Internet Expense	287.26	274.92	(12.34)	1,492.98	1,374.58	(118.40)	3,299.00	1,806.02
4919.12 Investigations	239.40	209.58	(29.82)	1,341.08	1,047.92	(293.16)	2,515.00	1,173.92
4919.13 Court Costs	0.00	37.50	37.50	93.00	187.50	94.50	450.00	357.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.15 Admin. General Contracts	1,290.64	444.75	(845.89)	5,965.28	2,223.75	(3,741.53)	5,337.00	(628.28)
4919.16 Admin. Equipment Contracts	122.19	106.33	(15.86)	556.56	531.67	(24.89)	1,276.00	719.44
TOTAL ADMINISTRATIVE EXPENSE	20,181.14	17,030.33	(3,150.81)	114,835.94	85,151.67	(29,684.27)	204,364.00	89,528.06
TENANT SERVICES								
4921.01 Resident Services Salaries	0.00	2,069.92	2,069.92	0.00	10,349.58	10,349.58	24,839.00	24,839.00
4921.03 Resident Services Tenant Servic	28.77	168.67	139.90	36.82	843.33	806.51	2,024.00	1,987.18
4921.04 Resident Council Stipend	150.00	150.00	0.00	750.00	750.00	0.00	1,800.00	1,050.00
4921.041 Resident Council Expenses	0.00	173.83	173.83	1,501.23	869.17	(632.06)	2,086.00	584.77
TOTAL TENANT SERVICES	178.77	2,562.42	2,383.65	2,288.05	12,812.08	10,524.03	30,749.00	28,460.95
UTILITY EXPENSE								
4931.00 Water Expenses	2,943.49	3,055.50	112.01	11,778.26	15,277.50	3,499.24	36,666.00	24,887.74
4932.00 Electricity Expense	4,161.72	5,101.17	939.45	23,124.59	25,505.83	2,381.24	61,214.00	38,089.41
4933.00 Gas Expense	0.00	92.42	92.42	0.00	462.08	462.08	1,109.00	1,109.00
4934.00 Trash Expense	1,596.87	1,119.58	(477.29)	8,158.04	5,597.92	(2,560.12)	13,435.00	5,276.96
4935.00 Sewer Expense	4,169.68	3,981.17	(188.51)	20,852.65	19,905.83	(946.82)	47,774.00	26,921.35
TOTAL UTILITY EXPENSE	12,871.76	13,349.84	478.08	63,913.54	66,749.16	2,835.62	160,198.00	96,284.46
MAINTENANCE								
4941.00 Maintenance Labor	0.00	7,000.33	7,000.33	6,783.77	35,001.67	28,217.90	84,004.00	77,220.23
4942.00 Materials Expense	26.97	20.83	(6.14)	61.15	104.17	43.02	250.00	188.85
4942.02 Appliance parts	0.00	29.17	29.17	638.98	145.83	(493.15)	350.00	(288.98)
4942.04 Cabinetry	0.00	15.42	15.42	0.00	77.08	77.08	185.00	185.00
4942.06 Doors	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000.00	6,000.00
4942.08 Electrical Parts	0.00	0.00	0.00	7.98	0.00	(7.98)	0.00	(7.98)
4942.10 Exterior Supplies	0.00	146.00	146.00	6.11	730.00	723.89	1,752.00	1,745.89
4942.12 Fire Protection	7,585.10	3,982.17	(3,602.93)	30,235.56	19,910.83	(10,324.73)	47,786.00	17,550.44
4942.14 Flooring	0.00	58.33	58.33	0.00	291.67	291.67	700.00	700.00
4942.16 Hardware	0.00	2,166.67	2,166.67	25,998.99	10,833.33	(15,165.66)	26,000.00	1.01
4942.18 HVAC Parts	33.13	125.00	91.87	404.04	625.00	220.96	1,500.00	1,095.96
4942.20 Janitorial Supplies	78.83	250.00	171.17	414.99	1,250.00	835.01	3,000.00	2,585.01
4942.22 Keys/Locks	0.00	41.67	41.67	0.00	208.33	208.33	500.00	500.00
4942.24 Landscape Materials	24.63	0.00	(24.63)	124.44	0.00	(124.44)	0.00	(124.44)
4942.26 Lighting/Fixtures	0.00	125.00	125.00	75.98	625.00	549.02	1,500.00	1,424.02
4942.30 Miscellaneous Materials	19.71	0.00	(19.71)	19.71	0.00	(19.71)	0.00	(19.71)
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	83.33	83.33	0.00	416.67	416.67	1,000.00	1,000.00
4942.33 Non-Capitalized Appliances	0.00	83.33	83.33	0.00	416.67	416.67	1,000.00	1,000.00
4942.36 Plumbing parts	0.00	0.00	0.00	77.54	0.00	(77.54)	0.00	(77.54)
4942.38 Windows - Glass/Screens	0.00	582.08	582.08	79.04	2,910.42	2,831.38	6,985.00	6,905.96
4943.01 Alarm Expense	0.00	103.00	103.00	285.72	515.00	229.28	1,236.00	950.28
4943.02 Uniform Expenses	0.00	62.50	62.50	0.00	312.50	312.50	750.00	750.00
4943.03 Lawn Maintenance	1,083.33	1,333.33	250.00	2,922.94	6,666.67	3,743.73	16,000.00	13,077.06
4943.04 Electrical Contractor	0.00	388.25	388.25	2,618.17	1,941.25	(676.92)	4,659.00	2,040.83
4943.05 Plumbing Contractor	1,000.00	1,745.17	745.17	11,305.92	8,725.83	(2,580.09)	20,942.00	9,636.08
4943.06 HVAC Contractor	350.00	5,724.00	5,374.00	15,182.39	28,620.00	13,437.61	68,688.00	53,505.61
4943.07 Elevator Maintenance Exp.	922.39	1,118.75	196.36	6,588.95	5,593.75	(995.20)	13,425.00	6,836.05
4943.08 Bug Maintenance Contract	1,034.00	763.75	(270.25)	3,236.00	3,818.75	582.75	9,165.00	5,929.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.09 Fire Inspections	0.00	672.67	672.67	660.00	3,363.33	2,703.33	8,072.00	7,412.00
4943.10 Routine Maintenance Exp.	1,664.00	3,094.33	1,430.33	9,345.41	15,471.67	6,126.26	37,132.00	27,786.59
4943.12 Equipment Leasing	160.10	111.42	(48.68)	160.10	557.08	396.98	1,337.00	1,176.90
4943.13 Painting/Drywall Contractor	7.42	1,833.33	1,825.91	1,164.16	9,166.67	8,002.51	22,000.00	20,835.84
4943.15 Camera Maintenance	0.00	113.83	113.83	0.00	569.17	569.17	1,366.00	1,366.00
4943.19 Repairs	0.00	460.75	460.75	1,363.00	2,303.75	940.75	5,529.00	4,166.00
4945.00 Maintenance Labor EBC	5,509.86	1,540.58	(3,969.28)	12,815.38	7,702.92	(5,112.46)	18,487.00	5,671.62
TOTAL MAINTENANCE	19,499.47	34,274.99	14,775.52	132,576.42	171,375.01	38,798.59	411,300.00	278,723.58
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	103.00	103.00	0.00	515.00	515.00	1,236.00	1,236.00
4961.01 Property Insurance	12,313.51	15,833.33	3,519.82	65,342.82	79,166.67	13,823.85	190,000.00	124,657.18
4961.02 Liability Insurance	1,292.58	1,619.42	326.84	7,573.87	8,097.08	523.21	19,433.00	11,859.13
4961.03 Worker's Compensation Insurance	0.00	186.92	186.92	1,099.84	934.58	(165.26)	2,243.00	1,143.16
TOTAL INSURANCE EXPENSE	13,606.09	17,742.67	4,136.58	74,016.53	88,713.33	14,696.80	212,912.00	138,895.47
GENERAL EXPENSE								
4962.00 General Expenses	589.02	90.83	(498.19)	2,117.81	454.17	(1,663.64)	1,090.00	(1,027.81)
4971.00 Replacement Reserve Expense	0.00	3,004.17	3,004.17	0.00	15,020.83	15,020.83	36,050.00	36,050.00
4973.00 Extraordinary maintenance	0.00	0.00	0.00	8,700.00	0.00	(8,700.00)	0.00	(8,700.00)
TOTAL GENERAL EXPENSE	589.02	3,095.00	2,505.98	10,817.81	15,475.00	4,657.19	37,140.00	26,322.19
TOTAL EXPENSES	66,926.25	88,055.25	21,129.00	398,448.29	440,276.25	41,827.96	1,056,663.00	658,214.71
SURPLUS	13,148.21	(10,040.76)	23,188.97	527.46	(50,203.74)	50,731.20	(120,489.00)	121,016.46

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: Resident Services Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
GRANT REVENUE								
3706.30 HUD FSS Grant	6,618.18	6,066.67	551.51	13,236.36	12,133.33	1,103.03	72,800.00	(59,563.64)
3706.40 Youth Thrive Grant	0.00	5,625.00	(5,625.00)	15,077.92	11,250.00	3,827.92	67,500.00	(52,422.08)
3707.50 Other Admin Revenue	0.00	1,000.00	(1,000.00)	0.00	2,000.00	(2,000.00)	12,000.00	(12,000.00)
3708.11 Sarasota County Govn't Contract: YT	0.00	1,825.00	(1,825.00)	0.00	3,650.00	(3,650.00)	21,900.00	(21,900.00)
3715.05 Grant/Donations: Other	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	2,500.00
3715.052 In-Kind Donations	0.00	2,729.17	(2,729.17)	0.00	5,458.33	(5,458.33)	32,750.00	(32,750.00)
TOTAL GRANT REVENUE	6,618.18	17,245.84	(10,627.66)	30,814.28	34,491.66	(3,677.38)	206,950.00	(176,135.72)
TOTAL INCOME	6,618.18	17,245.84	(10,627.66)	30,814.28	34,491.66	(3,677.38)	206,950.00	(176,135.72)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	12,145.03	13,522.25	1,377.22	24,098.96	27,044.50	2,945.54	162,267.00	138,168.04
4912.10 Accounting Fee	0.00	135.00	135.00	(648.72)	270.00	918.72	1,620.00	2,268.72
4914.00 Marketing & Advertising	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00	3,000.00
4915.00 Administrative EBC Expenses	2,417.65	2,270.67	(146.98)	5,564.90	4,541.33	(1,023.57)	27,248.00	21,683.10
4916.00 Office Supplies Expense	263.60	125.00	(138.60)	263.60	250.00	(13.60)	1,500.00	1,236.40
4918.00 Travel Expenses	266.84	145.33	(121.51)	3,269.24	290.67	(2,978.57)	1,744.00	(1,525.24)
4919.01 Telephone Expense	582.79	524.83	(57.96)	895.25	1,049.67	154.42	6,298.00	5,402.75
4919.02 Dues/Subscription Expense	0.00	91.50	91.50	0.00	183.00	183.00	1,098.00	1,098.00
4919.04 Training Expense	0.00	583.33	583.33	487.80	1,166.67	678.87	7,000.00	6,512.20
4919.08 Vehicle Repair Expense	0.00	50.00	50.00	0.00	100.00	100.00	600.00	600.00
4919.09 Office Lease Expense	438.79	502.17	63.38	877.58	1,004.33	126.75	6,026.00	5,148.42
4919.11 Internet Expense	287.63	292.25	4.62	579.75	584.50	4.75	3,507.00	2,927.25
4919.112 YT Internet Expense	287.63	292.25	4.62	579.74	584.50	4.76	3,507.00	2,927.26
4919.12 Investigations	0.00	4.08	4.08	0.00	8.17	8.17	49.00	49.00
4919.15 Admin. General Contracts	968.69	889.17	(79.52)	1,513.08	1,778.33	265.25	10,670.00	9,156.92
4919.16 Admin. Equipment Contracts	48.75	25.00	(23.75)	24.38	50.00	25.62	300.00	275.62
4919.161 Admin Equip Contracts: YT	0.00	30.67	30.67	24.37	61.33	36.96	368.00	343.63
4921.02 Resident Services EBC Expenses	750.41	778.17	27.76	1,108.70	1,556.33	447.63	9,338.00	8,229.30
4921.09 YT - After School Tutors	400.00	300.00	(100.00)	400.00	600.00	200.00	3,600.00	3,200.00
4921.11 YT - Program Supplies/Activities	684.70	724.17	39.47	2,083.46	1,448.33	(635.13)	8,690.00	6,606.54
4921.12 YT - Printing/Advertising	0.00	14.17	14.17	0.00	28.33	28.33	170.00	170.00
4921.13 YT - Travel/Training	0.00	88.92	88.92	0.00	177.83	177.83	1,067.00	1,067.00
TOTAL ADMINISTRATIVE EXPENSE	19,542.51	21,638.93	2,096.42	41,122.09	43,277.82	2,155.73	259,667.00	218,544.91
UTILITY EXPENSE								
4932.00 Electricity Expense	108.49	156.92	48.43	108.49	313.83	205.34	1,883.00	1,774.51
4932.01 YT - Electricity Expense	108.49	156.92	48.43	108.49	313.83	205.34	1,883.00	1,774.51
TOTAL UTILITY EXPENSE	216.98	313.84	96.86	216.98	627.66	410.68	3,766.00	3,549.02

