



Housing Authority
Wednesday, December 17, 2025 at 5:30 AM

City Commission Chambers, 214 Sams Ave, New Smyrna Beach FL 32168

1. CALL TO ORDER

1.A [Agenda December 17, 2025](#)

2. ROLL CALL

3. INVOCATION/PLEDGE OF ALLEGIENCE

4. APPROVAL OF MINUTES

5. TENANT ACCOUNT CHARGE OFFS

6. CONDEMNED ASSETS

7. DIRECTORS REPORT

7.A [Executive Director Teresa Pope will review the Director's report.](#)

8. NEW BUSINESS

9. DEVELOPMENT

10. OLD BUSINESS

11. RESOLUTIONS

12. FINANCIALS

12.A [September Financials](#)

13. PUBLIC PARTICIPATION

Citizens: General Rules-

1. First, state your name, address, and the organization you represent
2. Make **ONLY** a brief statement of the facts within your knowledge as it pertains to policies of the agency.
3. Organize your presentation within a brief time limit, and upon completion refrain from additional comments, unless requested by the Board.
4. Avoid repetition/gossip. You must present facts.

14. BOARD COMMENTS

15. ADJOURMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

AGENDA DECEMBER 17, 2025

December 17, 2025

Background:

N/A

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

[AGENDA MEETING DECEMBER 2025.pdf](#)

MEETING AGENDA (Revised)
DECEMBER 17, 2025 @ 5:30 p.m.
City Commission Chambers
214 Sams Ave.

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL MEETING MINUTES NOVEMBER 11, 2025

All agenda items have been reviewed by Housing Authority Staff and/or Executive Director and are being recommended for Board review and approval.

PUBLIC PARTICIPATION

COMMENTS: (three (3) minute limit):

Citizens: General Rules

1. First, state your name, address, and the organization you represent
2. Make **ONLY** a brief statement of the facts within your knowledge as it pertains. to policies of the agency.
3. Organize your presentation within a brief time limit, and upon completion refrain from additional comments, unless requested by the Board.
4. Avoid repetition/gossip. You must present facts.

TENANT ACCOUNT CHARGE OFFS

None

ASSETS TO CONDEMN

None

DIRECTORS REPORT

- Vacancy report
- FSS report
- Services Report

FINANCIALS

- September Financials

NEW BUSINESS

- 2026-2027 Budget
- 1919 Architects Contract

OLD BUSINESS

- None

DEVELOPMENT

Live Oak Updates (now Landings at Live Oak)

- Will request a task order for A/E to perform a Scope of Work (SOW) and Independent Cost Estimate (ICE) for the renovations of Donnelly Homes to use Live Oak FEMA monies on.
- Section 18 application submitted to Special Application Center of HUD August 6, 2024
 - It has been changed to a demo application.
- Mediation updates- Mitigation set for the end of January 2026 with settlement negotiations possibly before then.
- Westside Phase II
 - Westside Phase II is now in a DDA boost area for 2026.
 - The application process has been sent to Florida Housing Finance Corporation (FHFC) for lottery drawing.

RESOLUTIONS

- 2025-26 Approval of the FY 2026-2027 Budget
- 2025-27 Approval of A/E contract with 1919 Architects

ADJORN MEETING

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

EXECUTIVE DIRECTOR TERESA POPE WILL REVIEW THE DIRECTOR'S REPORT.

December 17, 2025

Background:

- Vacancy report
- FSS report
- Services Report
- Property Reports

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

[HMIS quarterly report Oct - December '25.pdf](#)

[Form - FSS Report November 2025 \(002\)x 2.pdf](#)

[NSBCH Vacancy Prep Log December 2025 \(002\)12.15.25.pdf](#)

Homeless Management Information System (HMIS) / Community Resource center (CRC)
Monthly Report March 2025

Service Provided CRC	Month (Dec.)	MONTH TOTAL \$	Month (Nov.)	MONTH TOTAL \$	Month (Oct.)	MONTH TOTAL \$	Quarter \$	Unit Cost	Remarks
Senior Food Bags			17	340	22	\$440	\$780	BAGS \$20	
Homeless food bags			26	\$260	43	\$260	\$690	BAGS \$10	
Frozen Meat			47	\$705	98	\$1470	\$2175	BAGS \$15	2-3 packs of meat
Food Stamp Assistance			6	\$120	12	\$240	\$420	HOURS \$20	Thursdays by appt only, usually 3 appts/day
Gift Cards			94	\$940	60 ppl 181 cards	\$1810	\$6516	ITEMS \$10	Our Lady Sea Of Star— they do not always track accurately
Bus Passes			8	\$160	13 5	\$52 \$20	\$212 \$20	ITEMS \$4	Our Lady Sea Of Star --Church gave some gift cards to CRC, 6 were distributed
Meals Ready To Eat (MRE)			12	0	38	\$0	\$0	ITEMS 0	Received 80 cases from DOH
Other / linkage to Resources			12		10			ITEMS 0	Information/Hot Weather Shelter/Clothing/God's Bathhouse/Disability Solutions/VFCCH/ETC.
Homeless IDs:					0			ITEMS	June will be training in HMIS to continue this service
Summary									
Total number of homeless served:			26		77				*(not including meat costs/services in total)
Total Number of elderly served:			44		48				*(not including meat costs/services in total)
Total number/cost of services provided:			210		125	\$4462	\$4462		*INCLUDING MEAT COSTS/SERVICES Total counts food bags and gift cards separately

--	--	--	--	--	--	--	--	--	--

November 2025

FSS Report

Orientation	Assessment	CoP Pending	Program Graduates	Total Signed CoPs
1	1	1	1 (4 last year (3 left housing) 3 pending graduation	0

FSS Participants

FSS – Interest in FSS Program (current month)	1
FSS – Attended FSS Orientation (current month)	1
Total FSS Participants	76
Total FSS Participants family member	222
FSS CoP - Pending	1
HCVP w/Escrow	11
HCVP w/Zero Escrow	56
PH w/Escrow	2
PH w/Zero Escrow	8
Enrolled in Trade/College	2
High School Diploma/GED (enrolled)	1
Employed	67
Unemployed	10
Letter of Interest – Mailed Out/Emailed	0
Families that increased their income	2
Families that received Interim Disbursement from OLSS (July to October 2025)	0

***NEW RULE- HAS BEEN APPROVED BY HUD**

VACANT UNIT ANALYSIS REPORT															
				DEMO VACANT	PENDING MOVE		REHABS	HOMELESS	H MOVES						
						VACATE DATE		Work Order Number			ASSIGNMENTS				
Property/ Unit/ Address Assignment				Tenant's Name	Bdrm Size	Unit Status		Projected Vacate Date	Actual Vacate Date	Projected Ready Date	Actual Date Renovated	Date Assigned	Tenant Name	Move in Date	Comments
Enterprise HOmes	19	553 Greenlawn St	Panayotis	2	relocation		11/30/2025	11/30/25							OFFLINE/HUD/DEMO
Donnelly Homes	1	500 3RD Street	Munzo	2	Rehab		11/1/2025	11/01/25	11/26/2025		10/24/2025	Brown			TOTAL REHAB
Enterprise Homes	20	551 Greenlawn Street	Wright	2	30 day notice given		11/1/2025	11/07/25							OFFLINE/HUD/DEMO
Enterprise Homes	38	509 Oleander St	Adams	5	Eviction		10/28/2025	10/28/25							OFFLINE/HUD/DEMO
Donnelly Homes	4	506 3rd St	Perry	2	Rehab		9/30/2025	09/30/25	10/24/2025	10/28/2025	10/27/2025	MUNZQ	11/1/2025		TOTAL REHAB
Enterprise Homes	5	500 Brooks St	Livingston	3	Notice		09/30/25	9/30/2025							OFFLINE/DEMO
Enterprise Homes	13	571 Greenlawn St	Foster	1	eviction		9/14/2025	09/14/25							OFFLINE/DEMO
Enterprise Homes	11	500 Brooks St.	Cable	3	Relocation		9/1/2025	09/30/25							OFFLINE/DEMO
Enterprise Homes	9	500 Brooks St.	Butler	3	Eviction		8/31/2025	08/31/25							OFFLINE/DEMO
Enterprise Homes	32	571 Greenlawn St	Wright	1	Relocation		8/14/2025	08/18/25							OFFLINE/DEMO
Enterprise Homes	33	572 Greenlawn St.	Gray	1	30 day notice given		5/28/2025	05/28/25							OFFLINE HUD/DEMO
Enterprise Homes	18	557 Greenlawn St	Jefferson	2	eviction		5/6/2025	05/06/25							OFFLINE/HUD/DEMO
Enterprise Homes	28	572 Greenlawn St.	Tucci	3	Relocation		4/23/2025	04/23/25							OFFLINE HUD/DEMO
Enterprise Homes	4	500 Brooks St	Tripp	4	Relocation		12/8/2024	12/08/24							OFFLINE HUD/DEMO
Enterprise Homes	29	560 Greenlawn St	Greer	4	30 day notice given		12/26/2024	12/10/24							OFFLINE HUD/ DEMO
Donnelly Homes	7	1107 S. Dixie Freeway	Deshon	1	Deceased		11/5/2024	11/05/24	38317	2/10/2025	2/18/2025	1/13/2025	Horton	2/19/2025	TOTAL REHAB
Enterprise Homes	6	500 Brooks St	Scarborough	3	Moved with notice		10/15/2024	10/15/24							OFFLINE HUD/DEMO
Enterprise Homes	25	546 Greenlawn St	Russell	3	Moved with notice		5/31/2024	05/31/24							OFFLINE HUD/DEMO
Donnelly Homes	11	1104 S Orange St	Harris	3	TOTAL REHAB		7/19/2024	07/31/24	37858	10/17/2024	10/21/2024	9/1/2024	Gibson	10/21/2024	TOTAL REHAB
Enterprise HOmes	3	500 Brooks St	Amaker	3	Eviction		7/30/2024	07/30/24							OFFLINE HUD/relocation
Enterprise Homes	30	564 Greenlawn St	Eastman	2	Moved with notice Greenlawn manor		5/15/2024	05/15/24							OFFLINE HUD/relocation
Enterprise Homes	21	547 Greenlawn St.	Gulbrandsen III	2	moved with no notice		7/14/2024	07/14/24							OFFLINE HUD/relocation
Enterprise Homes	15	565 Greenlawn St	Abernathy	2	Moved with notice		6/1/2024	06/01/24	31895	6/15/2024	6/15/2024	6/1/2024	Harris	7/19/2024	PERMENANT TRANSFER
Enterprise Homes	22	544 Greenlawn St	Long	2	abandoned		6/30/2024	06/30/24							OFFLINE HUD/relocation
Enterprise Homes	15	565 Greenlawn St	Abernathy	2	Moved with notice		7/31/2023	07/31/23	31895	8/2/2023	8/2/2023		BAILEY		TEMP TRANSFER
Donnley Homes	12	1100 S Orange Street	James	3	TOTAL REHAB		1/19/2024	01/19/24	35805	5/31/2024	5/31/2024	6/28/2024		7/3/2024	TOTAL REHAB
Enterprise Homes	9	500 Brooks St.	Chivers	3	Eviction		3/13/2024	03/13/24							OFFLINE HUD/relocation
Enterprise Homes	7	500 Brooks St	Miller	2	Notice		3/11/2024	03/11/24							OFFLINE HUD/relocation
Enterprise Homes	25	546 Greenlawn St.	Russell	3	notice to move		5/31/2024								OFFLINE HUD/relocation
Enterprise Homes	31	566 Greenlawn St.	Scarborough	2	Transferred to unit 6		3/6/2024	03/06/24						Deposit	OFFLINE HUD/relocation
Enterprise Homes	37	509 Oleander St.	Hardaway	3	Transferred to Unit 1		3/25/2024	03/25/24						Deposit	OFFLINE HUD/relocation

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

SEPTEMBER FINANCIALS

December 17, 2025

Background:

N/A

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

[SEPTEMBER FINANCIALS 2025.pdf](#)

NARRATIVE FOR THE 6TH MONTHS ENDED SEPTEMBER 2025

REVENUE AND EXPENSE STATEMENTS

01-PUBLIC HOUSING PROGRAM

REVENUE/EXPENSES—

Total Operating Revenue	\$ 267,954.73
Total Operating Expenses	<u>\$ (271,933.56)</u>
Total Net income/(loss)	<u>\$ (3,978.83)</u>

BANK BALANCE PH	\$ <u>1,695,080.92</u>
CASH -other	\$ 760,345.17
(\$357,669 eloccs and for new constructions)	
FSS - RESTRICTED	\$ 116,994.76
CASH RESTRICTED- INS. PROCEEDS	\$ 807,371.38
SECURITY DEPOSITS- RESTRICTED	\$ 10,369.61

The investment in CD (ACCT#466) = \$50,000.00 at 5%, 07-2025 VALUE IS **\$50,023.55**

BALANCES @ (10/07/2025):