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4942.00 Materials Expense	0.00	8.58	8.58	0.00	17.17	17.17	103.00	103.00
4942.08 Electrical Parts	0.00	1.42	1.42	0.00	2.83	2.83	17.00	17.00
4942.18 HVAC Parts	0.00	19.75	19.75	0.00	39.50	39.50	237.00	237.00
4942.20 Janitorial Supplies	0.00	64.83	64.83	0.00	129.67	129.67	778.00	778.00
4942.22 Keys/Locks	0.00	47.67	47.67	0.00	95.33	95.33	572.00	572.00
4943.01 Alarm Expense	35.00	44.00	9.00	70.00	88.00	18.00	528.00	458.00
4943.02 Uniform Expenses	0.00	25.00	25.00	0.00	50.00	50.00	300.00	300.00
4943.04 Electrical Expense	0.00	16.67	16.67	0.00	33.33	33.33	200.00	200.00
4943.05 Plumbing Expense	0.00	66.33	66.33	0.00	132.67	132.67	796.00	796.00
4943.10 Routine Maintenance Exp.	364.00	416.50	52.50	728.00	833.00	105.00	4,998.00	4,270.00
4943.101 YT - Routing Maintenance	364.00	416.50	52.50	728.00	833.00	105.00	4,998.00	4,270.00
4943.12 Equipment Leasing	0.00	124.50	124.50	0.00	249.00	249.00	1,494.00	1,494.00
TOTAL MAINTENANCE	763.00	1,251.75	488.75	1,526.00	2,503.50	977.50	15,021.00	13,495.00
INSURANCE EXPENSE								
4961.02 Liability Insurance	0.00	142.00	142.00	385.37	284.00	(101.37)	1,704.00	1,318.63
4961.03 Worker's Compensation Insurance	0.00	142.33	142.33	0.00	284.67	284.67	1,708.00	1,708.00
4961.04 Auto Insurance	(603.98)	558.33	1,162.31	0.00	1,116.67	1,116.67	6,700.00	6,700.00
TOTAL INSURANCE EXPENSE	(603.98)	842.66	1,446.64	385.37	1,685.34	1,299.97	10,112.00	9,726.63
GENERAL EXPENSE								
4962.00 General Expenses	204.09	134.67	(69.42)	253.43	269.33	15.90	1,616.00	1,362.57
TOTAL GENERAL EXPENSE	204.09	134.67	(69.42)	253.43	269.33	15.90	1,616.00	1,362.57
TOTAL EXPENSES	20,122.60	24,181.85	4,059.25	43,503.87	48,363.65	4,859.78	290,182.00	246,678.13
SURPLUS	(13,504.42)	(6,936.01)	(6,568.41)	(12,689.59)	(13,871.99)	1,182.40	(83,232.00)	70,542.41

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	(3,077.00)	0.00	(3,077.00)	0.00	0.00	0.00	0.00	0.00
HUD REVENUES								
3707.40 HCV Portable Admin Fee Revenue	4,394.09	1,622.25	2,771.84	8,496.96	3,244.50	5,252.46	19,467.00	(10,970.04)
3707.60 HCV Admin Fee	176,668.00	213,007.50	(36,339.50)	377,648.00	426,015.00	(48,367.00)	2,556,090.00	(2,178,442.00)
3710.00 HUD HAP Revenue	3,681,294.00	2,646,402.17	1,034,891.83	5,880,100.65	5,292,804.33	587,296.32	31,756,826.00	(25,876,725.35)
3710.50 HAP Revenue Portables	120,486.00	45,258.50	75,227.50	235,727.00	90,517.00	145,210.00	543,102.00	(307,375.00)
TOTAL HUD REVENUES	3,982,842.09	2,906,290.42	1,076,551.67	6,501,972.61	5,812,580.83	689,391.78	34,875,485.00	(28,373,512.39)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestricted	407.01	3,776.00	(3,368.99)	800.05	7,552.00	(6,751.95)	45,312.00	(44,511.95)
3714.00 Fraud Recovery	15,694.00	4,973.75	10,720.25	56,131.00	9,947.50	46,183.50	59,685.00	(3,554.00)
3715.00 Other Revenue	0.00	1,011.33	(1,011.33)	288.00	2,022.67	(1,734.67)	12,136.00	(11,848.00)
3715.02 Dividend Revenues	10.13	115.08	(104.95)	10.13	230.17	(220.04)	1,381.00	(1,370.87)
3715.05 Other Revenue (Change In Value)	10,281.88	0.00	10,281.88	10,281.88	0.00	10,281.88	0.00	10,281.88
TOTAL OTHER OPERATING REVENUE	26,393.02	9,876.16	16,516.86	67,511.06	19,752.34	47,758.72	118,514.00	(51,002.94)
TOTAL INCOME	4,006,158.11	2,916,166.58	1,089,991.53	6,569,483.67	5,832,333.17	737,150.50	34,993,999.00	(28,424,515.33)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	66,398.01	79,382.42	12,984.41	131,061.01	158,764.83	27,703.82	952,589.00	821,527.99
4911.02 Administrative Management Expen	0.00	919.75	919.75	0.00	1,839.50	1,839.50	11,037.00	11,037.00
4912.00 Audit Fee Expense	0.00	1,083.92	1,083.92	0.00	2,167.83	2,167.83	13,007.00	13,007.00
4912.10 Accounting fees	0.00	2,268.67	2,268.67	(2,324.58)	4,537.33	6,861.91	27,224.00	29,548.58
4912.12 Consulting	887.04	250.00	(637.04)	887.04	500.00	(387.04)	3,000.00	2,112.96
4913.10 Bookkeeping Fee Expense	24.88	0.00	(24.88)	24.88	0.00	(24.88)	0.00	(24.88)
4914.00 Marketing & Advertising	0.00	295.25	295.25	0.00	590.50	590.50	3,543.00	3,543.00
4915.00 Administrative EBC Expenses	27,630.42	27,570.50	(59.92)	58,224.88	55,141.00	(3,083.88)	330,846.00	272,621.12
4916.00 Office Supplies Expense	936.52	1,171.33	234.81	1,534.46	2,342.67	808.21	14,056.00	12,521.54
4917.00 Legal Expense	3,108.59	1,737.58	(1,371.01)	3,977.27	3,475.17	(502.10)	20,851.00	16,873.73
4918.00 Travel Expenses	679.11	1,769.75	1,090.64	1,725.00	3,539.50	1,814.50	21,237.00	19,512.00
4919.01 Telephone Expense	1,105.15	1,092.67	(12.48)	1,949.18	2,185.33	236.15	13,112.00	11,162.82
4919.02 Dues/Subscription Expense	129.75	908.00	778.25	1,003.83	1,816.00	812.17	10,896.00	9,892.17
4919.03 Commissioner training/travel	251.54	797.83	546.29	733.94	1,595.67	861.73	9,574.00	8,840.06
4919.04 Training Expense	432.00	2,526.42	2,094.42	4,555.76	5,052.83	497.07	30,317.00	25,761.24
4919.07 Postage Expense	78.00	417.08	339.08	828.00	834.17	6.17	5,005.00	4,177.00
4919.08 Vehicle Repair Expense	175.04	423.17	248.13	330.24	846.33	516.09	5,078.00	4,747.76
4919.09 Office Lease Expense	7,197.02	7,262.83	65.81	14,394.04	14,525.67	131.63	87,154.00	72,759.96
4919.10 Expendable Misc. Equipment	4.56	5.67	1.11	0.00	11.33	11.33	68.00	68.00
4919.11 Internet Expense	357.23	305.33	(51.90)	714.60	610.67	(103.93)	3,664.00	2,949.40
4919.12 Investigations	473.91	333.17	(140.74)	473.91	666.33	192.42	3,998.00	3,524.09

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.14 Bank charges	0.00	1.08	1.08	0.00	2.17	2.17	13.00	13.00
4919.15 Admin. General Contracts	7,761.59	8,020.50	258.91	9,894.89	16,041.00	6,146.11	96,246.00	86,351.11
4919.16 Admin. Equipment Contracts	548.70	632.50	83.80	548.70	1,265.00	716.30	7,590.00	7,041.30
4921.03 Resident Services - Tenant	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00	12,000.00
4931.00 Water Expenses	46.57	40.92	(5.65)	46.57	81.83	35.26	491.00	444.43
4932.00 Electricity Expense	839.59	1,006.67	167.08	839.59	2,013.33	1,173.74	12,080.00	11,240.41
4934.00 Trash Expense	89.17	81.17	(8.00)	89.17	162.33	73.16	974.00	884.83
4935.00 Sewer Expense	79.48	69.25	(10.23)	79.48	138.50	59.02	831.00	751.52
4942.22 Key/Locks	0.00	16.67	16.67	0.00	33.33	33.33	200.00	200.00
4943.01 Alarm Expense	92.70	213.33	120.63	137.70	426.67	288.97	2,560.00	2,422.30
4943.02 Uniform Expenses	0.00	167.58	167.58	0.00	335.17	335.17	2,011.00	2,011.00
4943.10 Routine Maintenance Exp.	559.00	807.83	248.83	1,118.00	1,615.67	497.67	9,694.00	8,576.00
4961.00 Insurance Expense	34.74	0.00	(34.74)	34.74	0.00	(34.74)	0.00	(34.74)
4961.02 Liability Insurance	473.65	1,295.83	822.18	3,155.31	2,591.67	(563.64)	15,550.00	12,394.69
4961.03 Worker's Compensation Insurance	0.00	740.25	740.25	0.00	1,480.50	1,480.50	8,883.00	8,883.00
4961.04 Auto Insurance	954.45	1,004.17	49.72	1,986.58	2,008.33	21.75	12,050.00	10,063.42
4962.00 General Expenses	1,642.03	4,126.75	2,484.72	2,343.71	8,253.50	5,909.79	49,521.00	47,177.29
4964.00 Bad Debt Expense	0.00	5,037.67	5,037.67	0.00	10,075.33	10,075.33	60,452.00	60,452.00
4971.50 Misc - Landlord Bonus	500.00	829.67	329.67	500.00	1,659.33	1,159.33	9,956.00	9,456.00
TOTAL ADMINISTRATIVE EXPENSE	123,490.44	155,613.18	32,122.74	240,867.90	311,226.32	70,358.42	1,867,358.00	1,626,490.10
HAP EXPENSE								
4973.00 HAP Expense	2,798,660.00	2,763,007.67	(35,652.33)	5,581,793.00	5,526,015.33	(55,777.67)	33,156,092.00	27,574,299.00
4973.50 HAP Portability-In Expense	0.00	0.00	0.00	3.00	0.00	(3.00)	0.00	(3.00)
4975.00 Utility Reimbursement - Tenants	27,885.00	31,423.75	3,538.75	55,329.00	62,847.50	7,518.50	377,085.00	321,756.00
4990.00 Port Admin Fee Expense	6,753.06	4,460.67	(2,292.39)	13,378.96	8,921.33	(4,457.63)	53,528.00	40,149.04
4991.00 FSS Escrow Expense	5,445.00	7,118.67	1,673.67	10,989.00	14,237.33	3,248.33	85,424.00	74,435.00
4991.01 FSS Forfeitures	(10,000.00)	35.42	10,035.42	0.00	70.83	70.83	425.00	425.00
TOTAL HAP EXPENSE	2,828,743.06	2,806,046.18	(22,696.88)	5,661,492.96	5,612,092.32	(49,400.64)	33,672,554.00	28,011,061.04
TOTAL EXPENSES	2,952,233.50	2,961,659.36	9,425.86	5,902,360.86	5,923,318.64	20,957.78	35,539,912.00	29,637,551.14
SURPLUS	1,053,924.61	(45,492.78)	1,099,417.39	667,122.81	(90,985.47)	758,108.28	(545,913.00)	1,213,035.81