OPERATING FUNDS	\$ 21,041.00
FSS GRANT (Coord Salary)	\$ 27,547.47
CFP-24 (E-loccs for new constructions)	\$ 350,548.00
CFP-25	\$ 3,383.00

All Awards

CFP

☐ Show Zero
Balance Projects

☐ Show Zero Balance Projects

	Program Area	Award No.	Authorized	Disbursed	Payments in Process	Available Balance
Capital Fund Program						
	CFP	FL29P022501-24	350,548.00	0.00	0.00	350,548.00
	CFP	FL29P022501-25	361,052.00	357,669.00	0.00	3,383.00
	CFP Subtotal:		\$711,600.00	\$357,669.00	\$0.00	\$353,931.00
Operating Fund						
	OFND	FL022-22123425D	252,509.00	231,468.00	0.00	21,041.00
Resident Opport & Self Sufficiency						
	ROSS	FSS25FL6002	91,671.00	64,123.53	0.00	27,547.47
Portfolio Totals: Awards: 4			\$1,055,780.00	\$653,260.53	\$0.00	\$402,519.47

BALANCES @ 11/25/2025

9:26 AM

NEW SMYRNA BEACH FL HOUSING AUTHORITY
LOW RENT PUBLIC HOUSING - 01
Low Rent Financial Statement
For Period Ending: 9/30/2025

Prepared By: Lindsey Software Systems, an MRI Company
Fee Accountant
P.O. Box 3870, 600 East Capitol Ave., Little Rock, AR 72202

Lisa English, Sr. Acct V
Telephone: 501-537-2467 E-mail: lisa.english@mrsoftware.com

Brandon Holley, Senior Manager
Telephone: 518-633-1734
E-mail: brandon.holley@mrsoftware.com

New Smyrna Beach
Income Statement - FDS Level
01 PH-New Smyrna Beach

Fiscal Year End Date: 3/31/2026		6 Month(s) Ended September 30, 2025	
Operating Revenues			
Operating Income			
Net Tenant Rental Revenue	106,988.26		
Tenant Revenue - Other - Operating	8,829.03		
Total Operating Income			115,817.29
Other Income			
Investment Income - Unrestricted - Operating	1,445.22		
Restricted Interest Income	401.40		
Other Misc Income	13,193.94		
Proceeds From Insurers or Others	6,236.88		
Total Other Income			21,277.44
Other Receipts			
Operating Subsidy	115,456.69		
Other Government Funds	15,403.31		
Total Other Receipts			130,860.00
Total Operating Revenues			267,954.73
Operating Expenses			
Administrative Expenses			
Administrative Salaries	69,915.46		
Legal Expense	8,764.25		
Staff Training	13,970.17		
Travel	1,208.54		
Accounting Fees	673.65		
Audit Fees	800.00		
Employee Benefit Contributions - Admin	16,793.54		
Membership Dues and Fees	1,007.31		
Telephone/Cell Phone/Internet	1,728.27		
Forms and Office Supplies	2,074.00		
Postage and Misc. Sundry	192.78		
Administrative Contracts	7,436.96		
Administrative Expenses - Other	35.00		
Total Administrative Expenses			124,599.93
Tenant Services			
Tenant Services - Recreation, Publications, Ott	1,648.56		
Tenant Services - Contract Costs	15,605.10		
Total Tenant Services			17,253.66
Utilities Expense			
Water	7,605.10		
Electricity	2,448.79		
Gas Utility	32.44		
Sewer	11,456.40		
Total Utilities Expense			21,542.73
Operating Expenses			
Maintenance and Operations	1,137.28		
Ordinary Maintenance Labor	36,052.49		
Ordinary Maintenance Materials	1,862.70		
Ordinary Maintenance Contracts	38,182.59		
Total Operating Expenses			77,235.06
General Expenses			
Insurance	22,766.30		
Other General Expense	600.00		
Total General Expenses			23,366.30
General Expenses			
HAP - FSS Escrows Earned	699.00		
Total General Expenses			699.00
Other Expenses			
Replacement of NonCapitalized Equipment	7,236.88		
Total Other Expenses			7,236.88
Other Expenses			

New Smyrna Beach
Income Statement - FDS Level
01 PH-New Smyrna Beach

Fiscal Year End Date:	3/31/2026	6 Month(s) Ended	
		September 30, 2025	
Replacement of Equipment - Capitalized	30,417.94		
Operating Expense for Property - Contra	<u>(30,417.94)</u>		
Total Other Expenses			0.00
Total Operating Expenses			(271,933.56)
Operating Income (Loss)			(3,978.83)
Other Financing Sources			
Other Financing Sources			
Transfers in From Grants	10,970.79		
Transfers Out to PHA	<u>(10,970.79)</u>		
Total Other Financing Sources			0.00
Total Other Financing Sources			0.00
Net Income (Loss)			(3,978.83)

New Smyrna Beach
Balance Sheet - FDS Level
 01 PH-New Smyrna Beach
 As of Date: 9/30/2025

Assets		
Cash & Cash Equivalents		
Cash Unrestricted	1,662,856.26	
Restricted Cash	32,224.66	
Total Cash & Cash Equivalents		1,695,080.92
Accounts Receivables		
Accounts Receivable - Fraud Recovery	4,370.16	
Accounts Receivable - HUD	(6,646.09)	
Accounts Receivable - Other	(254.35)	
Accounts Receivable - Tenants	10,144.48	
Allowance for Doubt Accounts - Tenant	(5,238.51)	
Inter Program Due From	924,305.62	
Other Assets - AR	(5,267.90)	
Total Accounts Receivables		921,413.41
Prepays		
Prepaid Expenses and Other Assets	26,501.88	
Total Prepays		26,501.88
Investments - Noncurrent		
Investments Unrestricted - Noncurrent	50,023.55	
Total Investments - Noncurrent		50,023.55
Inventory		
Inventory	66,951.13	
Total Inventory		66,951.13
Accumulated Depreciation		
Accumulated Depreciation	(6,929,584.75)	
Total Accumulated Depreciation		(6,929,584.75)
Fixed Assets		
Land	67,872.21	
Site Improvements	259,622.77	
Buildings	7,369,580.02	
Furniture & Equipment - Admin	29,729.88	
Furniture & Equipment - Maintenance	44,930.63	
Automobiles	86,584.44	
Total Fixed Assets		7,858,319.95
Construction in Progress		
Construction in Progress - CIP	425,625.00	
Total Construction in Progress		425,625.00
Grants		
Accounts Receivable - Other Government	(82.98)	
Total Grants		(82.98)
Total Assets		4,114,248.11
Liabilities		
Accounts Payable		
Accounts Payable	47,609.43	
Accounts Payable - HUD	13,092.37	
Accrued Wages / Payroll Taxes Payable	(6,751.63)	
Inter Program Due To	892.10	
Other Current Liabilities - AP	6,342.62	
Tenant Security Deposit	14,009.00	
Total Accounts Payable		75,193.89
Other current Liabilities		
Accrued Compensated Absences - Current	1,753.75	
Deferred Revenue	483,888.54	
Total Other current Liabilities		485,642.29
Other Long-Term Liabilities		
Accrued Compensated Absences - Long Term	15,783.76	
Other Long Term Liabilities	6,827.00	
Total Other Long-Term Liabilities		22,610.76

Report Criteria PHA: 01 Project: '001','002','003','004'

Include Unapproved: False Include Zero Balance: False

New Smyrna Beach
Balance Sheet - FDS Level
01 PH-New Smyrna Beach
As of Date: 9/30/2025

Total Liabilities		583,446.94
Owner's Equity		
Retained Earnings		
Unrestricted Net Assets	3,534,780.00	
Total Retained Earnings		3,534,780.00
Net Income (Loss)		(3,978.83)
Total Owner's Equity		3,530,801.17
Total Liabilities and Owner's Equity		4,114,248.11

New Smyrna Beach
PHA Only Budgeted Income Statement
 01 PH-New Smyrna Beach
 U/M Month: 126 - U/M YTD: 756 - U/M Year: 1512

Fiscal Year End Date: 3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Budget P.U.M	Variance
Operating Income								
Dwelling Rent	01 001 3110	5	14,926.09	118.46	106,988.26	141.52	232,584.00	153.83
Excess Utilities	01 001 3120	5	1,102.00	8.75	3,604.51	4.77	5,356.32	3.54
Other Income - Tenant	01 001 3690	5	1,801.47	14.30	5,224.52	6.91	2,000.00	1.32
Total Operating Income			17,829.56	141.50	115,817.29	153.20	239,940.32	158.69
Other Income								
FSS Interest Earned	01 001 3300.01	5	60.97	0.48	384.01	0.51	0.00	0.00
Investment Income - Unrestricted	01 001 3610	5	687.53	5.46	1,438.93	1.90	14,554.97	9.63
Investment Income - Restricted	01 001 3610.1	5	17.39	0.14	17.39	0.02	1,011.82	0.67
Investment Income - CD's	01 001 3610.2	5	0.00	0.00	6.29	0.01	0.00	0.00
Other Income - Misc Other Revenue	01 001 3690.1	5	677.94	5.38	13,193.94	17.45	2,500.00	1.65
Proceeds from Insurers or Others	01 001 4620.4	5	6,236.88	49.50	6,236.88	8.25	0.00	0.00
Total Other Income			7,680.71	60.96	21,277.44	28.14	18,066.79	11.95
Other Receipts								
Operating Subsidy - Current Year	01 001 8020	0	20,000.00	158.73	104,485.90	138.21	249,133.00	164.77
Total Other Receipts			20,000.00	158.73	104,485.90	138.21	249,133.00	164.77
Total Operating Revenues			45,510.27	361.19	241,580.63	319.55	507,140.11	335.41
Administrative Expenses								
Nontechnical Salaries	01 001 4110	5	8,897.13	70.61	48,860.42	64.63	102,584.32	67.85
CAPITAL FUND SALARIES	01 001 4110.5	5	1,212.32	9.62	7,199.04	9.52	44,372.16	29.35
Legal Expense	01 001 4130	5	1,411.10	11.20	8,764.25	11.59	1,368.00	0.90
Legal Expense - Phase I	01 001 4130.1	5	0.00	0.00	0.00	0.00	2,321.14	1.54
Staff Training	01 001 4140	5	0.00	0.00	12,306.46	16.28	24,762.99	16.38
Other Administrative Expense	01 001 4140.10	5	135.78	1.08	1,663.71	2.20	2,157.65	1.43
Travel	01 001 4150	5	0.00	0.00	1,208.54	1.60	1,663.34	1.10
Accounting Fees	01 001 4170	5	134.73	1.07	673.65	0.89	12,000.00	7.94
Audit Fees	01 001 4171	5	0.00	0.00	800.00	1.06	13,000.00	8.60
Employee Benefits Cont - Admin	01 001 4182	5	745.99	5.92	14,718.66	19.47	5,898.56	3.90
Employee Benefits Cont - Admin	01 001 4182.0	5	89.49	0.71	527.57	0.70	3,251.05	2.15
ADM RETIREMENT/PENSION EXPENSES	01 001 4182.4	5	0.00	0.00	0.00	0.00	35,553.92	23.51
ADMIN HEALTH & LIFE EXPENSES	01 001 4182.5	5	0.00	0.00	0.00	0.00	1,555.09	1.03
Postage	01 001 4190.03	5	0.00	0.00	192.78	0.26	500.00	0.33
Advertising and Marketing	01 001 4190.08	5	0.00	0.00	0.00	0.00	376.01	0.25
Inspection Cost	01 001 4190.09	5	0.00	0.00	35.00	0.05	60.00	0.04
Membership Dues and Fees	01 001 4190.12	5	674.83	5.36	1,007.31	1.33	6,700.10	4.43

Report Criteria PHA: 01 Project: '001','002','003','004'

Include Unapproved: False Include Zero Balance: False

Include Full Year Budget: True

Show Variance Percentage: False

Custom 1:

Custom 2:

Custom 3: PHA

New Smyrna Beach
PHA Only Budgeted Income Statement
 01 PH-New Smyrna Beach
 U/M Month: 126 - U/M YTD: 756 - U/M Year: 1512

Fiscal Year End Date: 3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Budget P.U.M	Variance
Telephone	01 001 4190.13	5						
Coll Agent Fees and Court Costs	01 001 4190.15	5		1.31	1,728.27	5,995.27	3.97	4,267.00
Computer Services/ Web Site	01 001 4190.16	5		0.00	0.00	2,000.00	1.32	2,000.00
Forms & Office Supplies	01 001 4190.17	5		894.88	3,645.96	15,000.00	9.92	11,354.04
Other Sundry Expense	01 001 4190.18	5		517.59	2,074.00	12,656.25	8.37	10,582.25
Administrative Contract Costs	01 001 4190.19	5		0.00	0.00	1,543.23	1.02	1,543.23
Total Administrative Expenses				0.00	3,791.00	25,328.97	16.75	21,537.97
Tenant Services				118.08	109,196.62	320,648.05	212.07	211,451.43
Ten Services - Recreation Pubs Other	01 001 4220	5		0.00	1,648.56	765.00	0.51	(883.56)
RENATL APP FEE - RELOCATION	01 001 4230.11	5		0.12	15.00	0.00	0.00	(15.00)
RENT S/D - RELOCATION	01 001 4230.12	5		6.75	1,641.00	0.00	0.00	(1,641.00)
MOVING COSTS - RELOCATION	01 001 4230.13	5		12.50	4,400.00	0.00	0.00	(4,400.00)
DISLOCATION ALLW - RELOCATION	01 001 4230.14	5		0.79	200.00	0.00	0.00	(200.00)
TENANT RELOCATION- OTHER FESS	01 001 4230.15	5		2.78	350.00	0.00	0.00	(350.00)
HURRICANE EXPENSES	01 001 4230.19	5		0.00	8,999.10	15,000.00	9.92	6,000.90
Tenant Services - Other	01 001 4230.2	5		0.00	0.00	5,000.00	3.31	5,000.00
Total Tenant Services				22.94	17,253.66	20,765.00	13.73	3,511.34
Utilities Expense								
Water	01 001 4310	5		8.87	7,605.10	12,957.67	8.57	5,352.57
Electricity	01 001 4320	5		3.05	2,448.79	15,992.54	10.58	13,543.75
Gas	01 001 4330	5		0.04	32.44	1,447.59	0.96	1,415.15
Sewer	01 001 4390	5		14.19	11,456.40	19,738.34	13.05	8,281.94
Total Utilities Expense				26.15	21,542.73	50,136.14	33.16	28,593.41
Operating Expenses								
Maintenance & Operations	01 001 4400	5		0.00	1,137.28	0.00	0.00	(1,137.28)
Labor	01 001 4410	5		44.77	36,052.49	94,590.22	62.56	58,537.73
Materials Expenses	01 001 4420	5		0.33	1,691.12	19,913.07	13.17	18,221.95
NEW APPLIANCES	01 001 4420.1	5		0.00	0.00	2,634.86	1.74	2,634.86
ADMINISTRATIVE EXPENSES - FSS	01 001 4420.3	5		0.00	171.58	0.00	0.00	(171.58)
Contract Costs	01 001 4430	5		3.57	450.00	26,058.03	17.23	25,608.03
Contract Cols-Extermination	01 001 4430.01	5		4.08	7,007.00	10,244.57	6.78	3,237.57
Contract Costs-Skilled Workmen	01 001 4430.06	5		0.00	0.00	11,749.66	7.77	11,749.66
Contract Costs-Truck Fuel	01 001 4430.07	5		1.28	1,291.35	5,637.12	3.73	4,345.77
Contract Costs-Auto/Truck Allowance	01 001 4430.08	5		0.00	42.52	1,245.03	0.82	1,202.51
Contract Costs-Cleaning Units	01 001 4430.1	5		0.00	0.00	514.29	0.34	514.29
Contract Costs-Other	01 001 4430.13	5		0.34	829.91	0.00	0.00	(829.91)
Contract Costs-Heating & Cooling Contract	01 001 4430.17	5		12.22	8,925.50	3,377.14	2.23	(5,548.36)
Contract Costs-Landscape & Ground	01 001 4430.19	5		0.00	0.00	13,996.51	9.26	13,996.51
	01 001 4430.21	5		0.00	1,418.00	0.00	0.00	(1,418.00)

Report Criteria PHA: 01 Project: '001','002','003','004'

Include Unapproved: False Include Zero Balance: False

Include Full Year Budget: True

Show Variance Percentage: False

Custom 1:

Custom 2:

Custom 3: PHA

New Smyrna Beach
PHA Only Budgeted Income Statement
 01 PH-New Smyrna Beach
 U/M Month: 126 - U/M YTD: 756 - U/M Year: 1512

Fiscal Year End Date: 3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Budget P.U.M	Variance
Contact Costs-Electrical Contracts	01 001 4430.22	5	0.00	0.00	3,955.33	5.23	11,430.86	7,475.53
Contact Costs-Plumbing Contracts	01 001 4431	5	89.90	0.71	695.14	0.92	5,854.17	5,159.03
Garbage and Trash Collection	01 001 4433	5	505.54	4.01	13,567.84	17.95	8,132.42	(5,435.42)
Emp Benefit Cont - Maintenance	01 001 4433.4	5	0.00	0.00	0.00	0.00	19,405.01	19,405.01
Emp Benefit Cont - Maintenance	01 001 4433.5	5	0.00	0.00	0.00	0.00	17,053.56	17,053.56
MAINT- HEALTH & LIFE EXPENSES	01 001 4443.5	5	0.00	0.00	0.00	0.00	1,005.10	1,005.10
Total Operating Expenses			8,985.62	71.31	77,235.06	102.16	252,841.62	175,606.56
General Expenses								
FSS FORFEITURES FUNDS	01 001 4230.3	5	600.00	4.76	600.00	0.79	0.00	(600.00)
Insurance - Property (Fire & EC)	01 001 4510.01	5	2,623.38	20.82	15,800.78	20.90	36,807.77	21,006.99
Insurance - General Liability	01 001 4510.02	5	379.48	3.01	3,021.12	4.00	17,605.44	14,584.32
Insurance - Automobile	01 001 4510.03	5	148.33	1.18	907.37	1.20	1,420.54	513.17
Insurance - Workman's Comp	01 001 4510.04	5	655.99	5.21	2,585.35	3.42	3,851.41	2,55
Insurance - Public Officials Liability	01 001 4510.05	5	0.00	0.00	254.88	0.34	2,184.86	1,266.06
Insurance - Fidelity Bond	01 001 4510.09	5	16.95	0.13	101.70	0.13	175.11	1,929.98
Insurance - Other	01 001 4510.15	5	19.02	0.15	95.10	0.13	0.00	73.41
Payment in Lieu of Taxes	01 001 4520	5	0.00	0.00	0.00	0.00	22,321.92	(95.10)
Bad Debts - Tenant Rents	01 001 4570	5	0.00	0.00	0.00	0.00	1,402.54	22,321.92
Other General Expense	01 001 4590	5	0.00	0.00	0.00	0.00	1,402.54	0.93
Total General Expenses			4,443.15	35.26	23,366.30	30.91	88,435.90	2,666.31
General Expenses								65,069.60
Rent Payments - FSS Escrow - PH	01 001 4719	5	0.00	0.00	699.00	0.92	0.00	(699.00)
Total General Expenses			0.00	0.00	699.00	0.92	0.00	(699.00)
Other Expenses								
Casualty Losses - Contract Costs	01 001 4620.3	5	0.00	0.00	0.00	0.00	50,000.00	50,000.00
Replacement Of Non-Expend Equipment	01 001 7520.9	5	0.00	0.00	7,236.88	9.57	0.00	(7,236.88)
Total Other Expenses			0.00	0.00	7,236.88	9.57	50,000.00	42,763.12
Other Expenses								
Replacement Of Non-Expend Equipment	01 001 7520	5	0.00	0.00	30,417.94	40.24	449.07	(29,968.87)
Property Better & Add-Non-Expend Equipm	01 001 7540.3	5	0.00	0.00	0.00	0.00	50,825.14	50,825.14
Property Better & Add-Contract Costs	01 001 7540.4	5	0.00	0.00	0.00	0.00	(50,825.14)	(50,825.14)
Operating Exp For Property - Contra	01 001 7590	5	0.00	0.00	(30,417.94)	(40.24)	0.00	30,417.94
Total Other Expenses			0.00	0.00	0.00	0.00	449.07	449.07
Total Operating Expenses			(34,492.48)	(273.75)	(256,530.25)	(339.33)	(783,275.78)	526,745.53
Total Operating Income (Loss)			11,017.79	87.45	(14,949.62)	(19.77)	(276,135.67)	261,186.05

Report Criteria PHA: 01 Project: '001','002','003','004'

Include Unapproved: False

Include Zero Balance: False

Include Full Year Budget: True

Show Variance Percentage: False

Custom 1:

Custom 2:

Custom 3: PHA

New Smyrna Beach
PHA Only Budgeted Income Statement
 01 PH-New Smyrna Beach
 U/M Month: 126 - U/M YTD: 756 - U/M Year: 1512

Fiscal Year End Date: 3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Budget P.U.M	Variance
Other Financing Sources								
Other Income - Operating Transfer In Fro	01 001 3690.99 5	10,970.79	87.07	10,970.79	14.51	0.00	0.00	10,970.79
Total Other Financing Sources		10,970.79	87.07	10,970.79	14.51	0.00	0.00	10,970.79
Total Other Financing Sources		10,970.79	87.07	10,970.79	14.51	0.00	0.00	10,970.79
Total Net Income (Loss)		21,988.58	174.52	(3,978.83)	(5.26)	(276,135.67)	(182.64)	272,156.84

Report Criteria	PHA: 01	Project: '001','002','003','004'	Include Unapproved: False	Include Zero Balance: False	Include Full Year Budget: True	Show Variance Percentage: False	Custom 1:	Custom 2:	Custom 3: PHA
------------------------	---------	----------------------------------	---------------------------	-----------------------------	--------------------------------	---------------------------------	-----------	-----------	---------------

NARRATIVE FOR THE 6TH MONTHS ENDED SEPTEMBER 2025

REVENUE AND EXPENSE STATEMENTS

07-HOUSING CHOICE VOUCHER (HCV) PROGRAM

Total Operating Revenue	\$ 2,611,720.97
Total Operating Expenses	<u>(2,529,922.57)</u>
Total Net income/ (loss)	\$ <u>81,798.40</u>

Reserves: RNP	\$ 384,354.12
UNP	<u>419,649.30</u>
TOTAL RESERVE	\$ <u>804,003.42</u>

Bank Balance:	\$ 1,179,474.30
---------------	-----------------

The investment in CD (ACCT# 657) - \$50,000.00 at 5%, 07-2025 VALUE IS \$50,023.55

NEW SMYRNA BEACH FL HOUSING AUTHORITY
SECTION 8 VOUCHER PROGRAM - 07
Financial Statements
For Period Ending: 9/30/2025

Prepared By: Lindsey Software Systems, an MRI Company
Fee Accountant
P.O. Box 3870, 600 East Capitol Ave., Little Rock, AR 72202

Lisa English, Sr. Acct V
Telephone: 501-537-2467 E-mail: lisa.english@mrsoftware.com

Brandon Holley, Senior Manager
Telephone: 518-633-1734
E-mail: brandon.holley@mrsoftware.com

New Smyrna Beach
Income Statement - FDS Level
07-S8 New Smyrna Beach HA

Fiscal Year End Date:	3/31/2026	6 Month(s) Ended	September 30, 2025
Operating Revenues			
Operating Income			
FSS Escrow Forfeitures	336.51		
Portable Admin Fees Earned	972.61		
Total Operating Income			1,309.12
Other Income			
Investment Income - Unrestricted - Operating	1,257.12		
Other Misc Income	16,836.00		
Total Other Income			18,093.12
Other Receipts			
Admin Fees Earned	1,317,335.73		
HAP Funds Received	1,274,983.00		
Total Other Receipts			2,592,318.73
Total Operating Revenues			2,611,720.97
Operating Expenses			
Administrative Expenses			
Administrative Salaries	162,774.60		
Legal Expense	427.50		
Staff Training	4,578.01		
Travel	1,019.45		
Accounting Fees	5,793.45		
Audit Fees	6,880.00		
Employee Benefit Contributions - Admin	40,245.69		
Membership Dues and Fees	1,420.72		
Telephone/Cell Phone/Internet	5,507.66		
Forms and Office Supplies	5,020.10		
Postage and Misc. Sundry	1,657.90		
Administrative Contracts	6,084.86		
Administrative Expenses - Other	29,622.05		
Total Administrative Expenses			271,031.99
Tenant Services			
Tenant Services - Recreation, Publications, Ott	903.00		
Total Tenant Services			903.00
Utilities Expense			
Water	2,119.21		
Electricity	6,320.18		
Gas Utility	177.73		
Sewer	93.22		
Other Utility Expense	603.55		
Total Utilities Expense			9,313.89
Operating Expenses			
Maintenance and Operations	734.17		
Ordinary Maintenance Labor	16,099.89		
Ordinary Maintenance Contracts	2,913.10		
Total Operating Expenses			19,747.16
General Expenses			
Insurance	7,204.59		
Portable HAP In Expense	29,381.00		
Portable HAP In Deposit	4,203.00		
Portable Admin Fees Paid Out	9,021.85		
Total General Expenses			49,810.44
General Expenses			
HAP Payments - Rent	1,991,506.00		
Portable HAP Out Expense	193,841.09		
HAP - FSS Escrows Earned	2,175.00		
Total General Expenses			2,187,522.09
Total Operating Expenses			(2,529,922.57)
Net Income (Loss)			81,798.40

Report Criteria PHA: 07 Project: '002','003','004','095','096','097','098','099'
 Include UnApproved: False Include Zero Balance: False

New Smyrna Beach
Income Statement - FDS Level
07-S8 New Smyrna Beach HA

New Smyrna Beach
Balance Sheet - FDS Level
 07-S8 New Smyrna Beach HA
 As of Date:9/30/2025