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	90,319.16	89,690.83	628.33	181,146.16	179,381.67	1,764.49	1,076,290.00	(895,143.84)
3703.10 Commercial Tenant Rent	8,775.76	9,245.17	(469.41)	18,166.72	18,490.33	(323.61)	110,942.00	(92,775.28)
3704.10 Tenant Revenue - Late Fees	385.00	353.83	31.17	1,015.00	707.67	307.33	4,246.00	(3,231.00)
3704.20 Tenant Revenue - Maintenance Fees	0.00	43.83	(43.83)	0.00	87.67	(87.67)	526.00	(526.00)
3704.30 Tenant Revenue - Other	0.00	0.00	0.00	30.00	0.00	30.00	0.00	30.00
TOTAL TENANT REVENUE OTHER	99,479.92	99,333.66	146.26	200,357.88	198,667.34	1,690.54	1,192,004.00	(991,646.12)
OTHER REVENUE								
3708.00 Other Government Grants	5,000.00	0.00	5,000.00	101,391.80	0.00	101,391.80	0.00	101,391.80
3708.11 Youth Thrive: Sarasota County Gov'n't Contract	0.00	0.00	0.00	15,077.92	0.00	15,077.92	0.00	15,077.92
3711.00 Investment Income - Unrestrict	15,124.26	34.25	15,090.01	15,169.10	68.50	15,100.60	411.00	14,758.10
3714.50 Vacancy Loss	0.00	(2,717.17)	2,717.17	0.00	(5,434.33)	5,434.33	(32,606.00)	32,606.00
3715.00 Other Grant Revenue	0.00	0.00	0.00	(15,077.92)	0.00	(15,077.92)	0.00	(15,077.92)
3715.03 Donations: Shop w/a Cop	0.00	1,208.33	(1,208.33)	0.00	2,416.67	(2,416.67)	14,500.00	(14,500.00)
TOTAL OTHER REVENUE	20,124.26	(1,474.59)	21,598.85	116,560.90	(2,949.16)	119,510.06	(17,695.00)	134,255.90
TOTAL INCOME	119,604.18	97,859.07	21,745.11	316,918.78	195,718.18	121,200.60	1,174,309.00	(857,390.22)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4912.00 Audit Fee Expense	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00	2,000.00
4917.00 Legal Expense	0.00	416.67	416.67	0.00	833.33	833.33	5,000.00	5,000.00
4919.01 Telephone Expense	220.50	167.08	(53.42)	220.50	334.17	113.67	2,005.00	1,784.50
4919.02 Dues/Subscription Expense	0.00	1,329.67	1,329.67	4,009.31	2,659.33	(1,349.98)	15,956.00	11,946.69
4919.10 Expendable tools/Equipment	406.87	83.42	(323.45)	431.84	166.83	(265.01)	1,001.00	569.16
4919.11 Internet Expense	431.53	439.33	7.80	863.06	878.67	15.61	5,272.00	4,408.94
4919.12 Investigations	0.00	108.33	108.33	518.70	216.67	(302.03)	1,300.00	781.30
4919.13 Court Costs	0.00	120.50	120.50	0.00	241.00	241.00	1,446.00	1,446.00
4919.15 Admin. General Contracts	20,168.92	20,773.92	605.00	40,337.84	41,547.83	1,209.99	249,287.00	208,949.16
4921.00 Resident Services	15,077.92	0.00	(15,077.92)	15,077.92	0.00	(15,077.92)	0.00	(15,077.92)
4921.02 YT-Shop w/Cop	0.00	2,351.42	2,351.42	0.00	4,702.83	4,702.83	28,217.00	28,217.00
TOTAL ADMINISTRATIVE EXPENSE	36,305.74	25,957.01	(10,348.73)	61,459.17	51,913.99	(9,545.18)	311,484.00	250,024.83
UTILITIES EXPENSE								
4931.00 Water Expenses	4,805.52	2,546.67	(2,258.85)	4,805.52	5,093.33	287.81	30,560.00	25,754.48
4932.00 Electricity Expense	408.78	387.92	(20.86)	408.78	775.83	367.05	4,655.00	4,246.22
4934.00 Trash Expense	1,668.32	1,525.58	(142.74)	1,668.32	3,051.17	1,382.85	18,307.00	16,638.68
4935.00 Sewer Expense	4,086.60	3,595.08	(491.52)	4,086.60	7,190.17	3,103.57	43,141.00	39,054.40
TOTAL UTILITIES EXPENSE	10,969.22	8,055.25	(2,913.97)	10,969.22	16,110.50	5,141.28	96,663.00	85,693.78

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4942.00 Materials Expense	41.41	84.67	43.26	41.41	169.33	127.92	1,016.00	974.59
4942.02 Appliance parts	198.95	177.58	(21.37)	369.85	355.17	(14.68)	2,131.00	1,761.15
4942.04 Cabinetry	0.00	83.33	83.33	0.00	166.67	166.67	1,000.00	1,000.00
4942.05 Roof	400.00	14,166.67	13,766.67	400.00	28,333.33	27,933.33	170,000.00	169,600.00
4942.06 Doors	0.00	185.17	185.17	0.00	370.33	370.33	2,222.00	2,222.00
4942.08 Electrical Parts	408.84	79.00	(329.84)	695.20	158.00	(537.20)	948.00	252.80
4942.10 Exterior Supplies	0.00	247.58	247.58	0.00	495.17	495.17	2,971.00	2,971.00
4942.12 Fire Protection	0.00	1,263.25	1,263.25	0.00	2,526.50	2,526.50	15,159.00	15,159.00
4942.14 Flooring	2,792.05	1,969.67	(822.38)	2,792.05	3,939.33	1,147.28	23,636.00	20,843.95
4942.16 Hardware	41.61	392.58	350.97	43.51	785.17	741.66	4,711.00	4,667.49
4942.18 HVAC Parts	77.24	136.17	58.93	315.94	272.33	(43.61)	1,634.00	1,318.06
4942.20 Janitorial Supplies	0.00	43.92	43.92	14.27	87.83	73.56	527.00	512.73
4942.22 Keys/Locks	2,792.40	97.67	(2,694.73)	2,792.40	195.33	(2,597.07)	1,172.00	(1,620.40)
4942.26 Lighting/Fixtures	0.00	297.42	297.42	0.00	594.83	594.83	3,569.00	3,569.00
4942.28 Lumber	0.00	41.67	41.67	0.00	83.33	83.33	500.00	500.00
4942.33 Non Capitalized Appliances	3,116.06	1,250.00	(1,866.06)	3,883.20	2,500.00	(1,383.20)	15,000.00	11,116.80
4942.34 Paint/Drywall	65.92	282.08	216.16	179.71	564.17	384.46	3,385.00	3,205.29
4942.36 Plumbing parts	672.84	434.50	(238.34)	2,307.32	869.00	(1,438.32)	5,214.00	2,906.68
4942.38 Windows - glass/screens	0.00	426.50	426.50	329.40	853.00	523.60	5,118.00	4,788.60
4943.03 Lawn Maintenance	3,326.04	7,367.42	4,041.38	5,902.08	14,734.83	8,832.75	88,409.00	82,506.92
4943.04 Electrical Expense	0.00	884.08	884.08	0.00	1,768.17	1,768.17	10,609.00	10,609.00
4943.05 Plumbing Expense	1,189.00	1,133.17	(55.83)	4,444.20	2,266.33	(2,177.87)	13,598.00	9,153.80
4943.06 HVAC Expense	2,311.00	3,347.67	1,036.67	3,989.00	6,695.33	2,706.33	40,172.00	36,183.00
4943.07 Elevator Maintenance Exp.	151.86	416.67	264.81	303.72	833.33	529.61	5,000.00	4,696.28
4943.08 Bug Maintenance Contract	616.00	748.92	132.92	746.00	1,497.83	751.83	8,987.00	8,241.00
4943.09 Fire Inspections	0.00	974.08	974.08	660.00	1,948.17	1,288.17	11,689.00	11,029.00
4943.10 Routine Maintenance Exp.	0.00	334.92	334.92	1,190.00	669.83	(520.17)	4,019.00	2,829.00
4943.11 A & E Expenses	0.00	283.75	283.75	0.00	567.50	567.50	3,405.00	3,405.00
4943.12 Equipment Leasing	573.00	13.33	(559.67)	573.00	26.67	(546.33)	160.00	(413.00)
4943.16 Outside Labor	0.00	648.83	648.83	0.00	1,297.67	1,297.67	7,786.00	7,786.00
4943.18 Construction	0.00	31,250.00	31,250.00	0.00	62,500.00	62,500.00	375,000.00	375,000.00
4943.19 Repairs	0.00	333.33	333.33	0.00	666.67	666.67	4,000.00	4,000.00
TOTAL MAINTENANCE	18,774.22	69,395.60	50,621.38	31,972.26	138,791.15	106,818.89	832,747.00	800,774.74
INSURANCE EXPENSE								
4961.01 Property Insurance	19,006.58	15,973.67	(3,032.91)	29,096.98	31,947.33	2,850.35	191,684.00	162,587.02
4961.02 Liability Insurance	1,183.92	2,879.75	1,695.83	1,778.36	5,759.50	3,981.14	34,557.00	32,778.64
4961.04 Auto Insurance	(604.00)	488.50	1,092.50	0.00	977.00	977.00	5,862.00	5,862.00
TOTAL INSURANCE EXPENSE	19,586.50	19,341.92	(244.58)	30,875.34	38,683.83	7,808.49	232,103.00	201,227.66
GENERAL EXPENSE								
4962.00 General Expenses	278.00	306.25	28.25	278.00	612.50	334.50	3,675.00	3,397.00
4965.00 Property Taxes	0.00	2,798.25	2,798.25	0.00	5,596.50	5,596.50	33,579.00	33,579.00
5210.00 Applicances	0.00	416.67	416.67	0.00	833.33	833.33	5,000.00	5,000.00
TOTAL GENERAL EXPENSE	278.00	3,521.17	3,243.17	278.00	7,042.33	6,764.33	42,254.00	41,976.00
TOTAL EXPENSES	85,913.68	126,270.95	40,357.27	135,553.99	252,541.80	116,987.81	1,515,251.00	1,379,697.01
SURPLUS	33,690.50	(28,411.88)	62,102.38	181,364.79	(56,823.62)	238,188.41	(340,942.00)	522,306.79

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
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	3,977.41	0.00	3,977.41	3,977.41	0.00	3,977.41	0.00	3,977.41
TOTAL MANAGEMENT REVENUE	3,977.41	0.00	3,977.41	3,977.41	0.00	3,977.41	0.00	3,977.41
OTHER REVENUE								
3715.00 Other Revenue	4,023.12	0.00	4,023.12	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	4,023.12	0.00	4,023.12	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	8,000.53	0.00	8,000.53	3,977.41	0.00	3,977.41	0.00	3,977.41
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	1,358.28	0.00	(1,358.28)	2,716.56	0.00	(2,716.56)	0.00	(2,716.56)
4915.00 Administrative EBC Expenses	225.72	0.00	(225.72)	498.07	0.00	(498.07)	0.00	(498.07)
TOTAL ADMINISTRATIVE EXPENSE	1,584.00	0.00	(1,584.00)	3,214.63	0.00	(3,214.63)	0.00	(3,214.63)
INSURANCE EXPENSE								
4961.00 Insurance Expense	(55.35)	0.00	55.35	0.00	0.00	0.00	0.00	0.00
4961.02 Liability Insurance	368.72	0.00	(368.72)	737.44	0.00	(737.44)	0.00	(737.44)
TOTAL INSURANCE EXPENSE	313.37	0.00	(313.37)	737.44	0.00	(737.44)	0.00	(737.44)
4962.00 General Expenses	23.58	0.00	(23.58)	28.88	0.00	(28.88)	0.00	(28.88)
4976.00 Pass through Expense	4,023.12	0.00	(4,023.12)	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	5,944.07	0.00	(5,944.07)	3,980.95	0.00	(3,980.95)	0.00	(3,980.95)
SURPLUS	2,056.46	0.00	(2,056.46)	(3.54)	0.00	3.54	0.00	3.54

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: SVC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OTHER OPERATING REVENUE								
3715.02 Dividend Revenues	2.09	0.00	2.09	2.09	0.00	2.09	0.00	2.09
3715.05 Other Revenue (Change In Value)	6,354.24	0.00	6,354.24	6,354.24	0.00	6,354.24	0.00	6,354.24
TOTAL OTHER OPERATING REVENUE	6,356.33	0.00	6,356.33	6,356.33	0.00	6,356.33	0.00	6,356.33
TOTAL INCOME	6,356.33	0.00	6,356.33	6,356.33	0.00	6,356.33	0.00	6,356.33
EXPENSES								
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SURPLUS	6,356.33	0.00	6,356.33	6,356.33	0.00	6,356.33	0.00	6,356.33

Sarasota Housing Authority
Operating Statement
Two Months Ending 05/31/2026
Program: Towers (HUD) Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OTHER OPERATING REVENUE								
3715.02 Dividend Revenues	0.85	0.00	0.85	0.85	0.00	0.85	0.00	0.85
3715.05 Other Revenue (Change In Value)	1,584.11	0.00	1,584.11	1,584.11	0.00	1,584.11	0.00	1,584.11
TOTAL OTHER OPERATING REVENUE	1,584.96	0.00	1,584.96	1,584.96	0.00	1,584.96	0.00	1,584.96
TOTAL INCOME	1,584.96	0.00	1,584.96	1,584.96	0.00	1,584.96	0.00	1,584.96
EXPENSES								
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SURPLUS	1,584.96	0.00	1,584.96	1,584.96	0.00	1,584.96	0.00	1,584.96

Janies Garden

Budget Operating Report

As of May 31, 2026

Reporting Book:

ACCRUAL

As of Date:

05/31/2026

Location:

Janies Garden

	Month Ending 05/31/2026			01/01/2026 Through 05/31/2026			Year Ending 12/31/2026
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	71,042.00	101,518.00	(30,476.00)	349,992.00	504,930.00	(154,938.00)	1,223,421.00
512100 - SUBSIDY REVENUE	26,858.00	0.00	26,858.00	143,575.00	0.00	143,575.00	0.00
TOTAL RENT INCOME	97,900.00	101,518.00	(3,618.00)	493,567.00	504,930.00	(11,363.00)	1,223,421.00
VACANCIES							
522000 - VACANCIES - TENANT	(2,600.00)	(5,097.58)	2,497.58	(9,054.00)	(25,487.90)	16,433.90	(61,170.96)
528000 - EMPLOYEE APARTMENT/DISCOUNT	(1,100.00)	(1,680.00)	580.00	(5,500.00)	(8,400.00)	2,900.00	(20,160.00)
TOTAL VACANCIES	(3,700.00)	(6,777.58)	3,077.58	(14,554.00)	(33,887.90)	19,333.90	(81,330.96)
NET RENTAL INCOME	94,200.00	94,740.42	(540.42)	479,013.00	471,042.10	7,970.90	1,142,090.04
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	21.00	(21.00)	22.70	105.00	(82.30)	250.00
533000 - TENANT APPLICATION FEE	0.00	150.00	(150.00)	2,120.00	750.00	1,370.00	1,600.00
TOTAL SERVICES INCOME	0.00	171.00	(171.00)	2,142.70	855.00	1,287.70	1,850.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	1,231.29	0.00	1,231.29	4,921.29	0.00	4,921.29	0.00
541200 - INT INC - RESERVES & ESCROWS	221.33	0.00	221.33	862.70	0.00	862.70	0.00
TOTAL FINANCIAL INCOME	1,452.62	0.00	1,452.62	5,783.99	0.00	5,783.99	0.00
OTHER INCOME							
592500 - LATE CHARGES	1,725.00	1,000.00	725.00	8,575.00	5,000.00	3,575.00	12,000.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	100.00	0.00	100.00	0.00
593600 - LEGAL INCOME	778.00	0.00	778.00	4,697.00	0.00	4,697.00	0.00
593800 - CLEANING FEE	1,450.00	0.00	1,450.00	3,875.00	0.00	3,875.00	0.00
593900 - DAMAGES	1,482.69	583.33	899.36	4,302.03	2,916.65	1,385.38	6,999.96
594000 - PET FEE	25.00	0.00	25.00	475.00	0.00	475.00	0.00
TOTAL OTHER INCOME	5,460.69	1,583.33	3,877.36	22,024.03	7,916.65	14,107.38	18,999.96
TOTAL INCOME	101,113.31	96,494.75	4,618.56	508,963.72	479,813.75	29,149.97	1,162,940.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	(442.90)	0.00	442.90	526.32	3,293.00	2,766.68	3,293.00
621100 - MARKETING EXPENSE	(298.40)	0.00	298.40	447.10	0.00	(447.10)	0.00
621500 - MARKETING PAYROLL	25.23	0.00	(25.23)	155.01	0.00	(155.01)	0.00
622500 - CREDIT REPORTS	131.10	88.00	(43.10)	275.31	440.00	164.69	1,012.00
624500 - INSPECTION FEES	0.00	0.00	0.00	0.00	200.00	200.00	400.00
625500 - EVICTION EXPENSE	868.00	367.00	(501.00)	5,140.00	1,835.00	(3,305.00)	4,200.00
TOTAL RENTING EXPENSES	283.03	455.00	171.97	6,543.74	5,768.00	(775.74)	8,905.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,484.57	1,304.00	(180.57)	7,566.89	7,172.00	(394.89)	17,544.00
631100 - OFFICE EXPENSE	243.69	449.28	205.59	2,336.20	2,210.40	(125.80)	4,999.68
631111 - BANK CHARGES	148.73	95.00	(53.73)	692.25	475.00	(217.25)	1,140.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00	276.00	276.00	1,104.00

631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	641.30	680.00	38.70	2,720.00
632000 - MANAGEMENT FEES	5,950.59	5,600.00	(350.59)	29,259.37	28,000.00	(1,259.37)	67,200.00
632500 - ANSWERING SERVICE	0.00	224.00	224.00	0.00	1,120.00	1,120.00	2,688.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,793.34	2,696.00	902.66	9,924.12	10,463.00	538.88	26,132.00
634000 - LEGAL EXPENSE	0.00	0.00	0.00	148.00	0.00	(148.00)	0.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	0.00	0.00	500.00	0.00	(500.00)	500.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	7,025.00	3,000.00	(4,025.00)	12,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	603.00	575.00	(28.00)	2,300.00
635400 - SOFTWARE LICENSE EXPENSE	(4,762.69)	60.00	4,822.69	6,627.04	6,302.00	(325.04)	6,722.00
636000 - TELEPHONE	36.55	225.00	188.45	1,049.97	1,125.00	75.03	2,700.00
637000 - BAD DEBT EXPENSE	6,299.54	833.33	(5,466.21)	19,962.12	4,166.65	(15,795.47)	9,999.96
637001 - BAD DEBT EXPENSE - Allowance	(1,893.04)	0.00	1,893.04	(3,133.44)	0.00	3,133.44	0.00
637600 - SOCIAL SERVICE SUPPLIES	26.75	100.00	73.25	100.94	500.00	399.06	1,196.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	3,413.04	3,413.00	(0.04)	17,065.20	17,065.00	(0.20)	40,956.00
638400 - TRAINING EXPENSE	0.00	450.00	450.00	551.57	1,050.00	498.43	6,800.00
638500 - TRAVEL EXPENSE	226.18	95.00	(131.18)	1,168.31	475.00	(693.31)	1,140.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	200.00	200.00	198.75	1,000.00	801.25	2,000.00
639002 - MISC ADMIN EXP - Consultant Fees	0.00	0.00	0.00	1,300.00	0.00	(1,300.00)	0.00
Total ADMINISTRATIVE EXPENSES	12,967.25	15,744.61	2,777.36	103,586.59	85,655.05	(17,931.54)	209,841.64
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	250.00	250.00	0.00	250.00	250.00	500.00
643000 - MAINTENANCE PAYROLL	5,127.93	7,453.00	2,325.07	24,641.34	27,929.00	3,287.66	67,213.00
643100 - JANITOR SUPPLIES	170.59	337.50	166.91	685.02	1,562.50	877.48	2,500.00
645000 - ELECTRICITY	812.62	1,666.67	854.05	4,708.80	8,333.35	3,624.55	20,000.04
645050 - ELECTRICITY - Vacant Unit	305.46	0.00	(305.46)	1,966.76	0.00	(1,966.76)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(73.47)	0.00	73.47	(861.46)	0.00	861.46	0.00
645100 - WATER	1,799.59	4,100.00	2,300.41	19,056.64	20,500.00	1,443.36	49,600.00
645300 - SEWER	2,416.21	5,400.00	2,983.79	26,492.62	27,000.00	507.38	65,200.00
645500 - UTILITY PROCESSING / COMMISSIONS	75.68	86.00	10.32	412.80	430.00	17.20	1,032.00
645551 - Vacant Unit Recovery Fees	1.56	0.00	(1.56)	19.42	0.00	(19.42)	0.00
646000 - EXTERMINATING	330.24	2,015.00	1,684.76	5,573.24	12,475.00	6,901.76	15,500.00
647000 - GARBAGE & RUBBISH REMOVAL	133.38	4,725.00	4,591.62	16,359.44	23,625.00	7,265.56	56,700.00
647100 - FIRE SERVICE FEE / REPAIRS	4,045.94	2,000.00	(2,045.94)	11,786.78	10,000.00	(1,786.78)	24,000.00
649000 - MISC OPERATING EXPENSE	0.00	0.00	0.00	0.00	200.00	200.00	500.00
TOTAL OPERATING EXPENSE	15,145.73	28,033.17	12,887.44	110,841.40	132,304.85	21,463.45	302,745.04
MAINTENANCE EXPENSE							
652001 - GROUNDS - Supplies	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
652002 - GROUNDS - Contract	2,300.00	2,500.00	200.00	11,500.00	12,500.00	1,000.00	30,000.00
653000 - EXTERIOR PAINTING / REPAIRS	502.15	1,430.67	928.52	584.53	7,175.35	6,590.82	17,190.04
653500 - CLEANING EXPENSE	775.00	500.00	(275.00)	2,840.00	2,500.00	(340.00)	6,000.00
654100 - REPAIRS - APPLIANCES	124.91	200.00	75.09	1,361.13	1,500.00	138.87	2,000.00
654200 - REPAIRS - CARPET & FLOORS	0.00	304.00	304.00	968.82	1,570.00	601.18	2,996.00
654300 - REPAIRS - CARPENTRY	1,161.64	712.00	(449.64)	2,373.68	3,560.00	1,186.32	8,550.00
654307 - REPAIRS - Hardware	67.04	0.00	(67.04)	67.04	0.00	(67.04)	0.00
654400 - REPAIRS - ELECTRICAL	1,131.41	333.33	(798.08)	2,307.39	1,666.65	(640.74)	3,999.96
654600 - REPAIRS - PLUMBING	131.13	360.00	228.87	3,065.62	2,088.00	(977.62)	5,040.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	560,484.16	0.00	(560,484.16)	0.00
654701 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / ACC)	0.00	0.00	0.00	(2,590.20)	0.00	2,590.20	0.00
654709 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / SANDY)	0.00	0.00	0.00	(5,600.00)	0.00	5,600.00	0.00
655000 - REPAIRS CONTRACT	979.26	0.00	(979.26)	1,474.01	0.00	(1,474.01)	0.00
655100 - REPAIRS - HVAC	100.51	667.00	566.49	3,564.15	3,335.00	(229.15)	8,398.00
656000 - DECORATING EXPENSE	1,705.50	1,166.67	(538.83)	7,175.68	5,833.35	(1,342.33)	14,000.04
656001 - DECORATING - Painting Supplies	15.54	0.00	(15.54)	44.56	0.00	(44.56)	0.00
657000 - MOTOR VEHICLE REPAIRS	41.02	100.00	58.98	41.02	500.00	458.98	1,100.00
657100 - MOTOR VEHICLE OPERATING EXPENSE	0.00	0.00	0.00	20.42	0.00	(20.42)	0.00
658500 - SMALL TOOLS EXPENSE	55.53	0.00	(55.53)	224.20	300.00	75.80	600.00

659000 - MISC MAINTENANCE EXPENSE	33.99	0.00	(33.99)	156.04	500.00	343.96	500.00
TOTAL MAINTENANCE EXPENSE	9,124.63	8,273.67	(850.96)	590,062.25	45,028.35	(545,033.90)	102,374.04
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	6,895.52	6,896.00	0.48	34,962.69	34,964.00	1.31	83,432.00
TOTAL INTEREST EXPENSE	6,895.52	6,896.00	0.48	34,962.69	34,964.00	1.31	83,432.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	59,400.00
671100 - PAYROLL TAXES	638.00	1,116.00	478.00	3,241.29	4,180.00	938.71	10,218.00
672000 - INSURANCE EXPENSE	0.00	152,192.00	152,192.00	0.00	210,395.00	210,395.00	211,952.00
672100 - HEALTH INSURANCE	61.84	1,600.00	1,538.16	5,250.00	8,000.00	2,750.00	19,200.00
672200 - WORKERS COMP INSURANCE	140.38	296.00	155.62	693.46	1,110.00	416.54	2,724.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	0.00	835.00	835.00	2,000.00
672500 - EMPLOYEE BENEFITS	591.58	725.00	133.42	2,991.03	3,625.00	633.97	8,700.00
TOTAL TAXES & INSURANCE	1,431.80	156,096.00	154,664.20	12,175.78	228,145.00	215,969.22	314,194.00
OTHER EXPENSES							
687000 - AGENCY SERVICE FEE	0.00	0.00	0.00	0.00	400.00	400.00	1,000.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	400.00	400.00	1,000.00
EQUIPMENT PURCHASES							
721100 - EQUIPMENT PURCHASES	0.00	0.00	0.00	0.00	2,660.00	2,660.00	2,660.00
721101 - Kitchen Appliances	0.00	1,000.00	1,000.00	1,287.59	3,000.00	1,712.41	4,000.00
721102 - Flooring: Carpet & Tile	5,763.61	1,666.67	(4,096.94)	10,667.13	8,333.35	(2,333.78)	20,000.04
721105 - Water Heaters	0.00	0.00	0.00	1,069.88	1,000.00	(69.88)	1,000.00
721106 - HVAC Equipment	1,538.65	2,142.86	604.21	5,625.29	6,428.58	803.29	15,000.02
721109 - Siding / Bldg Ext Repairs	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
721113 - Driveway/Parking Lot	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
TOTAL EQUIPMENT PURCHASES	7,302.26	4,809.53	(2,492.73)	18,649.89	27,421.93	8,772.04	48,660.06
TOTAL CORPORATE EXPENSES	53,150.22	220,307.98	167,157.76	876,822.34	559,687.18	(317,135.16)	1,071,151.78
NET PROFIT OR LOSS	47,963.09	(123,813.23)	171,776.32	(367,858.62)	(79,873.43)	(287,985.19)	91,788.22
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	5,762.00	4,950.00	(812.00)	28,810.00	24,750.00	(4,060.00)	59,400.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(59,400.00)
790200 - PROPERTY INSURANCE ESC DEP	21,215.00	17,663.00	(3,552.00)	106,075.00	88,315.00	(17,760.00)	211,952.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	(152,192.00)	(152,192.00)	0.00	(210,395.00)	(210,395.00)	(211,952.00)
791000 - PROV FOR REPLACEMENTS	2,459.99	2,460.00	0.01	12,299.95	12,300.00	0.05	29,775.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(29,775.00)
793000 - PROV FOR MORT PRIN AMORT	4,913.00	4,913.00	0.00	24,079.91	24,080.00	0.09	58,271.00
TOTAL NON-OPERATING EXPENSES	34,349.99	(122,206.00)	(156,555.99)	171,264.86	(60,950.00)	(232,214.86)	58,271.00
NET CASH (+) / DEF (-)	13,613.10	(1,607.23)	15,220.33	(539,123.48)	(18,923.43)	(520,200.05)	33,517.22