Assets		
Cash & Cash Equivalents		
Cash Unrestricted	1,206,605.93	
Restricted Cash	(27,131.63)	
Total Cash & Cash Equivalents		1,179,474.30
Accounts Receivables		
Accounts Receivable - Fraud Recovery	(2,997.57)	
Accounts Receivable - HUD	16,329.66	
Accounts Receivable - Other PHA	17,856.00	
Accounts Receivable - Tenants	7,231.22	
Allowance for Doubt Accounts - Tenant	(4,233.65)	
Inter Program Due From	13,946.17	
Total Accounts Receivables		48,131.83
Prepays		
Prepaid Expenses and Other Assets	8,144.19	
Total Prepays		8,144.19
Investments - Noncurrent		
Investments Unrestricted - Noncurrent	50,023.55	
Total Investments - Noncurrent		50,023.55
Accumulated Depreciation		
Accumulated Depreciation	(16,553.78)	
Total Accumulated Depreciation		(16,553.78)
Fixed Assets		
Site Improvements	24,289.00	
Furniture & Equipment - Admin	10,772.55	
Total Fixed Assets		35,061.55
Total Assets		1,304,281.64
Liabilities		
Accounts Payable		
Accounts Payable	42,563.30	
Accounts Payable - HUD	26,065.69	
Accrued Wages / Payroll Taxes Payable	(14,320.54)	
Inter Program Due To	338,534.41	
Other Current Liabilities - AP	8,074.00	
Total Accounts Payable		400,916.86
Other current Liabilities		
Accrued Compensated Absences - Current	853.99	
Total Other current Liabilities		853.99
Other Long-Term Liabilities		
Accrued Compensated Absences - Long Term	7,685.97	
Other Long Term Liabilities	9,023.00	
Total Other Long-Term Liabilities		16,708.97
Total Liabilities		418,479.82
Owner's Equity		
Retained Earnings		
Restricted Net Assets	384,354.12	
Unrestricted Net Assets	419,649.30	
Total Retained Earnings		804,003.42
Net Income (Loss)		81,798.40
Total Owner's Equity		885,801.82
Total Liabilities and Owner's Equity		1,304,281.64

New Smyrna Beach
Comparative Balance Sheet - All S8VO Programs
 07-S8 New Smyrna Beach HA
 As of Date: 9/30/2025

	9/30/2025	9/30/2024	Variance
Assets			
Cash & Cash Equivalents			
07 002 1111.11 0 General Fund #7532	1,206,605.93	923,594.80	283,011.13
07 002 1111.11P 0 Pooled Cash - VO/VASH/MTW	1,389,893.46	(104,396.73)	1,494,290.19
07 095 1111.11P 0 Pooled Cash - GLM/PBV	(1,097,199.15)	(253,893.29)	(843,305.86)
07 096 1111.11P 0 Pooled Cash - FYI Vouchers	(59,836.00)	27,692.00	(87,528.00)
07 097 1111.11P 0 Pooled Cash - Mainstream	275,129.05	448,094.36	(172,965.31)
07 098 1111.11P 0 Pooled Cash	(494,022.93)	(123,054.35)	(370,968.58)
07 099 1111.11P 0 Pooled Cash	(13,964.43)	5,558.01	(19,522.44)
07 002 1111.11H 0 Restricted HAP Funds - Contra	(320,135.03)	18,713.50	(338,848.53)
07 002 1114.1H 0 Restricted HAP Funds	320,135.03	(18,713.50)	338,848.53
07 002 1166.11R 0 FSS Escrow Funds Held - Contra	(95,852.01)	(91,225.01)	(4,627.00)
07 002 1166.1R 0 FSS Escrow Funds Held	68,720.38	91,225.01	(22,504.63)
07 095 1111.11H 0 Restricted HAP Funds - Contra	0.00	72,362.00	(72,362.00)
07 095 1114.1H 0 Restricted HAP Funds	0.00	(72,362.00)	72,362.00
07 096 1111.11H 0 Restricted HAP Funds Held - Contra	0.00	(27,732.00)	27,732.00
07 096 1114.1H 0 Restricted HAP Funds Held	0.00	27,732.00	(27,732.00)
07 097 1111.11H 0 Restricted HAP Funds Held - Contra	(165,875.00)	(273,905.50)	108,030.50
07 097 1114.1H 0 Restricted HAP Funds Held	165,875.00	273,905.50	(108,030.50)
Total Cash & Cash Equivalents	1,179,474.30	923,594.80	255,879.50
Accounts Receivables			
07 002 1122.11 0 Accounts Receivable - Formal Agreem	(2,997.57)	(306.50)	(2,691.07)
07 002 1125.FSS 0 Accounts Receivable-HUD for FSS Exp	16,329.66	(5,808.11)	22,137.77
07 099 1129.P 0 A/R - Port In From Other PHA's	17,856.00	7,234.00	10,622.00
07 002 1122 0 Accounts Receivable - Tenants	7,231.22	27,027.50	(19,796.28)
07 002 1122.1 0 Accounts Receivable - Allowance for	(4,233.65)	(26,721.00)	22,487.35
07 002 1129 0 DO NOT USEIntercompany Receivables	1,079.00	0.00	1,079.00
07 002 1129.001 0 Intercompany Receivables 01(001)	2,704.52	0.00	2,704.52
07 002 1129.1 0 DUE FROM PH-01	730.46	24.48	705.98
07 002 1129.2 0 DUE FROM DC-04	16.11	4,275.99	(4,259.88)
07 002 1129.3 0 DUE FROM OM-05	46.10	7.35	38.75
07 002 1129.797 0 Intercompany Receivables 7(97)	83,318.46	0.00	83,318.46
07 002 1129.VOU0 Intercompany Receivables - Vouch	22,473.80	0.00	22,473.80
07 096 1129.702 0 Intercompany Receivables 7(97)	(151.00)	0.00	(151.00)
07 096 1129.797 0 Intercompany Receivables 7(96)	(70.00)	0.00	(70.00)
07 096 1129.799 0 Intercompany Receivables 7(99)	70.00	0.00	70.00
07 097 1129.001 0 Intercompany Receivables 01(001)	(13,103.82)	0.00	(13,103.82)
07 097 1129.702 0 Intercompany Receivables 7(02)	(83,318.46)	0.00	(83,318.46)
07 097 1129.796 0 Intercompany Receivables 7(96)	221.00	0.00	221.00
07 099 1129.796 0 Intercompany Receivables 07(96)	(70.00)	0.00	(70.00)
Total Accounts Receivables	48,131.83	5,733.71	42,398.12
Prepays			
07 002 1211 0 Prepaid Insurance	33.27	740.42	(707.15)
07 002 1211.1 0 Prepaid Services	5,658.78	0.00	5,658.78
07 097 1211.1 0 Prepaid Services	2,452.14	0.00	2,452.14
Total Prepays	8,144.19	740.42	7,403.77
Investments - Noncurrent			
07 002 1162.2 0 Investments - CD's -5657	50,023.55	0.00	50,023.55
Total Investments - Noncurrent	50,023.55	0.00	50,023.55
Inventory			
07 002 1260 0 Deferred Charges - Materials Invent	0.00	8,027.90	(8,027.90)
Total Inventory	0.00	8,027.90	(8,027.90)
Accumulated Depreciation			
07 002 1400.5 4 Accumulated Depreciation	(9,131.78)	(8,700.00)	(431.78)
07 002 1400.6 4 Accumulated Amortization	(7,422.00)	0.00	(7,422.00)
Total Accumulated Depreciation	(16,553.78)	(8,700.00)	(7,853.78)
Fixed Assets			

Report Criteria PHA: 07 Project: '002','098','099','097','096','095','003','004'
 Include UnApproved: False Include Zero Balance: False

New Smyrna Beach
Budgeted Income Statement
07-S8 New Smyrna Beach HA

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 202	6 Month(s) Ended September 30, 2025	Budget	Variance	Variance %
Administrative Contact Costs	07 096 4190.19 5		115.00	341.00	0.00	(341.00)	-100.00 %
Nontechnical Salaries	07 097 4110 5		19,467.17	107,906.63	48,126.60	(59,780.03)	-124.21 %
Staff Training	07 097 4140 5		0.00	149.50	918.00	768.50	83.71 %
OTHER ADM EXPENSES	07 097 4140.10 5		20.00	384.29	738.96	354.67	48.00 %
Travel	07 097 4150 5		0.00	308.19	0.00	(308.19)	-100.00 %
Accounting Fees	07 097 4170 5		350.30	1,751.50	0.00	(1,751.50)	-100.00 %
Audit Fees	07 097 4171 5		0.00	2,080.00	0.00	(2,080.00)	-100.00 %
Employee Benefits Cont - Admin	07 097 4182 5		1,560.44	13,126.74	3,831.66	(9,295.08)	-242.59 %
Employee Benefits Cont - Admin	07 097 4182.5 5		0.00	0.00	11,069.58	11,069.58	100.00 %
Postage	07 097 4190.03 5		0.00	501.22	0.00	(501.22)	-100.00 %
Inspection Cost	07 097 4190.09 5		0.00	0.00	249.96	249.96	100.00 %
Membership Dues and Fees	07 097 4190.12 5		286.52	429.52	199.98	(229.54)	-114.78 %
Telephone	07 097 4190.13 5		148.14	1,785.69	174.96	(1,610.73)	-920.63 %
COMP SERVICES	07 097 4190.16 5		1,936.69	8,942.23	1,249.98	(7,692.25)	-615.39 %
Forms & Office Supplies	07 097 4190.17 5		309.81	1,229.65	249.96	(979.69)	-391.94 %
Administrative Contact Costs	07 097 4190.19 5		291.00	1,996.00	2,499.96	503.96	20.16 %
Other Administrative Expense	07 098 4140.10 5		0.00	0.00	17.10	17.10	100.00 %
Inspection Cost	07 099 4190.09 5		0.00	0.00	17.10	17.10	100.00 %
Administrative Contact Costs	07 099 4190.19 5		35.00	170.00	0.00	(170.00)	-100.00 %
Total Administrative Expenses			43,187.92	271,031.99	242,446.74	(28,585.25)	-11.79 %
Tenant Services							
Tenant Expenses - FSS FORFEITURE	07 002 4230.3 5		0.00	903.00	0.00	(903.00)	-100.00 %
Total Tenant Services			0.00	903.00	0.00	(903.00)	-100.00 %
Utilities Expense							
Water	07 002 4310 5		27.24	149.10	58.38	(90.72)	-155.40 %
Electricity	07 002 4320 5		975.26	4,741.40	1,522.86	(3,218.54)	-211.35 %
Gas	07 002 4330 5		27.89	177.73	67.02	(110.71)	-165.19 %
Sewer	07 002 4390 5		42.42	215.22	77.46	(137.76)	-177.85 %
Garbage and Trash Collection	07 002 4431 5		202.41	1,214.46	361.92	(852.54)	-235.56 %
Water	07 097 4310 5		11.80	64.60	24.96	(39.64)	-158.81 %
Electricity	07 097 4320 5		422.61	2,054.61	999.96	(1,054.65)	-105.47 %
Gas	07 097 4330 5		12.09	77.00	24.96	(52.04)	-208.49 %
Sewer	07 097 4390 5		18.36	93.22	49.98	(43.24)	-86.51 %
Garbage and Trash Collection	07 097 4431 5		88.00	526.55	150.00	(376.55)	-251.03 %
Total Utilities Expense			1,828.08	9,313.89	3,337.50	(5,976.39)	-179.07 %
Operating Expenses							
Maintenance & Operations	07 002 4400 5		0.00	0.00	167.16	167.16	100.00 %
Labor	07 002 4410 5		3,607.63	16,099.89	8,149.86	(7,950.03)	-97.55 %
Contract Costs	07 002 4430 5		0.00	0.00	969.66	969.66	100.00 %
Contract Costs-Other	07 002 4430.13 5		253.48	1,379.21	0.00	(1,379.21)	-100.00 %
Contact Costs-Heating & Cooling Cont	07 002 4430.17 5		0.00	315.00	0.00	(315.00)	-100.00 %
Emp Benefit Cont - Maintenance	07 002 4433 5		271.59	1,218.89	0.00	(1,218.89)	-100.00 %
Contract Costs	07 097 4430 5		109.86	734.17	0.00	(734.17)	-100.00 %
Total Operating Expenses			4,242.56	19,747.16	9,286.68	(10,460.48)	-112.64 %
General Expenses							
Insurance - General Liability	07 002 4510.02 5		0.00	168.27	1,276.50	1,108.23	86.82 %
Insurance - Workman's Comp	07 002 4510.04 5		2,162.40	4,871.76	2,401.86	(2,469.90)	-102.83 %
Insurance - Fidelity Bond	07 002 4510.09 5		8.91	53.46	274.68	221.22	80.54 %
Insurance - Workman's Comp	07 097 4510.04 5		937.04	2,111.10	0.00	(2,111.10)	-100.00 %
Portable Admin Fees Paid-PO	07 098 4590.P 5		1,443.91	9,087.37	6,597.90	(2,489.47)	-37.73 %
Portability In HAP/UAP Payment	07 098 4590.PIE 5		2,455.00	2,455.00	0.00	(2,455.00)	-100.00 %
HAP RECEIVED - PORT IN	07 099 3690.85 5		1,051.00	4,203.00	0.00	(4,203.00)	-100.00 %
Portable Admin Fees Paid- PI	07 099 4590.P 5		(65.52)	(65.52)	0.00	65.52	100.00 %
Portability In HAP/UAP Payment	07 099 4590.PIE 5		4,359.00	26,926.00	16,216.26	(10,709.74)	-66.04 %
Total General Expenses			12,351.74	49,810.44	26,767.20	(23,043.24)	-86.09 %
General Expenses							
HAP Payments - Rent	07 002 4715.1 5		146,317.00	910,259.00	856,512.00	(53,747.00)	-6.28 %
LANDLORDS PAYMENTS UNIT DAM	07 002 4715.3 5		0.00	0.00	2,499.96	2,499.96	100.00 %
HAP Payments - FSS Escrow - Sec 8	07 002 4719 5		0.00	2,175.00	7,830.00	5,655.00	72.22 %
HAP Payments - Rent	07 004 4715.1 5		668.00	1,034.00	0.00	(1,034.00)	-100.00 %
HAP Payments PBV - Rent GLMS	07 095 4715.1 5		68,663.00	415,441.00	427,344.00	11,903.00	2.79 %
HAP Payments - Rent	07 096 4715.1 5		7,683.00	47,050.00	36,078.00	(10,972.00)	-30.41 %

Report Criteria PHA: 07 Project: '002','098','099','097','096','095','003','004'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True

New Smyrna Beach
Budgeted Income Statement
 07-S8 New Smyrna Beach HA

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended September 30, 202	6 Month(s) Ended September 30, 2025	Budget	Variance	Variance %
HAP Payments - Rent MSV		07 097 4715.1	5	106,037.00	614,220.00	600,000.00	(14,220.00)	-2.37 %
HAP Payments - Portability-PO		07 098 4715.P	5	28,641.90	193,841.09	134,944.08	(58,897.01)	-43.65 %
HAP Payments - Rent		07 099 4715.1	5	518.00	3,502.00	0.00	(3,502.00)	-100.00 %
Total General Expenses				358,527.90	2,187,522.09	2,065,208.04	(122,314.05)	-5.92 %
Total Operating Expenses				(418,036.20)	(2,529,922.57)	(2,347,046.16)	(182,876.41)	-7.79 %
Total Net Income (Loss)				32,102.47	81,798.40	8,473.74	73,324.66	906.64 %

Report Criteria PHA: 07 Project: '002','098','099','097','096','095','003','004'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True

NARRATIVE FOR THE 6TH MONTHS ENDED SEPTEMBER 2025

REVENUE AND EXPENSE STATEMENTS

05-OPEN MARKET PROGRAM

Total Operating Revenue-	\$ 61,918.82
Total Operating Expenses-	<u>(45,930.78)</u>
Total Net income/(loss)	<u>\$ 15,988.04</u>

Bank Balance: \$ 291,146.05

NEW SMYRNA BEACH FL HOUSING AUTHORITY
MARKET RENT PROGRAM -05
Financial Statements
For Period Ending: 9/30/2025

Prepared By: Lindsey Software Systems, an MRI Company
Fee Accountant
P.O. Box 3870, 600 East Capitol Ave., Little Rock, AR 72202

Lisa English, Sr. Acct V
Telephone: 501-537-2467 E-mail: lisa.english@mrisoftware.com

Brandon Holley, Senior Manager
Telephone: 518-633-1734
E-mail: brandon.holley@mrisoftware.com

New Smyrna Beach
Balance Sheet - FDS Level
 05-OM New Smyrna Beach HA
 Market Rent
 As of Date: 9/30/2025

Assets		
Cash & Cash Equivalents		
Cash Unrestricted	291,146.05	
Total Cash & Cash Equivalents		291,146.05
Accounts Receivables		
Accounts Receivable - Fraud Recovery	1,027.45	
Accounts Receivable - Tenants	1,119.15	
Allowance for Doubt Accounts - Tenant	(377.76)	
Inter Program Due From	(36.32)	
Other Assets - AR	1,683.74	
Total Accounts Receivables		3,416.26
Prepays		
Prepaid Expenses and Other Assets	6,309.29	
Total Prepays		6,309.29
Inventory		
Inventory	6,435.59	
Total Inventory		6,435.59
Other Long-term Assets		
Other Non Current Assets	438.00	
Total Other Long-term Assets		438.00
Accumulated Depreciation		
Accumulated Depreciation	(860,506.93)	
Total Accumulated Depreciation		(860,506.93)
Fixed Assets		
Land	41,444.72	
Site Improvements	726,908.83	
Buildings	697,462.95	
Total Fixed Assets		1,465,816.50
Total Assets		913,054.76
Liabilities		
Accounts Payable		
Accounts Payable	438.15	
Accounts Payable - HUD	4.67	
Accrued Wages / Payroll Taxes Payable	(346.23)	
Inter Program Due To	22,544.83	
Tenant Security Deposit	9,317.00	
Total Accounts Payable		31,958.42
Other current Liabilities		
Accrued Compensated Absences - Current	259.47	
Total Other current Liabilities		259.47
Other Long-Term Liabilities		
Accrued Compensated Absences - Long Term	2,335.26	
Total Other Long-Term Liabilities		2,335.26
Total Liabilities		34,553.15
Owner's Equity		
Retained Earnings		
Unrestricted Net Assets	862,513.57	
Total Retained Earnings		862,513.57
Net Income (Loss)		15,988.04
Total Owner's Equity		878,501.61
Total Liabilities and Owner's Equity		913,054.76

New Smyrna Beach
Comparative Balance Sheet
05-OM New Smyrna Beach HA
Market Rent
As of Date: 9/30/2025

	9/30/2025	9/30/2024	Variance
Assets			
Cash & Cash Equivalents			
05 001 1111.11 0 General Fund #6169	290,646.05	295,233.17	(4,587.12)
05 001 1117 0 Petty Cash	500.00	500.00	0.00
Total Cash & Cash Equivalents	291,146.05	295,733.17	(4,587.12)
Accounts Receivables			
05 001 1122.11 0 Accounts Receivable - Formal Agreem	1,027.45	306.50	720.95
05 001 1122 0 Accounts Receivable - Tenants	1,119.15	2,956.89	(1,837.74)
05 001 1122.1 0 Accounts Receivable - Allowance for	(377.76)	(135.03)	(242.73)
05 001 1129.001 0 Intercompany Receivable 01(001)	(661.58)	0.00	(661.58)
05 001 1129.1 0 DUE FROM PH-01	161.64	0.00	161.64
05 001 1129.2 0 DUE FROM DC-04	444.00	558.00	(114.00)
05 001 1129.3 0 DUE FROM HCV (SEC8-07)	19.62	0.00	19.62
05 001 1690.1 0 Clearing A/C - Cash Receipts	1,683.74	(4,151.00)	5,834.74
Total Accounts Receivables	3,416.26	(464.64)	3,880.90
Prepays			
05 001 1211 0 Prepaid Insurance	6,120.68	6,645.26	(524.58)
05 001 1211.1 0 Prepaid Services	188.61	0.00	188.61
Total Prepays	6,309.29	6,645.26	(335.97)
Inventory			
05 001 1260 0 Deferred Charges - Materials Invent	6,618.85	5,427.53	1,191.32
05 001 1260.1 0 Allowance for Obsolete Inventory	(183.26)	(204.56)	21.30
05 001 1260.2 0 DEFERRED INCOME-CITY FOOD GRANT	0.00	(901.89)	901.89
Total Inventory	6,435.59	4,321.08	2,114.51
Other Long-term Assets			
05 001 1290 0 Deferred Charges - Other	438.00	0.00	438.00
Total Other Long-term Assets	438.00	0.00	438.00
Accumulated Depreciation			
05 001 1400.5 4 Accumulated Depreciation	(860,506.93)	(792,008.56)	(68,498.37)
Total Accumulated Depreciation	(860,506.93)	(792,008.56)	(68,498.37)
Fixed Assets			
05 001 1440 4 Land	41,444.72	41,444.72	0.00
05 001 1450 4 Site Improvements	726,908.83	726,908.83	0.00
05 001 1460 4 Dwelling Structures	697,462.95	697,462.95	0.00
Total Fixed Assets	1,465,816.50	1,465,816.50	0.00
Total Assets	913,054.76	980,042.81	(66,988.05)
Liabilities			
Accounts Payable			
05 001 2111 0 Accounts Payable - Vendors	438.15	5,953.90	(5,515.75)
05 001 2118 0 Accounts Payable - HUD	4.67	0.00	4.67
05 001 2117.4 0 HEALTH INS PAYABLE	(335.60)	0.00	(335.60)
05 001 2117.7 0 RETIREMENT	0.00	9.30	(9.30)
05 001 2117.8 0 VISION	0.36	0.00	0.36
05 001 2117.9 0 Other Payroll Withholdings	(10.99)	0.00	(10.99)
05 001 2132 0 ACCRUED WAGE/PAYROLL TAX PAYABLE	0.00	513.78	(513.78)
05 001 2119.2 0 DUE TO DEV CORP 04-DC	394.00	4.00	390.00
05 001 2119.3 0 DUE TO HCV (Sec8 -07)	65.72	7.35	58.37
05 001 2119.4 0 DUE TO PH (PH-01)	22,085.11	44,578.22	(22,493.11)
05 001 2114 0 Tenant Security Deposits	9,317.00	10,719.00	(1,402.00)
Total Accounts Payable	31,958.42	61,785.55	(29,827.13)
Other current Liabilities			

Report Criteria PHA: 05 Project: '001'
Include UnApproved: False Include Zero Balance: False

New Smyrna Beach
Income Statement - FDS Level
05-OM New Smyrna Beach HA
Market Rent

Fiscal Year End Date: 3/31/2026		6 Month(s) Ended September 30, 2025	
Operating Revenues			
Operating Income			
Net Tenant Rental Revenue	50,795.00		
Tenant Revenue - Other - Operating	1,053.78		
Total Operating Income			51,848.78
Other Income			
Investment Income - Unrestricted - Operating	24.00		
Other Misc Income	6,046.04		
Total Other Income			6,070.04
Other Receipts			
Other Government Funds	4,000.00		
Total Other Receipts			4,000.00
Total Operating Revenues			61,918.82
Operating Expenses			
Administrative Expenses			
Administrative Salaries	5,318.54		
Legal Expense	1,333.46		
Staff Training	1,706.20		
Travel	94.30		
Accounting Fees	134.75		
Audit Fees	160.00		
Employee Benefit Contributions - Admin	760.66		
Advertising and Marketing	183.75		
Membership Dues and Fees	145.96		
Telephone/Cell Phone/Internet	208.77		
Forms and Office Supplies	557.44		
Postage and Misc. Sundry	3.12		
Administrative Contracts	726.69		
Total Administrative Expenses			11,333.64
Tenant Services			
Tenant Services - Contract Costs	3,595.73		
Total Tenant Services			3,595.73
Utilities Expense			
Water	331.47		
Electricity	1,295.97		
Gas Utility	4.53		
Sewer	435.24		
Total Utilities Expense			2,067.21
Operating Expenses			
Ordinary Maintenance Labor	2,126.52		
Ordinary Maintenance Materials	4,206.61		
Ordinary Maintenance Contracts	17,087.59		
Total Operating Expenses			23,420.72
General Expenses			
Insurance	5,513.48		
Total General Expenses			5,513.48
Total Operating Expenses			(45,930.78)
Net Income (Loss)			15,988.04

New Smyrna Beach
Comparative Balance Sheet
05-OM New Smyrna Beach HA
Market Rent
As of Date: 9/30/2025

	9/30/2025	9/30/2024	Variance
05 001 2135.1 0 Accrued Comp Absences - Short Term	259.47	820.51	(561.04)
Total Other current Liabilities	259.47	820.51	(561.04)
Other Long-Term Liabilities			
05 001 2135.2 0 Accrued Comp Absences - Long Term	2,335.26	7,384.56	(5,049.30)
Total Other Long-Term Liabilities	2,335.26	7,384.56	(5,049.30)
Total Liabilities	34,553.15	69,990.62	(35,437.47)
Owner's Equity			
Retained Earnings			
05 001 2841 0 Net Assets - Unrestricted	862,513.57	920,617.20	(58,103.63)
Total Retained Earnings	862,513.57	920,617.20	(58,103.63)
Net Income (Loss)	15,988.04	(10,565.01)	26,553.05
Total Owner's Equity	878,501.61	910,052.19	(31,550.58)
Total Liabilities and Owner's Equity	913,054.76	980,042.81	(66,988.05)
			0.00