Created on:

Janies Garden
Balance Sheet
May 31, 2026

Reporting Book:
As of Date:
Location:

ACCRUAL
05/31/2026
Janies Garden

Assets

Current Assets

Cash

PETTY CASH	400.00
PETTY CASH - PC CARD	500.00
PETTY CASH - OTHER	(0.77)
CASH IN BANK GENERAL	14,871.67
CASH IN BANK - SECURITY DEPOSITS	67,024.97
Total Cash	<u>82,795.87</u>

Accounts Receivable

A/R - RESIDENTS	12,946.72
Voucher / PBV - Suspense	9,431.82
A/R - PBV SUBSIDY	2,057.00
A/R - VOUCHER SUBSIDY	259.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	72,849.25
Intra-Partnership Exchange	(6,147.57)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(6,095.60)
Total Accounts Receivable	<u>85,500.62</u>

Deposits & Escrows

REAL ESTATE TAX ESCROW	64,457.83
PROPERTY & LIABILITY INSURANCE ESCROW	300,472.01
RESERVE FOR REPLACEMENTS	99,348.38
OPERATING RESERVE FUND	226,728.00
Total Deposits & Escrows	<u>691,006.22</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

916,358.96

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	(211,731.00)
RAR ADJ - ACCUM AMORTIZATION	(59,000.00)
Total Other Assets	24,710.65

Total Assets	<u>6,609,185.79</u>
Liabilities & Equity	

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	292,683.66
ACCOUNTS PAYABLE	281,444.51
ACCOUNTS PAYABLE - OTHER	630,337.16
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	2,152.00
Total Current Liabilities	5,037,722.54

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	60,882.42
SECURITY DEP INT LIABILITY	2,232.55
PREPAID RENTS	10,635.52
Total Other Current Liabilities	73,750.49

Long Term Liabilities

DEFERRED FINANCING FEES	(113,408.68)
ACC - AMORT FINANCING FEES (Old)	73,365.00
1ST MORTGAGE PAYABLE	1,319,026.21
SECOND MORTGAGE PAYABLE (Old)	325,000.00
OTHER MORTGAGE PAYABLE (Old)	1,869,500.00
Total Long Term Liabilities	3,473,482.53

Total Liabilities	8,584,955.56
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Equity

Retained Earnings	(1,607,911.15)
Current Net Income	(367,858.62)

Total Equity	(1,975,769.77)
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Total Liabilities & Equity	<u>6,609,185.79</u>
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Janies Garden II

Budget Operating Report

As of May 31, 2026

Reporting Book:

ACCRUAL

As of Date:

05/31/2026

Location:

Janies Garden II

	Month Ending			01/01/2026 Through			Year Ending
	05/31/2026			05/31/2026			12/31/2026
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	46,106.00	84,000.00	(37,894.00)	219,697.00	420,000.00	(200,303.00)	1,008,000.00
512100 - SUBSIDY REVENUE	40,706.00	0.00	40,706.00	199,112.00	0.00	199,112.00	0.00
TOTAL RENT INCOME	86,812.00	84,000.00	2,812.00	418,809.00	420,000.00	(1,191.00)	1,008,000.00
VACANCIES							
522000 - VACANCIES - TENANT	(3,504.00)	(4,300.00)	796.00	(12,560.00)	(21,500.00)	8,940.00	(51,600.00)
TOTAL VACANCIES	(3,504.00)	(4,300.00)	796.00	(12,560.00)	(21,500.00)	8,940.00	(51,600.00)
NET RENTAL INCOME	83,308.00	79,700.00	3,608.00	406,249.00	398,500.00	7,749.00	956,400.00
SERVICES INCOME							
533000 - TENANT APPLICATION FEE	0.00	25.00	(25.00)	375.00	125.00	250.00	300.00
TOTAL SERVICES INCOME	0.00	25.00	(25.00)	375.00	125.00	250.00	300.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	783.97	0.00	783.97	2,786.24	0.00	2,786.24	0.00
541200 - INT INC - RESERVES & ESCROWS	0.00	0.00	0.00	1,692.51	0.00	1,692.51	0.00
541400 - INT INC - OPERATING RESERVE	0.00	0.00	0.00	845.55	0.00	845.55	0.00
541500 - INT INC - DEBT SERVICE RESERVE	0.00	0.00	0.00	2,279.99	0.00	2,279.99	0.00
TOTAL FINANCIAL INCOME	783.97	0.00	783.97	7,604.29	0.00	7,604.29	0.00
OTHER INCOME							
592500 - LATE CHARGES	750.00	700.00	50.00	6,475.00	3,500.00	2,975.00	8,000.00
593000 - RETURNED CHECKS CHARGES	25.00	0.00	25.00	75.00	0.00	75.00	0.00
593600 - LEGAL INCOME	0.00	0.00	0.00	4,624.50	0.00	4,624.50	0.00
593800 - CLEANING FEE	975.00	0.00	975.00	3,570.00	0.00	3,570.00	0.00
593900 - DAMAGES	2,922.00	0.00	2,922.00	5,432.00	0.00	5,432.00	0.00
TOTAL OTHER INCOME	4,672.00	700.00	3,972.00	20,176.50	3,500.00	16,676.50	8,000.00
TOTAL INCOME	88,763.97	80,425.00	8,338.97	434,404.79	402,125.00	32,279.79	964,700.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	(350.20)	0.00	350.20	418.04	4,768.00	4,349.96	4,768.00
621100 - MARKETING EXPENSE	(235.94)	0.00	235.94	397.06	230.00	(167.06)	230.00
621500 - MARKETING PAYROLL	19.78	0.00	(19.78)	121.61	0.00	(121.61)	0.00
622500 - CREDIT REPORTS	13.11	29.00	15.89	235.98	145.00	(90.98)	350.00
624500 - INSPECTION FEES	0.00	288.00	288.00	0.00	806.00	806.00	1,000.00
625500 - EVICTION EXPENSE	8.86	232.00	223.14	2,943.86	1,160.00	(1,783.86)	3,396.00
TOTAL RENTING EXPENSES	(544.39)	549.00	1,093.39	4,116.55	7,109.00	2,992.45	9,744.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,210.34	1,019.00	(191.34)	6,188.12	5,604.00	(584.12)	13,710.00
631100 - OFFICE EXPENSE	209.71	300.00	90.29	1,100.38	1,900.00	799.62	3,800.00
631111 - BANK CHARGES	126.49	90.00	(36.49)	623.54	450.00	(173.54)	1,080.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00	218.00	218.00	872.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	507.07	540.00	32.93	2,160.00

632000 - MANAGEMENT FEES	5,244.95	4,700.00	(544.95)	24,458.04	23,500.00	(958.04)	56,400.00
632500 - ANSWERING SERVICE	80.64	177.00	96.36	448.00	885.00	437.00	2,124.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,394.83	1,582.00	187.17	7,718.77	9,215.00	1,496.23	22,622.00
634000 - LEGAL EXPENSE	0.00	0.00	0.00	148.00	0.00	(148.00)	0.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	7,025.00	3,000.00	(4,025.00)	12,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	612.00	602.00	(10.00)	2,408.00
635400 - SOFTWARE LICENSE EXPENSE	(3,535.91)	45.00	3,580.91	4,916.47	4,901.00	(15.47)	5,216.00
636000 - TELEPHONE	28.85	185.00	156.15	829.25	925.00	95.75	2,220.00
636500 - CABLE TV / INTERNET EXPENSE	105.81	102.00	(3.81)	529.05	510.00	(19.05)	1,220.00
637000 - BAD DEBT EXPENSE	3,867.35	750.00	(3,117.35)	32,128.93	3,750.00	(28,378.93)	9,000.00
637001 - BAD DEBT EXPENSE - Allowance	614.00	0.00	(614.00)	(7,236.56)	0.00	7,236.56	0.00
637600 - SOCIAL SERVICE SUPPLIES	26.75	83.00	56.25	100.93	415.00	314.07	1,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,715.31	2,716.00	0.69	13,576.55	13,580.00	3.45	32,592.00
638400 - TRAINING EXPENSE	0.00	363.00	363.00	38.43	835.00	796.57	1,648.00
638500 - TRAVEL EXPENSE	226.18	75.00	(151.18)	1,168.31	375.00	(793.31)	900.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	84.00	84.00	198.75	420.00	221.25	1,008.00
Total ADMINISTRATIVE EXPENSES	12,315.30	12,271.00	(44.30)	95,079.03	71,625.00	(23,454.03)	171,980.00

OPERATING EXPENSE

641900 - UNIFORMS EXPENSE	0.00	40.00	40.00	0.00	200.00	200.00	395.00
643000 - MAINTENANCE PAYROLL	4,048.38	3,641.00	(407.38)	18,418.24	20,477.00	2,058.76	50,192.00
643100 - JANITOR SUPPLIES	154.17	150.00	(4.17)	659.10	850.00	190.90	1,600.00
645000 - ELECTRICITY	285.01	666.67	381.66	1,256.46	3,333.35	2,076.89	8,000.04
645050 - ELECTRICITY - Vacant Unit	206.38	0.00	(206.38)	1,491.08	0.00	(1,491.08)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(97.32)	0.00	97.32	(554.19)	0.00	554.19	0.00
645100 - WATER	4,133.57	3,333.33	(800.24)	17,976.83	16,666.65	(1,310.18)	39,999.96
645300 - SEWER	6,501.68	5,416.67	(1,085.01)	28,361.30	27,083.35	(1,277.95)	65,000.04
645500 - UTILITY PROCESSING / COMMISSIONS	59.84	70.00	10.16	326.40	350.00	23.60	840.00
645551 - Vacant Unit Recovery Fees	31.74	0.00	(31.74)	118.38	0.00	(118.38)	0.00
646000 - EXTERMINATING	2,014.25	350.00	(1,664.25)	5,562.25	9,486.00	3,923.75	11,936.00
647000 - GARBAGE & RUBBISH REMOVAL	1,158.93	1,101.00	(57.93)	6,468.45	5,505.00	(963.45)	13,212.00
647100 - FIRE SERVICE FEE / REPAIRS	744.58	1,933.00	1,188.42	13,072.13	9,665.00	(3,407.13)	18,200.00
649000 - MISC OPERATING EXPENSE	0.00	83.00	83.00	0.00	415.00	415.00	1,000.00
TOTAL OPERATING EXPENSE	19,241.21	16,784.67	(2,456.54)	93,156.43	94,031.35	874.92	210,375.04