New Smyrna Beach
Budgeted Income Statement
 05-OM New Smyrna Beach HA
 Market Rent
 U/M Month: 10 - U/M YTD: 60 - U/M Year: 120

Fiscal Year End Date: 3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Budget P.U.M	Variance
Operating Income								
Dwelling Rent	05 001 3110	5	7,463.00	746.30	50,795.00	846.58	84,237.45	701.98 (33,442.45)
Excess Utilities	05 001 3120	5	0.00	0.00	361.40	6.02	0.00	0.00 361.40
Other Income - Tenant	05 001 3690	5	200.00	20.00	692.38	11.54	2,500.00	20.83 (1,807.62)
Total Operating Income			7,663.00	766.30	51,848.78	864.15	86,737.45	722.81 (34,888.67)
Other Income								
Investment Income - Unrestricted	05 001 3610	5	4.73	0.47	24.00	0.40	115.22	0.96 (91.22)
Other Misc. Revenue-Donations/Grants	05 001 3690.0	5	0.00	0.00	2,500.00	41.67	0.00	0.00 2,500.00
Other Income - Misc Other Revenue	05 001 3690.1	5	0.00	0.00	3,446.04	57.43	0.00	0.00 3,446.04
Donations	05 001 8029.4	5	0.00	0.00	100.00	1.67	0.00	0.00 100.00
Total Other Income			4.73	0.47	6,070.04	101.17	115.22	0.96 5,954.82
Other Receipts								
HOMELESS & DISADVANTAGE GRANT	05 001 8020.2	5	0.00	0.00	4,000.00	66.67	13,000.00	108.33 (9,000.00)
CFP Grant Received - Current Year	05 001 8029.2	0	0.00	0.00	0.00	0.00	3,000.00	25.00 (3,000.00)
Total Other Receipts			0.00	0.00	4,000.00	66.67	16,000.00	133.33 (12,000.00)
Total Operating Revenues			7,667.73	766.77	61,918.82	1,031.98	102,852.67	857.11 (40,933.85)
Administrative Expenses								
Nontechnical Salaries	05 001 4110	5	1,006.18	100.62	5,318.54	88.64	3,895.42	32.46 (1,423.12)
Legal Expense	05 001 4130	5	0.00	0.00	1,333.46	22.22	1,050.00	8.75 (283.46)
Staff Training	05 001 4140	5	0.00	0.00	168.20	2.80	100.00	0.83 (68.20)
Other Admin Expense	05 001 4140.10	5	67.50	6.75	1,538.00	25.63	4,000.00	33.33 2,462.00
Travel	05 001 4150	5	0.00	0.00	94.30	1.57	500.00	4.17 405.70
Accounting Fees	05 001 4170	5	26.95	2.70	134.75	2.25	2,000.00	16.67 1,865.25
Audit Fees	05 001 4171	5	0.00	0.00	160.00	2.67	300.00	2.50 140.00
Employee Benefits Cont - Admin	05 001 4182	5	81.93	8.19	760.66	12.68	340.58	2.84 (420.08)
Employee Benefits Cont-Admin Health/Life	05 001 4182.5	5	0.00	0.00	0.00	0.00	1,714.73	14.29 1,714.73
Postage	05 001 4190.03	5	0.00	0.00	3.12	0.05	100.00	0.83 96.88
COMPUTER SERVICES/WEB SITE	05 001 4190.07	5	0.00	0.00	0.00	0.00	500.00	4.17 500.00
Advertising and Marketing	05 001 4190.08	5	0.00	0.00	183.75	3.06	0.00	0.00 (183.75)
Inspection Cost	05 001 4190.09	5	0.00	0.00	0.00	0.00	100.00	0.83 100.00
Membership Dues and Fees	05 001 4190.12	5	134.96	13.50	145.96	2.43	500.00	4.17 354.04
Telephone	05 001 4190.13	5	32.95	3.30	208.77	3.48	230.00	1.92 21.23
Coll Agent Fees and Court Costs	05 001 4190.15	5	0.00	0.00	0.00	0.00	200.00	1.67 200.00
computer services/website	05 001 4190.16	5	148.98	14.90	656.69	10.94	1,000.00	8.33 343.31

Report Criteria PHA: 05 Project: '001'

Include Unapproved: False

Include Zero Balance: False

Include Full Year Budget: True

Show Variance Percentage: False

New Smyrna Beach
Budgeted Income Statement
 05-OM New Smyrna Beach HA

Market Rent

U/M Month: 10 - U/M YTD: 60 - U/M Year: 120

Fiscal Year End Date: 3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Budget P.U.M	Variance
Forms & Office Supplies	05 001 4190.17	5	375.27	37.53	557.44	9.29	200.00	1.67
Other Sundry Expense	05 001 4190.18	5	0.00	0.00	0.00	0.00	100.00	0.83
Administrative Contract Costs	05 001 4190.19	5	70.00	7.00	70.00	1.17	500.00	4.17
Total Administrative Expenses			1,944.72	194.47	11,333.64	188.89	17,330.73	144.42
Tenant Services								5,997.09
Ten Services - Recreation Pubs Other	05 001 4220	5	0.00	0.00	0.00	0.00	1,000.00	8.33
Tenant Services - Other	05 001 4230.2	5	0.00	0.00	803.34	13.39	1,000.00	8.33
FOOD GRANT CITY	05 001 4230.3	5	0.00	0.00	2,792.39	46.54	13,000.00	108.33
Total Tenant Services			0.00	0.00	3,595.73	59.93	15,000.00	125.00
Utilities Expense								11,404.27
Water	05 001 4310	5	35.97	3.60	331.47	5.52	454.73	3.79
Electricity	05 001 4320	5	162.15	16.22	1,295.97	21.60	1,998.02	16.65
Gas	05 001 4330	5	0.93	0.09	4.53	0.08	3.58	0.03
Sewer	05 001 4390	5	43.68	4.37	435.24	7.25	632.45	5.27
Total Utilities Expense			242.73	24.27	2,067.21	34.45	3,088.78	25.74
Operating Expenses								1,021.57
Labor	05 001 4410	5	0.00	0.00	2,126.52	35.44	18,414.02	153.45
Materials	05 001 4420	5	116.88	11.69	4,206.61	70.11	1,000.00	8.33
New Appliances	05 001 4420.1	5	0.00	0.00	0.00	0.00	2,000.00	16.67
Contract Costs	05 001 4430	5	2,750.00	275.00	8,425.00	140.42	15,000.00	125.00
Contract Costs-Extermination	05 001 4430.01	5	100.00	10.00	600.00	10.00	2,319.43	19.33
Contract Costs-Other Repairs	05 001 4430.03	5	0.00	0.00	0.00	0.00	582.86	4.86
Contract Costs-Truck fuel	05 001 4430.07	5	32.20	3.22	193.22	3.22	250.00	2.08
Contract Costs-Auto/Truck Allowance	05 001 4430.08	5	0.00	0.00	0.00	0.00	250.00	2.08
Contract Costs-Cleaning Units	05 001 4430.1	5	0.00	0.00	125.00	2.08	0.00	0.00
Contract Costs-Other	05 001 4430.13	5	588.46	58.85	1,837.69	30.63	0.00	0.00
Contract Costs-Interior Painting	05 001 4430.14	5	0.00	0.00	2,750.00	45.83	0.00	0.00
Contract Costs-Heating & Cooling Contract	05 001 4430.17	5	290.00	29.00	495.50	8.26	1,542.86	12.86
Contract Costs-Landscape & Ground	05 001 4430.19	5	0.00	0.00	0.00	0.00	4,000.00	33.33
Contract Costs-Electrical Contracts	05 001 4430.21	5	0.00	0.00	0.00	0.00	2,000.00	16.67
Contract Costs-Plumbing Contracts	05 001 4430.22	5	800.00	80.00	800.00	13.33	2,000.00	16.67
Garbage and Trash Collection	05 001 4431	5	387.69	38.77	1,265.79	21.10	705.84	5.88
Emp Benefit Cont - Maintenance	05 001 4433	5	19.63	1.96	595.39	9.92	1,626.53	13.55
Emp Benefit Cont-Maintenance Health/Life	05 001 4433.5	5	0.00	0.00	0.00	0.00	72.07	0.60
Total Operating Expenses			5,084.86	508.49	23,420.72	390.35	51,763.61	431.36
General Expenses								28,342.89
Insurance -Property (Fire & EC)	05 001 4510.01	5	798.45	79.85	4,907.45	81.79	10,589.01	88.24
								5,681.56

Report Criteria PHA: 05 Project: '001' Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: False
 Include Unapproved: False

New Smyrna Beach
Budgeted Income Statement
05-OM New Smyrna Beach HA
Market Rent
U/M Month: 10 - U/M YTD: 60 - U/M Year: 120

Fiscal Year End Date: 3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Budget P.U.M	Variance
Insurance - General Liability	05 001 4510.02 5	74.41	7.44	426.35	7.11	164.26	1.37	(262.09)
Insurance - Workman's Comp	05 001 4510.04 5	72.08	7.21	162.40	2.71	537.97	4.48	375.57
Insurance - Fidelity Bond	05 001 4510.09 5	2.88	0.29	17.28	0.29	81.43	0.68	64.15
Total General Expenses		947.82	94.78	5,513.48	91.89	11,372.67	94.77	5,859.19
Other Expenses								
HURRICANE EXPENSES - MITLON	05 001 4230.20 5	0.00	0.00	0.00	0.00	1,000.00	8.33	1,000.00
Total Other Expenses		0.00	0.00	0.00	0.00	1,000.00	8.33	1,000.00
Total Operating Expenses		(8,220.13)	(822.01)	(45,930.78)	(765.51)	(99,555.79)	(829.63)	53,625.01
Total Net Income (Loss)		(552.40)	(55.28)	15,988.04	266.47	3,296.88	27.48	12,691.16

Report Criteria PHA: 05 Project: '001'
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: False

New Smyrna Beach
Comparative Income Statement
05-OM New Smyrna Beach HA
Market Rent

					Start: 04/01/2025	Start: 04/01/2024		
					End: 09/30/2025	End: 09/30/2024	Variance	Variance %
Operating Revenues								
Operating Income								
Dwelling Rent	05	001	3110	5	50,795.00	44,377.40	6,417.60	14.46 %
Excess Utilities	05	001	3120	5	361.40	0.00	361.40	0.00 %
Other Income - Tenant	05	001	3690	5	692.38	2,200.00	(1,507.62)	-68.53 %
Total Operating Income					51,848.78	46,577.40	5,271.38	11.32 %
Other Income								
Investment Income - Unrestrict	05	001	3610	5	24.00	59.82	(35.82)	-59.88 %
Other Misc. Revenue-Donations/	05	001	3690.0	5	2,500.00	0.00	2,500.00	0.00 %
Other Income - Misc Other Reve	05	001	3690.1	5	3,446.04	0.00	3,446.04	0.00 %
Donations	05	001	8029.4	5	100.00	0.00	100.00	0.00 %
Total Other Income					6,070.04	59.82	6,010.22	10047.17 %
Other Receipts								
HOMELESS & DISADVANTAGE GRAI	05	001	8020.2	5	4,000.00	2,200.00	1,800.00	81.82 %
Total Other Receipts					4,000.00	2,200.00	1,800.00	81.82 %
Total Operating Revenues					61,918.82	48,837.22	13,081.60	26.79 %
Operating Expenses								
Administrative Expenses								
Nontechnical Salaries	05	001	4110	5	5,318.54	8,035.91	2,717.37	33.82 %
Legal Expense	05	001	4130	5	1,333.46	74.40	(1,259.06)	-1692.28 %
Staff Training	05	001	4140	5	168.20	7.78	(160.42)	-2061.95 %
Other Admin Expense	05	001	4140.10	5	1,538.00	2,018.60	480.60	23.81 %
Travel	05	001	4150	5	94.30	0.00	(94.30)	0.00 %
Accounting Fees	05	001	4170	5	134.75	1,533.97	1,399.22	91.22 %
Audit Fees	05	001	4171	5	160.00	160.00	0.00	0.00 %
Employee Benefits Cont - Admin	05	001	4182	5	760.66	593.07	(167.59)	-28.26 %
Employee Benefits Cont-Admin H	05	001	4182.5	5	0.00	1,260.59	1,260.59	100.00 %
Postage	05	001	4190.03	5	3.12	0.00	(3.12)	0.00 %
Advertising and Marketing	05	001	4190.08	5	183.75	0.00	(183.75)	0.00 %
Inspection Cost	05	001	4190.09	5	0.00	35.00	35.00	100.00 %
Membership Dues and Fees	05	001	4190.12	5	145.96	157.50	11.54	7.33 %
Telephone	05	001	4190.13	5	208.77	276.65	67.88	24.54 %
computer services/website	05	001	4190.16	5	656.69	920.70	264.01	28.67 %
Forms & Office Supplies	05	001	4190.17	5	557.44	129.61	(427.83)	-330.09 %
Other Sundry Expense	05	001	4190.18	5	0.00	131.06	131.06	100.00 %
Administrative Contract Costs	05	001	4190.19	5	70.00	150.49	80.49	53.49 %
Total Administrative Expenses					11,333.64	15,485.33	4,151.69	26.81 %
Tenant Services								
Ten Services - Recreation Pubs	05	001	4220	5	0.00	526.75	526.75	100.00 %
Tenant Services - Other	05	001	4230.2	5	803.34	544.00	(259.34)	-47.67 %
FOOD GRANT CITY	05	001	4230.3	5	2,792.39	1,928.61	(863.78)	-44.79 %
Total Tenant Services					3,595.73	2,999.36	(596.37)	-19.88 %
Utilities Expense								
Water	05	001	4310	5	331.47	184.98	(146.49)	-79.19 %
Electricity	05	001	4320	5	1,295.97	901.07	(394.90)	-43.83 %
Gas	05	001	4330	5	4.53	1.21	(3.32)	-274.38 %
Sewer	05	001	4390	5	435.24	255.63	(179.61)	-70.26 %
Total Utilities Expense					2,067.21	1,342.89	(724.32)	-53.94 %
Operating Expenses								
Labor	05	001	4410	5	2,126.52	15,500.83	13,374.31	86.28 %
Materials	05	001	4420	5	4,206.61	906.63	(3,299.98)	-363.98 %
Contract Costs	05	001	4430	5	8,425.00	8,647.92	222.92	2.58 %

Report Criteria PHA: 05 Project: '001'

Include Unapproved: False Include Zero Balance: False

New Smyrna Beach
Comparative Income Statement
 05-OM New Smyrna Beach HA
 Market Rent

					Start: 04/01/2025	Start: 04/01/2024		
					End: 09/30/2025	End: 09/30/2024	Variance	Variance %
Contract Cots-Extermination	05 001 4430.01	5			600.00	1,253.00	653.00	52.11 %
Contract Costs-Other Repairs	05 001 4430.03	5			0.00	340.00	340.00	100.00 %
Contract Costs-Truck fuel	05 001 4430.07	5			193.22	126.26	(66.96)	-53.03 %
Contract Costs-Cleaning Units	05 001 4430.1	5			125.00	0.00	(125.00)	0.00 %
Contract Costs-Other	05 001 4430.13	5			1,837.69	0.00	(1,837.69)	0.00 %
Contract Costs-Interior Painti	05 001 4430.14	5			2,750.00	0.00	(2,750.00)	0.00 %
Contact Costs-Heating & Coolin	05 001 4430.17	5			495.50	900.00	404.50	44.94 %
Contract Costs-Landscape & Gro	05 001 4430.19	5			0.00	3,537.50	3,537.50	100.00 %
Contact Costs-Plumbing Contrac	05 001 4430.22	5			800.00	0.00	(800.00)	0.00 %
Garbage and Trash Collection	05 001 4431	5			1,265.79	295.15	(970.64)	-328.86 %
Emp Benefit Cont - Maintenance	05 001 4433	5			595.39	1,241.82	646.43	52.06 %
Emp Benefit Cont-Maintenance H	05 001 4433.5	5			0.00	1,138.45	1,138.45	100.00 %
Total Operating Expenses					23,420.72	33,887.56	10,466.84	30.89 %
General Expenses								
Insurance -Property (Fire & EC	05 001 4510.01	5			4,907.45	5,261.72	354.27	6.73 %
Insurance - General Liability	05 001 4510.02	5			426.35	68.68	(357.67)	-520.78 %
Insurance - Workman's Comp	05 001 4510.04	5			162.40	312.65	150.25	48.06 %
Insurance - Fidelity Bond	05 001 4510.09	5			17.28	44.04	26.76	60.76 %
Total General Expenses					5,513.48	5,687.09	173.61	3.05 %
Total Operating Expenses					(45,930.78)	(59,402.23)	13,471.45	-22.68 %
Net Income (Loss)					15,988.04	(10,565.01)	26,553.05	-251.08 %

NARRATIVE FOR THE 6TH MONTHS ENDED SEPTEMBER 2025

REVENUE AND EXPENSE STATEMENTS

04-DEVELOPMENT CORPORATION

Total Operating Revenue-	\$ 87,676.33
Total Operating Expenses-	<u>(42,686.22)</u>
Total Net income/(loss)	<u>\$ 44,990.11</u>
Bank Balance:	<u>\$ 212,262.45</u>

NARRATIVE FOR THE 6TH MONTHS ENDED SEPTEMBER 2025

REVENUE AND EXPENSE STATEMENTS

04-DEVELOPMENT CORPORATION

Total Operating Revenue-	\$ 87,676.33
Total Operating Expenses-	<u>(42,686.22)</u>
Total Net income/(loss)	<u>\$ 44,990.11</u>
Bank Balance:	<u>\$ 212,262.45</u>

NEW SMYRNA BEACH FL HOUSING AUTHORITY
HOUSING DEVELOPMENT PROGRAM -04
Financial Statements
For Period Ending: 9/30/2025

Prepared By: Lindsey Software Systems, an MRI Company
Fee Accountant
P.O. Box 3870, 600 East Capitol Ave., Little Rock, AR 72202

Lisa English, Sr. Acct V
Telephone: 501-537-2467 E-mail: lisa.english@mrsoftware.com

Brandon Holley, Senior Manager
Telephone: 518-633-1734
E-mail: brandon.holley@mrsoftware.com

New Smyrna Beach
Balance Sheet - FDS Level
 04 - NSBHDC
 NSBHDC
 As of Date: 9/30/2025

Assets		
Cash & Cash Equivalents		
Cash Unrestricted	212,081.45	
Restricted Cash	181.00	
Total Cash & Cash Equivalents		212,262.45
Accounts Receivables		
Accounts Receivable - Fraud Recovery	1,480.51	
Accounts Receivable - Tenants	5,638.76	
Allowance for Doubt Accounts - Tenant	(2,218.06)	
Inter Program Due From	17,102.75	
Other Assets - AR	1,694.00	
Total Accounts Receivables		23,697.96
Prepays		
Prepaid Expenses and Other Assets	10,427.71	
Total Prepays		10,427.71
Inventory		
Inventory	7,006.67	
Total Inventory		7,006.67
Accumulated Depreciation		
Accumulated Depreciation	(295,978.72)	
Total Accumulated Depreciation		(295,978.72)
Fixed Assets		
Land	145,248.53	
Buildings	1,988,707.84	
Total Fixed Assets		2,133,956.37
Total Assets		2,091,372.44
Liabilities		
Accounts Payable		
Accounts Payable	1,843.01	
Accrued Wages / Payroll Taxes Payable	(346.23)	
Inter Program Due To	16,502.91	
Tenant Security Deposit	11,858.00	
Total Accounts Payable		29,857.69
Other current Liabilities		
Accrued Compensated Absences - Current	294.20	
Other Current Liabilities - Long Term	17,250.00	
Total Other current Liabilities		17,544.20
Other Long-Term Liabilities		
Accrued Compensated Absences - Long Term	2,647.78	
Other Long Term Liabilities	229,437.50	
Total Other Long-Term Liabilities		232,085.28
Total Liabilities		279,487.17
Owner's Equity		
Retained Earnings		
Unrestricted Net Assets	1,766,895.16	
Total Retained Earnings		1,766,895.16
Net Income (Loss)		44,990.11
Total Owner's Equity		1,811,885.27
Total Liabilities and Owner's Equity		2,091,372.44

New Smyrna Beach
Comparative Balance Sheet
04 - NSBHDC
NSBHDC
As of Date: 9/30/2025

			9/30/2025	9/30/2024	Variance
Assets					
Cash & Cash Equivalents					
04 001 1111.11	0	General Fund #4606	211,881.45	103,266.16	108,615.29
04 001 1117	0	Petty Cash	200.00	200.00	0.00
04 001 1114	0	Security Deposits	181.00	0.00	181.00
Total Cash & Cash Equivalents			212,262.45	103,466.16	108,796.29
Accounts Receivables					
04 001 1122.11	0	Accounts Receivable - Formal Agreem	1,480.51	2,468.00	(987.49)
04 001 1122	0	Accounts Receivable - Tenants	5,638.76	1,622.00	4,016.76
04 001 1122.1	0	Accounts Receivable - Allowance for	(350.06)	(670.31)	320.25
04 001 1122.12	0	Doubtful Allowance - Formal Agreeme	(1,868.00)	0.00	(1,868.00)
04 001 1129.001	0	Intercompany Receivables 01(001)	(661.58)	0.00	(661.58)
04 001 1129.06	0	Intercompany Receivable-Due From Li	8,598.66	8,598.66	0.00
04 001 1129.08	0	Intercompany Receivable-Due From HD	0.00	9,976.98	(9,976.98)
04 001 1129.09	0	Intercompany Receivable-Due From WS	8,771.67	8,771.67	0.00
04 001 1129.4	0	DUE FROM MANA (OM-05)	394.00	104.00	290.00
04 001 1690.1	0	Clearing A/C - Cash Receipts	1,694.00	(3,185.50)	4,879.50
Total Accounts Receivables			23,697.96	27,685.50	(3,987.54)
Prepays					
04 001 1211	0	Prepaid Insurance	8,801.60	9,164.04	(362.44)
04 001 1211.1	0	Prepaid Services	188.61	0.00	188.61
04 001 1211.2	0	Prepaid Mortgage	1,437.50	1,437.50	0.00
Total Prepays			10,427.71	10,601.54	(173.83)
Inventory					
04 001 1260	0	Deferred Charges - Materials Invent	7,299.88	8,214.87	(914.99)
04 001 1260.1	0	Allowance for Obsolete Inventory	(293.21)	(315.99)	22.78
Total Inventory			7,006.67	7,898.88	(892.21)
Accumulated Depreciation					
04 001 1400.5	4	Accumulated Depreciation	(295,978.72)	(215,838.88)	(80,139.84)
Total Accumulated Depreciation			(295,978.72)	(215,838.88)	(80,139.84)
Fixed Assets					
04 001 1440	4	Land	145,248.53	145,248.53	0.00
04 001 1460	4	Dwelling Structures	1,988,707.84	1,988,707.84	0.00
Total Fixed Assets			2,133,956.37	2,133,956.37	0.00
Total Assets			2,091,372.44	2,067,769.57	23,602.87
Liabilities					
Accounts Payable					
04 001 2111	0	Accounts Payable - Vendors	1,843.01	649.49	1,193.52
04 001 2117.4	0	Health	(335.60)	0.00	(335.60)
04 001 2117.7	0	RETIREMENT	0.00	9.32	(9.32)
04 001 2117.8	0	Vision	0.36	0.00	0.36
04 001 2117.9	0	Other Payroll Withholdings	(10.99)	0.00	(10.99)
04 001 2119.1	0	DUE TO OM-05	1,083.60	558.00	525.60
04 001 2119.3	0	DUE TO PH-01	15,403.20	6,780.44	8,622.76
04 001 2119.4	0	DUE TO HCV (SEC8-07)	16.11	4,275.99	(4,259.88)
04 001 2114	0	Tenant Security Deposits	11,858.00	13,582.00	(1,724.00)
Total Accounts Payable			29,857.69	25,855.24	4,002.45
Other current Liabilities					
04 001 2135.1	0	Accrued Comp Absences - Short Term	294.20	0.00	294.20
04 001 2130.2	0	Current Portion of Long Term Debt	17,250.00	0.00	17,250.00
04 001 2700.1	4	Julia note	0.00	(437.50)	437.50
04 001 2700.2	4	Washington note	0.00	(750.00)	750.00

Report Criteria PHA: 04 Project: '001'
Include UnApproved: False Include Zero Balance: False

New Smyrna Beach
Comparative Balance Sheet
 04 - NSBHDC
 NSBHDC
 As of Date: 9/30/2025

		9/30/2025	9/30/2024	Variance
04 001 2700.3	4 MORTGAGE-19 PINE BROOK	0.00	(1,250.00)	1,250.00
Total Other current Liabilities		17,544.20	(2,437.50)	19,981.70
Other Long-Term Liabilities				
04 001 2135.2	0 Accrued Comp Absences - Long Term	2,647.78	0.00	2,647.78
04 001 2700.1	0 Julia note	59,937.50	70,875.00	(10,937.50)
04 001 2700.2	0 Washington note	51,375.00	61,125.00	(9,750.00)
04 001 2700.3	0 Mortgage - 19 Pine Brook	118,125.00	134,375.00	(16,250.00)
Total Other Long-Term Liabilities		232,085.28	266,375.00	(34,289.72)
Total Liabilities		279,487.17	289,792.74	(10,305.57)
Owner's Equity				
Retained Earnings				
04 001 2841	0 Net Assets - Unrestricted	1,766,895.16	1,744,222.20	22,672.96
Total Retained Earnings		1,766,895.16	1,744,222.20	22,672.96
Net Income (Loss)		44,990.11	33,754.63	11,235.48
Total Owner's Equity		1,811,885.27	1,777,976.83	33,908.44
Total Liabilities and Owner's Equity		2,091,372.44	2,067,769.57	23,602.87
				0.00