MAINTENANCE EXPENSE

652001 - GROUNDS - Supplies	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
652002 - GROUNDS - Contract	2,100.00	2,100.00	0.00	10,500.00	10,500.00	0.00	25,200.00
653000 - EXTERIOR PAINTING / REPAIRS	281.18	1,013.00	731.82	1,033.68	3,565.00	2,531.32	6,906.00
653500 - CLEANING EXPENSE	0.00	1,000.00	1,000.00	825.00	5,000.00	4,175.00	9,000.00
654100 - REPAIRS - APPLIANCES	98.61	251.00	152.39	1,037.08	1,255.00	217.92	3,005.00
654200 - REPAIRS - CARPET & FLOORS	0.00	250.00	250.00	679.29	1,060.00	380.71	2,000.00
654300 - REPAIRS - CARPENTRY	692.94	833.00	140.06	1,664.29	5,231.80	3,567.51	8,400.00
654307 - REPAIRS - Hardware	52.96	0.00	(52.96)	52.96	0.00	(52.96)	0.00
654400 - REPAIRS - ELECTRICAL	947.33	300.00	(647.33)	2,103.93	1,502.00	(601.93)	3,500.00
654600 - REPAIRS - PLUMBING	2,277.54	1,300.00	(977.54)	4,008.72	4,400.00	391.28	7,602.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	178,685.00	0.00	(178,685.00)	0.00
655000 - REPAIRS CONTRACT	772.94	0.00	(772.94)	772.96	0.00	(772.96)	0.00
655100 - REPAIRS - HVAC	828.13	600.00	(228.13)	3,261.25	4,703.00	1,441.75	8,503.00
656000 - DECORATING EXPENSE	684.78	1,790.00	1,105.22	5,214.65	5,957.50	742.85	12,502.50
656001 - DECORATING - Painting Supplies	12.34	0.00	(12.34)	35.26	0.00	(35.26)	0.00
657000 - MOTOR VEHICLE REPAIRS	41.02	100.00	58.98	41.02	500.00	458.98	1,200.00
657100 - MOTOR VEHICLE OPERATING EXPENSE	0.00	0.00	0.00	20.43	0.00	(20.43)	0.00
658500 - SMALL TOOLS EXPENSE	53.75	84.00	30.25	211.93	504.00	292.07	1,000.00
659000 - MISC MAINTENANCE EXPENSE	33.99	42.00	8.01	242.97	210.00	(32.97)	506.00
TOTAL MAINTENANCE EXPENSE	8,877.51	9,663.00	785.49	210,390.42	45,388.30	(165,002.12)	90,324.50

INTEREST EXPENSE

682000 - 1ST MORTGAGE INTEREST	9,696.88	9,742.00	45.12	53,634.86	48,711.00	(4,923.86)	116,907.00
TOTAL INTEREST EXPENSE	9,696.88	9,742.00	45.12	53,634.86	48,711.00	(4,923.86)	116,907.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	37,500.00
671100 - PAYROLL TAXES	502.76	885.00	382.24	2,558.42	3,322.00	763.58	8,119.00
672000 - INSURANCE EXPENSE	0.00	0.00	0.00	0.00	51,300.00	51,300.00	152,800.00
672100 - HEALTH INSURANCE	0.00	1,000.00	1,000.00	3,892.46	5,000.00	1,107.54	12,000.00
672200 - WORKERS COMP INSURANCE	109.35	235.00	125.65	542.31	882.00	339.69	2,160.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	0.00	835.00	835.00	2,000.00
TOTAL TAXES & INSURANCE	612.11	2,287.00	1,674.89	6,993.19	61,339.00	54,345.81	214,579.00
OTHER EXPENSES							
687500 - TRUSTEE FEES	740.00	740.00	0.00	3,700.00	3,700.00	0.00	8,880.00
TOTAL OTHER EXPENSES	740.00	740.00	0.00	3,700.00	3,700.00	0.00	8,880.00
EQUIPMENT PURCHASES							
721100 - EQUIPMENT PURCHASES	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
721101 - Kitchen Appliances	0.00	1,000.00	1,000.00	3,680.70	5,000.00	1,319.30	9,000.00
721102 - Flooring: Carpet & Tile	3,734.93	1,666.67	(2,068.26)	11,971.63	8,333.35	(3,638.28)	20,000.04
721103 - Cabinets/Countertops	0.00	0.00	0.00	147.49	0.00	(147.49)	0.00
721105 - Water Heaters	0.00	0.00	0.00	501.82	1,000.00	498.18	1,000.00
721106 - HVAC Equipment	2,608.66	1,800.00	(808.66)	5,860.52	9,000.00	3,139.48	18,000.00
721108 - Roofing	0.00	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00
721109 - Siding / Bldg Ext Repairs	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
721112 - Doors & Wndows (Exterior)	0.00	0.00	0.00	3,044.85	3,000.00	(44.85)	3,000.00
721113 - Driveway/Parking Lot	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
TOTAL EQUIPMENT PURCHASES	6,343.59	4,466.67	(1,876.92)	25,207.01	64,833.35	39,626.34	89,500.04
TOTAL CORPORATE EXPENSES	57,282.21	56,503.34	(778.87)	492,277.49	396,737.00	(95,540.49)	912,289.58
NET PROFIT OR LOSS	31,481.76	23,921.66	7,560.10	(57,872.70)	5,388.00	(63,260.70)	52,410.42
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	2,666.65	3,125.00	458.35	13,333.25	15,625.00	2,291.75	37,500.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(37,500.00)
790200 - PROPERTY INSURANCE ESC DEP	5,500.02	12,625.00	7,124.98	27,500.10	63,125.00	35,624.90	151,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	0.00	0.00	0.00	(51,300.00)	(51,300.00)	(151,500.00)
791000 - PROV FOR REPLACEMENTS	1,700.00	1,700.00	0.00	8,500.00	8,500.00	0.00	20,400.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(89,500.00)
793000 - PROV FOR MORT PRIN AMORT	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00	30,000.00
TOTAL NON-OPERATING EXPENSES	12,366.67	19,950.00	7,583.33	61,833.35	48,450.00	(13,383.35)	(39,100.00)
NET CASH (+) / DEF (-)	19,115.09	3,971.66	15,143.43	(119,706.05)	(43,062.00)	(76,644.05)	91,510.42

Created on:

Janies Garden II
Balance Sheet
May 31, 2026

Reporting Book:
As of Date:
Location:

ACCRUAL
05/31/2026
Janies Garden II

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	110,846.64
CASH IN BANK- RECONCILIATION	(820.77)
CASH IN BANK - SECURITY DEPOSITS	55,482.55
Total Cash	<u>165,908.42</u>

Accounts Receivable

A/R - RESIDENTS	4,568.27
A/R - COMMERCIAL TENANTS	2,271.44
Voucher / PBV - Suspense	(7,546.00)
A/R - PBV SUBSIDY	28.00
A/R - VOUCHER SUBSIDY	1,477.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	136,035.26
GRANT RECEIVABLE	4,797.68
NEW RESIDENT - RENT & SEC DEP PAYMENTS	84.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(1,911.98)
Total Accounts Receivable	<u>140,003.67</u>

Deposits & Escrows

DEBT SERVICE RESERVE FUND	189,880.12
REAL ESTATE TAX ESCROW	17,046.55
PROPERTY & LIABILITY INSURANCE ESCROW	51,081.43
RESERVE FOR REPLACEMENTS	108,888.66
OPERATING RESERVE FUND	65,539.88
Total Deposits & Escrows	<u>432,436.64</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

773,217.48

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	5,378.48

Total Assets	5,607,191.87
Liabilities & Equity	

Liabilities

Current Liabilities	
DEVELOPMENT FEE PAYABLE	2,221.00
ACCOUNTS PAYABLE	90,091.94
ACCOUNTS PAYABLE - OTHER	222,801.98
ACCRUED INTEREST PAYABLE - 3RD MORTG.	49,028.64
ACCRUED EXPENSE	9,392.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	1,316.67
Total Current Liabilities	374,852.23

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	54,170.87
SECURITY DEP INT LIABILITY	1,311.76
PREPAID RENTS	6,798.45
Total Other Current Liabilities	62,281.08

Long Term Liabilities

DEFERRED FINANCING FEES	(239,467.00)
ACC - AMORT FINANCING FEES (Old)	89,804.00
1ST MORTGAGE PAYABLE	1,600,000.77
SECOND MORTGAGE PAYABLE (Old)	6,743,500.00
OTHER MORTGAGE PAYABLE (Old)	300,000.00
Total Long Term Liabilities	8,493,837.77

Total Liabilities	8,930,971.08
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Equity

Retained Earnings	(3,265,906.51)
Current Net Income	(57,872.70)

Total Equity	(3,323,779.21)
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Total Liabilities & Equity	5,607,191.87
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Janies Garden III

Budget Operating Report

As of May 31, 2026

Reporting Book:

ACCRUAL

As of Date:

05/31/2026

Location:

Janies Garden III

	Month Ending 05/31/2026			01/01/2026 Through 05/31/2026			Year Ending 12/31/2026
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	46,956.00	121,000.00	(74,044.00)	233,388.70	605,000.00	(371,611.30)	1,452,000.00
512001 - APARTMENT RENT- TENANT ACC ONLY	3,078.00	0.00	3,078.00	15,750.00	0.00	15,750.00	0.00
512100 - SUBSIDY REVENUE	65,002.00	0.00	65,002.00	350,844.00	0.00	350,844.00	0.00
TOTAL RENT INCOME	115,036.00	121,000.00	(5,964.00)	599,982.70	605,000.00	(5,017.30)	1,452,000.00
VACANCIES							
522000 - VACANCIES - TENANT	(7,138.00)	(6,050.00)	(1,088.00)	(29,440.00)	(30,250.00)	810.00	(72,600.00)
TOTAL VACANCIES	(7,138.00)	(6,050.00)	(1,088.00)	(29,440.00)	(30,250.00)	810.00	(72,600.00)
NET RENTAL INCOME	107,898.00	114,950.00	(7,052.00)	570,542.70	574,750.00	(4,207.30)	1,379,400.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	42.00	(42.00)	0.00	210.00	(210.00)	500.00
533000 - TENANT APPLICATION FEE	0.00	42.00	(42.00)	300.00	210.00	90.00	500.00
TOTAL SERVICES INCOME	0.00	84.00	(84.00)	300.00	420.00	(120.00)	1,000.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	1,157.08	0.00	1,157.08	7,164.42	0.00	7,164.42	0.00
541300 - INT INC - AFFORDABILITY RESERVE	337.34	0.00	337.34	1,629.59	0.00	1,629.59	0.00
541400 - INT INC - OPERATING RESERVE	705.81	0.00	705.81	3,415.81	0.00	3,415.81	0.00
TOTAL FINANCIAL INCOME	2,200.23	0.00	2,200.23	12,209.82	0.00	12,209.82	0.00
OTHER INCOME							
591000 - SECURITY DEPOSIT FORFEITURE	0.00	0.00	0.00	402.79	0.00	402.79	0.00
592500 - LATE CHARGES	1,575.00	833.33	741.67	6,825.00	4,166.65	2,658.35	9,999.96
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	75.00	0.00	75.00	0.00
593600 - LEGAL INCOME	1,834.55	0.00	1,834.55	2,562.55	0.00	2,562.55	0.00
593800 - CLEANING FEE	1,025.00	0.00	1,025.00	2,175.00	0.00	2,175.00	0.00
593900 - DAMAGES	470.00	333.33	136.67	1,539.00	1,666.65	(127.65)	3,999.96
594000 - PET FEE	75.00	0.00	75.00	350.00	0.00	350.00	0.00
TOTAL OTHER INCOME	4,979.55	1,166.66	3,812.89	13,929.34	5,833.30	8,096.04	13,999.92
TOTAL INCOME	115,077.78	116,200.66	(1,122.88)	596,981.86	581,003.30	15,978.56	1,394,399.92
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	(370.80)	0.00	370.80	440.64	2,685.00	2,244.36	2,685.00
621100 - MARKETING EXPENSE	(249.82)	0.00	249.82	408.18	0.00	(408.18)	0.00
621500 - MARKETING PAYROLL	21.27	0.00	(21.27)	130.70	0.00	(130.70)	0.00
622500 - CREDIT REPORTS	52.44	42.00	(10.44)	104.88	210.00	105.12	506.00
624500 - INSPECTION FEES	0.00	83.00	83.00	0.00	415.00	415.00	1,000.00
625500 - EVICTION EXPENSE	1,136.00	501.00	(635.00)	2,212.00	2,505.00	293.00	6,000.00
TOTAL RENTING EXPENSES	589.09	626.00	36.91	3,296.40	5,815.00	2,518.60	10,191.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,278.90	1,136.00	(142.90)	6,532.88	6,248.00	(284.88)	15,277.00
631100 - OFFICE EXPENSE	491.68	498.62	6.94	2,136.62	2,505.10	368.48	5,999.72

631111 - BANK CHARGES	148.83	175.00	26.17	793.91	875.00	81.09	2,100.00
631500 - OFFICE EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00	250.00	250.00	1,000.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	536.90	570.00	33.10	2,280.00
632000 - MANAGEMENT FEES	6,865.40	7,000.00	134.60	35,885.52	35,000.00	(885.52)	84,000.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	3,453.83	3,428.00	(25.83)	19,113.11	19,968.00	854.89	49,020.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	7,025.00	3,000.00	(4,025.00)	12,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	648.00	625.00	(23.00)	2,500.00
635400 - SOFTWARE LICENSE EXPENSE	(3,731.35)	45.00	3,776.35	5,127.34	5,729.00	601.66	6,044.00
636000 - TELEPHONE	30.78	233.00	202.22	884.19	1,165.00	280.81	2,800.00
636500 - CABLE TV / INTERNET EXPENSE	839.69	400.00	(439.69)	1,691.25	2,000.00	308.75	4,800.00
637000 - BAD DEBT EXPENSE	5,435.00	1,300.00	(4,135.00)	9,885.49	6,500.00	(3,385.49)	15,500.00
637001 - BAD DEBT EXPENSE - Allowance	(2,667.00)	0.00	2,667.00	(5,457.64)	0.00	5,457.64	0.00
637600 - SOCIAL SERVICE SUPPLIES	26.74	72.00	45.26	100.92	575.00	474.08	1,002.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,890.34	2,890.00	(0.34)	14,451.70	14,450.00	(1.70)	34,680.00
638400 - TRAINING EXPENSE	0.00	166.67	166.67	48.83	833.35	784.52	2,000.04
638500 - TRAVEL EXPENSE	226.19	166.67	(59.52)	1,168.32	833.35	(334.97)	2,000.04
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	133.00	133.00	258.75	665.00	406.25	1,600.00
Total ADMINISTRATIVE EXPENSES	15,289.03	17,643.96	2,354.93	100,831.09	101,791.80	960.71	244,602.80
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	33.00	33.00	0.00	165.00	165.00	400.00
643000 - MAINTENANCE PAYROLL	4,318.28	3,829.00	(489.28)	20,750.56	21,539.00	788.44	52,822.00
643100 - JANITOR SUPPLIES	220.95	266.00	45.05	728.98	1,330.00	601.02	3,202.00
645000 - ELECTRICITY	1,884.63	1,259.28	(625.35)	7,275.55	6,296.40	(979.15)	15,120.00
645050 - ELECTRICITY - Vacant Unit	348.62	0.00	(348.62)	2,461.52	0.00	(2,461.52)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(306.58)	0.00	306.58	(578.95)	0.00	578.95	0.00
645100 - WATER	4,052.41	3,484.00	(568.41)	22,606.89	17,420.00	(5,186.89)	41,808.00
645300 - SEWER	6,012.03	5,000.00	(1,012.03)	33,641.06	25,000.00	(8,641.06)	60,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	63.36	72.00	8.64	345.60	360.00	14.40	864.00
645551 - Vacant Unit Recovery Fees	11.62	0.00	(11.62)	24.80	0.00	(24.80)	0.00
646000 - EXTERMINATING	198.23	685.00	486.77	3,479.23	9,725.00	6,245.77	14,520.00
647000 - GARBAGE & RUBBISH REMOVAL	633.89	1,589.28	955.39	6,740.20	7,946.40	1,206.20	19,034.40
647100 - FIRE SERVICE FEE / REPAIRS	9,160.86	922.00	(8,238.86)	23,497.03	6,755.00	(16,742.03)	19,605.00
649000 - MISC OPERATING EXPENSE	0.00	250.00	250.00	135.00	1,250.00	1,115.00	3,000.00
TOTAL OPERATING EXPENSE	26,598.30	17,389.56	(9,208.74)	121,107.47	97,786.80	(23,320.67)	230,375.40
MAINTENANCE EXPENSE							
652001 - GROUNDS - Supplies	0.00	0.00	0.00	0.00	3,500.00	3,500.00	3,500.00
652002 - GROUNDS - Contract	2,300.00	2,500.00	200.00	11,500.00	12,500.00	1,000.00	30,000.00
653000 - EXTERIOR PAINTING / REPAIRS	249.27	900.00	650.73	733.21	4,500.00	3,766.79	10,200.00
653500 - CLEANING EXPENSE	750.00	500.00	(250.00)	3,945.00	15,500.00	11,555.00	19,000.00
654100 - REPAIRS - APPLIANCES	259.78	417.00	157.22	1,778.52	2,085.00	306.48	5,000.00
654200 - REPAIRS - CARPET & FLOORS	0.00	150.00	150.00	0.00	750.00	750.00	1,800.00
654300 - REPAIRS - CARPENTRY	540.85	1,250.00	709.15	1,891.51	6,250.00	4,358.49	15,000.00
654307 - REPAIRS - Hardware	56.04	0.00	(56.04)	56.04	0.00	(56.04)	0.00
654400 - REPAIRS - ELECTRICAL	1,291.71	917.00	(374.71)	2,332.43	4,585.00	2,252.57	11,000.00
654600 - REPAIRS - PLUMBING	603.91	958.00	354.09	3,194.31	4,790.00	1,595.69	11,500.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	(29,242.78)	0.00	29,242.78	0.00
655000 - REPAIRS CONTRACT	2,571.80	0.00	(2,571.80)	2,571.80	0.00	(2,571.80)	0.00
655100 - REPAIRS - HVAC	744.97	1,625.00	880.03	3,912.09	8,125.00	4,212.91	19,500.00
656000 - DECORATING EXPENSE	1,681.54	1,250.00	(431.54)	9,614.34	6,250.00	(3,364.34)	15,000.00
656001 - DECORATING - Painting Supplies	13.02	0.00	(13.02)	37.47	0.00	(37.47)	0.00
657000 - MOTOR VEHICLE REPAIRS	41.01	250.00	208.99	41.01	1,250.00	1,208.99	3,012.00
657100 - MOTOR VEHICLE OPERATING EXPENSE	0.00	0.00	0.00	20.45	0.00	(20.45)	0.00
658000 - MAIN EQUIPMENT REPAIR	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
658500 - SMALL TOOLS EXPENSE	54.20	2,190.00	2,135.80	214.93	3,450.00	3,235.07	3,900.00
659000 - MISC MAINTENANCE EXPENSE	34.02	200.00	165.98	97.04	1,000.00	902.96	2,000.00
TOTAL MAINTENANCE EXPENSE	11,192.12	13,107.00	1,914.88	12,697.37	75,035.00	62,337.63	151,412.00

INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	6,068.48	6,068.00	(0.48)	30,617.12	30,617.00	(0.12)	73,709.00
TOTAL INTEREST EXPENSE	6,068.48	6,068.00	(0.48)	30,617.12	30,617.00	(0.12)	73,709.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	51,300.00
671100 - PAYROLL TAXES	678.41	643.00	(35.41)	3,512.11	4,431.00	918.89	9,742.00
672000 - INSURANCE EXPENSE	0.00	145,469.00	145,469.00	47,025.48	194,197.00	147,171.52	195,762.00
672100 - HEALTH INSURANCE	0.00	1,900.00	1,900.00	7,186.49	9,500.00	2,313.51	22,800.00
672200 - WORKERS COMP INSURANCE	127.42	170.00	42.58	646.90	963.00	316.10	2,362.00
TOTAL TAXES & INSURANCE	805.83	148,182.00	147,376.17	58,370.98	209,091.00	150,720.02	281,966.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	780.03	0.00	(780.03)	1,630.58	7,000.00	5,369.42	13,000.00
721102 - Flooring: Carpet & Tile	1,582.27	0.00	(1,582.27)	4,724.81	3,000.00	(1,724.81)	9,000.00
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	2,500.00	2,500.00	3,585.57	9,000.00	5,414.43	21,500.00
TOTAL EQUIPMENT PURCHASES	2,362.30	2,500.00	137.70	9,940.96	20,000.00	10,059.04	44,500.00
TOTAL CORPORATE EXPENSES	62,905.15	205,516.52	142,611.37	336,861.39	540,136.60	203,275.21	1,036,756.20
NET PROFIT OR LOSS	52,172.63	(89,315.86)	141,488.49	260,120.47	40,866.70	219,253.77	357,643.72
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	5,016.57	4,275.00	(741.57)	24,497.79	21,375.00	(3,122.79)	51,300.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(51,300.00)
790200 - PROPERTY INSURANCE ESC DEP	18,248.05	16,314.00	(1,934.05)	91,782.11	81,570.00	(10,212.11)	195,762.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	(145,469.00)	(145,469.00)	(47,025.48)	(194,197.00)	(147,171.52)	(195,762.00)
791000 - PROV FOR REPLACEMENTS	2,280.19	2,214.00	(66.19)	11,400.95	11,070.00	(330.95)	26,766.00
793000 - PROV FOR MORT PRIN AMORT	1,443.11	1,443.00	(0.11)	6,940.83	6,940.00	(0.83)	16,430.00
TOTAL NON-OPERATING EXPENSES	26,987.92	(121,223.00)	(148,210.92)	87,596.20	(73,242.00)	(160,838.20)	43,196.00
NET CASH (+) / DEF (-)	25,184.71	31,907.14	(6,722.43)	172,524.27	114,108.70	58,415.57	314,447.72

Created on:

Janies Garden III

Balance Sheet

May 31, 2026

Reporting Book:

As of Date:

Location:

ACCRUAL

05/31/2026

Janies Garden III

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	473,215.12
CASH IN BANK - DEVELOPMENT	1,199.61
CASH IN BANK - SECURITY DEPOSITS	62,690.79
Total Cash	537,505.52

Accounts Receivable

A/R - RESIDENTS	13,804.69
Voucher / PBV - Suspense	(11,215.00)
A/R - PBV SUBSIDY	2,535.00
A/R - VOUCHER SUBSIDY	3,516.00
DUE FROM PARTNERS	100.00
DUE TO/FROM-OTHERS (OPERATIONS)	395,356.04
MASTER ESCROW EXCHANGE	(5,063.99)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(8,523.62)
Total Accounts Receivable	390,509.12

Deposits & Escrows

REAL ESTATE TAX ESCROW	35,116.01
PROPERTY & LIABILITY INSURANCE ESCROW	250,339.66
RESERVE FOR REPLACEMENTS	105,935.99
ESCROWS - OTHER	309,591.89
OPERATING RESERVE FUND	25,111.42
AFFORDABILITY RESERVE	162,156.30
Total Deposits & Escrows	888,251.27

Other Current Assets

PREPAID PROPERTY INSURANCE	54,523.00
Total Other Current Assets	54,523.00

Total Current Assets

1,870,788.91

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	(4,247,865.00)

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	124,630.64

Total Assets	9,269,786.34
Liabilities & Equity	

Liabilities

Current Liabilities

ACCOUNTS PAYABLE	162,434.01
ACCOUNTS PAYABLE - OTHER	327,988.21
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	1,852,304.48

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	60,848.00
SECURITY DEP INT LIABILITY	1,581.88
PREPAID RENTS	11,691.35
Total Other Current Liabilities	74,121.23

Long Term Liabilities

DEFERRED FINANCING FEES	(134,334.82)
ACC - AMORT FINANCING FEES (Old)	62,192.00
1ST MORTGAGE PAYABLE	1,192,356.79
2ND MORTGAGE PAYABLE	2,815,931.00
Total Long Term Liabilities	3,936,144.97

Total Liabilities	5,862,570.68
-------------------	--------------

Equity

Retained Earnings	3,147,095.19
Current Net Income	260,120.47

Total Equity	3,407,215.66
--------------	--------------

Total Liabilities & Equity	9,269,786.34
---------------------------------------	---------------------

HOUSING CHOICE VOUCHER MONTHLY BOARD REPORT-2025

HAP Utilization YTD

All HAP Funds 96.4%

Annual ABA only 96.8 %

Leasing Update

	January	February	March	April	May	June	July	August	September	October	November	December
Homeownership	27	27	26	26	26							
Family Unification Program	45	45	46	43	42							
Foster Youth to Independence	13	13	13	15	17							
Port out vouchers that belong to us	58	63	72	75	77							
Veterans Supportive Vouchers Housed	250	257	260	255	250							
Tenant Protection Vouchers	105	105	104	105	103							
Regular Vouchers leased up	879	879	920	914	906							
Project Based Vouchers	290	291	256	259	259							
RAD PBV			37	38	39							
Mainstream	124	124	127	127	123							
Emergency Housing Vouchers	48	48	48	48	47							
City Homeless Preference	31	31	31	31	31							
YMCA Homeless Preference	15	15	15	15	15							
SCC-HOT (School homeless)	5	5	6	6	6							
VAWA	0	0	0	0	0							
Total Vouchers Leased first of month	1885	1898	1961	1957	1935	0	0	0	0	0	0	0

Port In vouchers that we administer for other agencies

65

Total vouchers issued and not leased up

17

Homeless Preference Report

	YMCA	CITY	SCC-HOT	VAWA
Number of Vouchers Approved	15	60	15	25
Number of Vouchers Leased	15	31	6	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	9	25

Report Instructions: Run VMS Summary Rpt

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: McCown Tower Project: All Projects Date From: 04/01/2026 Through: 05/31/2026

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	11
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.	4
V12800	Average number of calendar days units were in downtime.	0.50
V12900	Average number of calendar days units were in make ready time	1.75
V13000	Average number of calendar days units were in lease up time.	0.50
V13100	Average unit turnaround days.	2.75

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	15
W10100	Total number of emergency work orders completed / abated within 24 hours.	14
W10200	Percentage of emergency work orders completed / abated within 24 hours.	93.33%

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

Code	Description	Result
W10500	Total number of non-emergency work orders.	123
W10600	Total number of calendar days it took to complete non-emergency work orders.	189
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	4.60
W10800	Average completion days.	1.54

Totals for McCown Tower Rent: \$32,667.41 Paid: \$32,667.41 (100%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Annex Project: All Projects Date From: 04/01/2026 Through: 05/31/2026

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.	7
W10100	Total number of emergency work orders completed / abated within 24 hours.	7
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.	75
W10600	Total number of calendar days it took to complete non-emergency work orders.	119
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	2.58
W10800	Average completion days.	1.59

Totals for Annex Rent: \$27,912.00 Paid: \$27,912.00 (100%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Bertha Mitchell Project: All Projects Date From: 04/01/2026 Through: 05/31/2026

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	37
V12500	Total number of vacancy days exempted for Capital Fund.	104
V12600	Total number of vacancy days exempted for Other.	425
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	4
V12800	Average number of calendar days units were in downtime.	1.00
V12900	Average number of calendar days units were in make ready time	5.25
V13000	Average number of calendar days units were in lease up time.	3.00
V13100	Average unit turnaround days.	9.25

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	40
W10100	Total number of emergency work orders completed / abated within 24 hours.	38
W10200	Percentage of emergency work orders completed / abated within 24 hours.	95.00%

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

Code	Description	Result
W10500	Total number of non-emergency work orders.	203
W10600	Total number of calendar days it took to complete non-emergency work orders.	633
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	6.08
W10800	Average completion days.	3.12

Totals for Bertha Mitchell Rent: \$47,792.00 Paid: \$41,150.00 (86.1%)

Resident Characteristics Report
As of May 31, 2026

Program type : **Public Housing**

Level of Information : **State**

Effective Dates Included : **February 1, 2025** through **May 31, 2026**



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	858,956	703,222	660,401
FL	22,293	18,396	16,036

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	300,325	45	174,452	26	102,542	15	70,375	10	22,792	3
FL	8,481	48	4,388	25	2,747	15	1,660	9	529	3

Average Annual Income (\$)	
State	Average Annual Income
US	19,743
FL	19,940

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	30	13	9	25
FL	3	8	7	36	12	8	26

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	20	3
FL	35	30	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	32	16	31	
FL	0	0	7	4	6	37	15	32	

Average Monthly TTP (\$)	
State	Average Monthly TTP
US	476
FL	478

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	119,153	18	4,606	1	104,909	16	191,631	29	129,858	19	4,626	1	90,439	13	25,264	4	205,854	31	
FL	3,080	17	128	1	2,004	11	6,233	35	3,905	22	136	1	1,600	9	719	4	6,812	38	

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	504	793	534	481	426	686	394	526	478
FL	442	749	613	526	375	617	403	499	522

Family Race/Ethnicity Information

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

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

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

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

Household Information

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

State	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	134,598	10	326,147	24	463,637	34	138,474	10	253,199	19	31,028	2
FL	4,220	10	12,323	30	12,943	32	2,867	7	7,040	17	1,061	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	44	22	15	10	5	3	1	0	0	0

Total Household Members and Average Household Size

State	Total Number of Household Members	Average Household Size	Total Number of Households
US	1,347,055	2	670,486
FL	40,452	2.3	17,805

Distribution by Number of Bedrooms as a % of 50058 Received

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

Length of Stay Information

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

State	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	114,398	17	53,404	8	110,387	16	128,217	19	136,865	20	127,215	19
FL	2,803	16	1,478	8	3,302	19	4,120	23	4,113	23	1,989	11

Janie's Garden Occupancy Report-2026

Month-End: May 2026

Phase I						
	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (26)	25	1	24	26	0	96%
LIHTC (41)	39	2	32	10		95%
PBV - None						
Market (19)	19		19	4		100%
Total (86)	83	3	75	40	0	96%

Phase II						
	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (21)	21	1	15	21	0	95%
LIHTC (33)	32	1	19	7	0	97%
PBV (14)	14		22	14	0	
Market(0)						
Total (68)	67	2	56	42	0	97%

Phase III						
	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
PBV/TPV (26)	25	1	2	0	0	96%
LIHTC (18)	17	1	9	9		94%
PBV (40)	13	0		14		100%
Market (14)	13	1		1		92%
Total (72)	68	3	11	24	0	96%

UNIT TURNAROUND TIME (Average # of Days/Per Month/Per Unit) - 2026-27

Total Number of Vacant Days Per Month

[illegible]
$$(-) = 0$$
WAIT LIST REPORT - FY 2026-27

Number on List/Open or Closed

[illegible]

MEMO

To: William Russell
From: Lance Clayton
CC: File
Date: June 16, 2026
Re: **CFP Report – June**

ONGOING PROJECTS:

Annex – Non-CFP

Annex Emergency Stairway Exit, Garbage Compactor and Bulk Trash and Interior renovations – S.Ly architecture, is working with a building envelop consultant to see if any other scope needs to be added to the project. She also submitted a quote for the Independent Cost Estimator so we can size the loan amount. Once we get the results from the building envelop consultant and the new PNA that was required with 223 loan program, we will be able to finalize the scope.

S.Ly has completed the final edits to the stair plans, we will issue an IFB soon. This portion will be put out for bid as a separate project.

Bertha Mitchell - CFP

Bertha Mitchell – HVAC, HWH, New exterior doors, new kitchen cabinets and countertops, and new bathrooms - DuCon has competed the major work on the project and is in the process of completing the punch list, final walk through is this Wednesday. Once punch list items are complete, this project will be completed. Playground company has replaced the parts that were ordered for the Bertha Mitchell playground is currently working on the curbing and will start putting down the surface later this week or the beginning of next week with a June 26th completion date.

Playground Camera - Will be changed out in the next 2-3 weeks.

GENERAL

NSP Homes – Contractor is finalizing the design and will present a not to exceed price for the contract execution and then plans will be finalized for permitting.

End of Report

Resident Services Report – May/June 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 programs, 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

Sarasota Housing Authority's Community Fridge continues to feed the community and serve as a space in support of community health, nourishment, and giving. The community is taking care of the Fridge, but the climate and frequent use will inevitably lead to maintenance and repair needs. We will be seeking funds in support of operation and maintenance of the Community Fridge.

Youth Thrive

Our youth Summer Enrichment program is off to a great start. Thirteen students (the seating capacity of our bus) attend Monday-Thursday, 8am-3pm. The SHA Youth Thrive Learning Center is a Summer Hotspot, providing free breakfast and lunch to youth, including our Summer Enrichment students. Our summer program is full of awesome partner-provided programs, like art/literacy with Ringling College, art with Ringling Museum, twice/weekly swim classes at YMCA, ASALH Freedom School, socioemotional development with NAMI, engineering with Coastal Lab, personal safety with Selah Freedom, daily Summer Bridge tutoring provided by a certified teacher-tutor sponsored by a United Way Suncoast grant, and a lot of exciting field trips, such as hiking/birding Emerson Preserve, Beach Day, Mote Aquarium, Boating to Spanish Point with Captain William Russell, Children's Garden, water parks, and more.

SHA Youth Thrive is also collaborating with Wilkinson Elementary (WE) to boost literacy skills among SHA students entering grade 3 at WE. Wilkinson obtained a grant to provide summer tutoring to WE students entering grade 3 who are behind grade-level in literacy. Due to our close working relationship and those students being concentrated in Newtown, WE is operating their summer tutoring out of our Youth Thrive Learning Center. SHA students (who are not part of our Summer Enrichment program) meet with the WE teacher for 1-hour/week in the Youth Thrive Learning Center for literacy tutoring.

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 a Lunch N' Learn, onsite therapist appointments, healthy lifestyle classes, and hurricane preparation education. We are providing twice/monthly Walmart trips. We have an 8-week Lifelong Arts program provided by Ringling Museum planned for September-October.



Ms. Vicky U. Property Manager

Ms. Ara A. Senior Service Coordinator

June 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Starts Hurricane season	1 Rent due. Therapist on site	2 AC filters cleaning Annex	3 Therapist on site. Movie day 1pm tenant's pick	4 AC filters cleaning Annex	5 Last day to pay rent! Office closed	6
7	8 Therapist on site.	9 Art class 11am <i>AC cleaning filter clean.</i> Ad Hoc Development meeting 4.30pm	10 Lunch and Learn 12pm	11 Walmart trip 10 am. AC filters clean	12 Office closed	13
14	15 Hurricane preparedness meeting 11.30 am	16 Art class 11am AC filters clean	17 Food Bank 10am. Sign up bring your bags	18 Office closed! 	19 Office closed	20
21	22 Therapist on site	23 Pest control all units Dr. Garriel/ Sutton	24 Therapist on site Movie day 1pm Tenant's choice <i>SHA Board meeting 4.30 pm</i>	25 Walmart trip 10am. AC filter's clean towers	26 Office closed	27
28	29 Therapist on site	30 Free Hearing tests at 10-12pm				



- **Cleaning of AC filters** in the Towers and Annex is mandatory for all tenants.
- **Movie Day** is scheduled for June 3rd and June 24th at 1 PM. The movie will be chosen by the tenants. –
- Join us for a **Free Art class** on Tuesday, June 9th and Tuesday, June 16th, 2026. –
- Attend our **Lunch and Learn** sessions! Sign up at the office counter to eat, learn, and have fun. –
- **Walmart trip** on June 11th and Thursday, June 25th at 10 AM. Please sign up at the office counter only if you plan to attend. –
- We are currently in **Hurricane season**. Please attend the informational meeting at 11:30 AM in the boardroom to be prepared. –
- **Food bank**. Sign up at 9 AM; distribution starts at 10 AM. You must be enrolled in this program and remember to bring your bags. –
- **Dr. Garriel/ Dr. Sutton** will be here on Tuesday, June 23rd. Please see Ms. Ara if you need an appointment. –
- There will be a **FREE mini-Health screening** by the Health Department on Tuesday, June 23rd from 10 AM to 12 PM. –
- **Check your hearing!** We are offering free hearing tests on Tuesday, June 30th from 10 AM to 12 PM.

-La limpieza de los **filtros del AC** seran los Martes y los Jueves.

- El Día de Cine está programado para el 3 y el 24 de junio a la 1:00 p. m. La película será elegida por los inquilinos.

- Acompañemos a una clase de arte gratuita el martes 9 y el martes 16 de junio de 2026.

- ¡Asista a nuestras sesiones de "Almuerzo y Aprendizaje"! Inscribse en el mostrador de la oficina para comer, aprender y divertirse.

- Vamos a Walmart el Jueves 11 de junio y el jueves 25 de junio a las 10:00 a. m. Por favor, inscribse en el mostrador de la oficina

- Ya estamos en la temporada de HURACANES. Por favor, asista a la reunión informativa a las 11:30 a. m. en la sala de juntas.

- Venga al Banco de comida el 17 de junio at las 10 am Inscribse a las 9:00 a. m., traiga sus propias bolsas.

- El Dr. Gargiel o el Dr. Sutton estarán aquí el martes 23 de junio. Por favor, haga una cite con Ms. Ara.

- El martes 23 de Junio, de 10 am. to 12:p.m, el Departamento de Salud realizará un mini chequeo de salud.

- Revise su audición! Ofrecemos pruebas de audición gratuitas el martes 30 de junio, de 10:a.m. a 12p. m.

— **Чистка фильтров кондиционеров в корпусах «Башни» (Towers) и «Пристройке» (Annex)** обязательно для всех жильцов.

— **Дни кинопоказов** запланированы на 3 и 24 июня в 13:00. Фильм будет выбран самими жильцами.

— Приглашаем вас посетить бесплатные занятия по прикладному искусству во вторник, 9 июня, и во вторник, 16 июня 2026 года.

— Присоединяйтесь к нашим познавательным обедам в формате «Lunch and Learn»! Запишитесь на стойке администрации, чтобы вкусно поесть, узнать что-то новое и весело провести время.

— Мы организуем поездки в магазин Walmart 11 июня и в четверг, 25 июня, в 10:00. Пожалуйста, записывайтесь на стойке администрации только в том случае, если вы действительно планируете поехать.

— В настоящее время продолжается сезон ураганов. Пожалуйста, посетите информационное собрание, которое состоится в 11:30 в конференц-зале, чтобы быть готовыми к возможным чрезвычайным ситуациям.

— Доступны услуги продовольственного банка. Запись начинаем в 9:00, выдача продуктов — в 10:00. Для участия в программе необходимо быть в ней зарегистрированным; не забудьте взять с собой сумки.

— Доктор Гарриел и доктор Саттон будут принимать посетителей во вторник, 23 июня. Пожалуйста, обратитесь к г-же Аре, если вам необходимо записаться на прием.

— Во вторник, 23 июня, с 10:00 до 12:00 Департамент здравоохранения проведет мини-обследование состояния здоровья.

— Проверьте свой слух! Мы предлагаем бесплатное тестирование слуха во вторник, 30 июня, с 10:00 до 12:00.

— **Чистка fil'trov konditsionerov v korpusakh «Bashni» (Towers) i «Pristroyka» (Annex)** обязательно для всех жильцов.

— Dni kinopokazov zaplanirovany na 3 i 24 iyunya v 13:00. Fil'm budet vybrat samimi zhitel'sami.

— Prikladnoye iskusstvo vo vtornik, 9 iyunya, i vo vtornik, 16 iyunya 2026