New Smyrna Beach
Income Statement
04 - NSBHDC
NSBHDC

Fiscal Year End Date: 3/31/2026		6 Month(s) Ended September 30, 2025	
Operating Revenues			
Operating Income			
Net Tenant Rental Revenue	79,019.68		
Tenant Revenue - Other - Operating	3,672.39		
Total Operating Income			82,692.07
Other Income			
Investment Income - Unrestricted - Operating	17.06		
Restricted Interest Income	3.10		
Other Misc Income	4,964.10		
Total Other Income			4,984.26
Total Operating Revenues			87,676.33
Operating Expenses			
Administrative Expenses			
Administrative Salaries	5,318.54		
Legal Expense	60.00		
Staff Training	247.03		
Travel	104.38		
Accounting Fees	134.75		
Audit Fees	160.00		
Employee Benefit Contributions - Admin	758.71		
Membership Dues and Fees	162.10		
Telephone/Cell Phone/Internet	197.54		
Forms and Office Supplies	277.45		
Postage and Misc. Sundry	74.00		
Administrative Contracts	176.00		
Administrative Expenses - Other	656.69		
Total Administrative Expenses			8,327.19
Utilities Expense			
Water	523.88		
Electricity	1,164.40		
Gas Utility	4.53		
Sewer	1,025.78		
Total Utilities Expense			2,718.59
Operating Expenses			
Ordinary Maintenance Labor	2,430.30		
Ordinary Maintenance Materials	1,414.47		
Ordinary Maintenance Contracts	19,537.28		
Total Operating Expenses			23,382.05
General Expenses			
Insurance	7,758.39		
Other General Expense	500.00		
Total General Expenses			8,258.39
Total Operating Expenses			(42,686.22)
Net Income (Loss)			44,990.11

**New Smyrna Beach
Budgeted Income Statement**

04 - NSBHDC

NSBHDC

U/M Month: 11 - U/M YTD: 66 - U/M Year: 132

Fiscal Year End Date: 3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Budget P.U.M	Variance
Operating Income								
Dwelling Rent	04 001 3110	5	12,173.00	1,106.64	1,197.27	106,536.00	807.09	(27,516.32)
Excess Utilities	04 001 3120	5	187.14	17.01	33.33	382.73	2.90	1,816.97
Other Income - Tenant	04 001 3690	5	457.69	41.61	22.31	1,078.90	8.17	393.79
Total Operating Income			12,817.83	1,165.26	1,252.91	107,997.63	818.16	(25,305.56)
Other Income								
Investment Income - Unrestricted	04 001 3610	5	3.45	0.31	0.26	68.04	0.52	(50.98)
Investment Income - Restricted	04 001 3610.1	5	0.00	0.00	0.05	0.00	0.00	3.10
Other Income - DONATIONS	04 001 3690.0	5	0.00	0.00	0.00	3,000.00	22.73	(3,000.00)
Other Income - Misc Other Revenue	04 001 3690.1	5	0.00	0.00	75.21	0.00	0.00	4,964.10
Total Other Income			3.45	0.31	75.52	3,068.04	23.24	1,916.22
Total Operating Revenues			12,821.28	1,165.57	1,328.43	111,065.67	841.41	(23,389.34)
Administrative Expenses								
Nontechnical Salaries	04 001 4110	5	1,006.18	91.47	80.58	3,895.42	29.51	(1,423.12)
Legal Expense	04 001 4130	5	0.00	0.00	0.91	1,989.26	15.07	1,929.26
Staff Training	04 001 4140	5	0.00	0.00	2.89	84.33	0.64	(106.26)
Other Administrative Expense	04 001 4140.10	5	17.50	1.59	0.86	410.47	3.11	354.03
Travel	04 001 4150	5	0.00	0.00	1.58	70.00	0.53	(34.38)
Accounting Fees	04 001 4170	5	26.95	2.45	2.04	400.00	3.03	265.25
Audit Fees	04 001 4171	5	0.00	0.00	2.42	274.29	2.08	114.29
Employee Benefits Cont - Admin	04 001 4182	5	81.93	7.45	11.50	340.58	2.58	(418.13)
Postage	04 001 4190.03	5	0.00	0.00	1.12	150.00	1.14	76.00
Computer Services/Web Site	04 001 4190.07	5	0.00	0.00	0.00	1,000.00	7.58	1,000.00
Advertising and Marketing	04 001 4190.08	5	0.00	0.00	0.00	500.00	3.79	500.00
Inspection Cost	04 001 4190.09	5	0.00	0.00	0.00	300.00	2.27	300.00
Membership Dues and Fees	04 001 4190.12	5	151.10	13.74	2.46	450.00	3.41	287.90
Telephone	04 001 4190.13	5	36.03	3.28	2.99	250.00	1.89	52.46
Computer Services / Website	04 001 4190.16	5	148.98	13.54	9.95	200.00	1.52	(456.69)
Forms & Office Supplies	04 001 4190.17	5	213.25	19.39	4.20	200.00	1.52	(77.45)
Other Sundry Expense	04 001 4190.18	5	0.00	0.00	0.00	2,500.00	18.94	2,500.00
Administrative Contract Costs	04 001 4190.19	5	106.00	9.64	2.67	2,000.00	15.15	1,824.00
Total Administrative Expenses			1,787.92	162.54	126.17	15,014.35	113.75	6,687.16
Tenant Services								
Ten Services - Cont Cost-Training-Other	04 001 4230	5	0.00	0.00	0.00	1,000.00	7.58	1,000.00

Report Criteria PHA: 04 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: False

New Smyrna Beach
Budgeted Income Statement
 04 - NSBHDC
 NSBHDC
 U/M Month: 11 - U/M YTD: 66 - U/M Year: 132

Fiscal Year End Date: 3/31/2026	ACCOUNT	1 Month(s) Ended September 30, 2025	PUM	6 Month(s) Ended September 30, 2025	PUM	Budget	Budget P.U.M	Variance
Tenant Services - Other	04 001 4230.2	5	0.00	0.00	0.00	0.00	7.58	1,000.00
Total Tenant Services			0.00	0.00	0.00	2,000.00	15.15	2,000.00
Utilities Expense								
Water	04 001 4310	5	61.39	5.58	523.88	7.94	831.98	308.10
Electricity	04 001 4320	5	213.65	19.42	1,164.40	17.64	1,665.91	501.51
Gas	04 001 4330	5	0.93	0.08	4.53	0.07	604.49	599.96
Sewer	04 001 4390	5	117.60	10.69	1,025.78	15.54	548.98	(476.80)
Total Utilities Expense			393.57	35.78	2,718.59	41.19	3,651.36	932.77
Operating Expenses								
Labor	04 001 4410	5	0.00	0.00	2,430.30	36.82	21,044.65	18,614.35
Materials	04 001 4420	5	72.14	6.56	1,414.47	21.43	4,195.22	2,780.75
Contract Costs	04 001 4430	5	600.00	54.55	11,100.00	168.18	12,519.39	1,419.39
Contract Costs-Extermination	04 001 4430.01	5	35.00	3.18	450.00	6.82	949.71	499.71
Contract Costs-Skilled Workmen	04 001 4430.06	5	0.00	0.00	0.00	0.00	398.71	398.71
Contract Costs-Truck Fuel	04 001 4430.07	5	36.80	3.35	220.82	3.35	329.64	108.82
Contract Costs-Cleaning Units	04 001 4430.1	5	225.00	20.45	225.00	3.41	300.00	75.00
Contract Costs-Other	04 001 4430.13	5	758.46	68.95	1,665.21	25.23	0.00	(1,665.21)
Contract Costs-Interior Painting	04 001 4430.14	5	2,750.00	250.00	2,750.00	41.67	0.00	(2,750.00)
Contract Costs-Heating & Cooling Contract	04 001 4430.17	5	0.00	0.00	1,566.50	23.58	6,685.71	5,129.21
Contract Costs-Landscape & Ground	04 001 4430.19	5	0.00	0.00	0.00	0.00	13,071.43	13,071.43
Contract Costs-Electrical Contracts	04 001 4430.21	5	0.00	0.00	160.00	2.42	0.00	(160.00)
Garbage and Trash Collection	04 001 4431	5	89.08	8.10	777.08	11.77	663.41	(113.67)
Emp Benefit Cont - Maintenance	04 001 4433	5	22.44	2.04	632.67	9.59	1,859.00	1,226.33
Total Operating Expenses			4,588.92	417.17	23,382.05	354.27	62,016.87	38,634.82
General Expenses								
Insurance -Property (Fire & EC)	04 001 4510.01	5	1,168.08	106.19	7,055.99	106.91	14,587.32	7,531.33
Insurance - General Liability	04 001 4510.02	5	89.29	8.12	540.00	8.18	1,128.79	588.79
Insurance - Workman's Comp	04 001 4510.04	5	72.08	6.55	162.40	2.46	0.00	(162.40)
DONATION	04 001 4591	5	0.00	0.00	500.00	7.58	2,000.00	1,500.00
Total General Expenses			1,329.45	120.86	8,258.39	125.13	17,716.11	9,457.72
Other Expenses								
Extraordinary Maint - Contract Costs	04 001 4610.3	5	0.00	0.00	0.00	0.00	2,314.29	2,314.29
Total Other Expenses			0.00	0.00	0.00	0.00	2,314.29	2,314.29
Total Operating Expenses			(8,099.86)	(736.35)	(42,686.22)	(646.76)	(102,712.98)	60,026.76
Total Net Income (Loss)			4,721.42	429.21	44,990.11	681.67	8,352.69	36,637.42

Report Criteria PHA: 04 Project: '001'

Include Unapproved: False

Include Zero Balance: False

Include Full Year Budget: True

Show Variance Percentage: False

New Smyrna Beach
Comparative Income Statement
04 - NSBHDC
NSBHDC

				Start: 04/01/2025	Start: 04/01/2024		
				End: 09/30/2025	End: 09/30/2024	Variance	Variance %
Operating Revenues							
Operating Income							
Dwelling Rent	04 001 3110	5		79,019.68	75,119.00	3,900.68	5.19 %
Excess Utilities	04 001 3120	5		2,199.70	101.18	2,098.52	2074.05 %
Other Income - Tenant	04 001 3690	5		1,472.69	559.36	913.33	163.28 %
Total Operating Income				82,692.07	75,779.54	6,912.53	9.12 %
Other Income							
Investment Income - Unrestrict	04 001 3610	5		17.06	37.90	(20.84)	-54.99 %
Investment Income - Restricted	04 001 3610.1	5		3.10	0.00	3.10	0.00 %
Other Income -DONATIONS	04 001 3690.0	5		0.00	1,823.55	(1,823.55)	-100.00 %
Other Income - Misc Other Reve	04 001 3690.1	5		4,964.10	0.00	4,964.10	0.00 %
Total Other Income				4,984.26	1,861.45	3,122.81	167.76 %
Total Operating Revenues				87,676.33	77,640.99	10,035.34	12.93 %
Operating Expenses							
Administrative Expenses							
Nontechnical Salaries	04 001 4110	5		5,318.54	688.83	(4,629.71)	-672.11 %
Legal Expense	04 001 4130	5		60.00	1,160.40	1,100.40	94.83 %
Staff Training	04 001 4140	5		190.59	7.78	(182.81)	-2349.74 %
Other Administrative Expense	04 001 4140.10	5		56.44	237.33	180.89	76.22 %
Travel	04 001 4150	5		104.38	0.00	(104.38)	0.00 %
Accounting Fees	04 001 4170	5		134.75	0.00	(134.75)	0.00 %
Audit Fees	04 001 4171	5		160.00	160.00	0.00	0.00 %
Employee Benefits Cont - Admin	04 001 4182	5		758.71	393.61	(365.10)	-92.76 %
Postage	04 001 4190.03	5		74.00	57.67	(16.33)	-28.32 %
Computer Services/Web Site	04 001 4190.07	5		0.00	(4.00)	(4.00)	100.00 %
Advertising and Marketing	04 001 4190.08	5		0.00	200.00	200.00	100.00 %
Inspection Cost	04 001 4190.09	5		0.00	87.00	87.00	100.00 %
Membership Dues and Fees	04 001 4190.12	5		162.10	137.50	(24.60)	-17.89 %
Telephone	04 001 4190.13	5		197.54	107.87	(89.67)	-83.13 %
Computer Services / Website	04 001 4190.16	5		656.69	0.00	(656.69)	0.00 %
Forms & Office Supplies	04 001 4190.17	5		277.45	95.98	(181.47)	-189.07 %
Other Sundry Expense	04 001 4190.18	5		0.00	1,500.00	1,500.00	100.00 %
Administrative Contract Costs	04 001 4190.19	5		176.00	1,043.55	867.55	83.13 %
Total Administrative Expenses				8,327.19	5,873.52	(2,453.67)	-41.78 %
Tenant Services							
Ten Services - Cont Cost-Train	04 001 4230	5		0.00	632.60	632.60	100.00 %
Tenant Services - Other	04 001 4230.2	5		0.00	571.00	571.00	100.00 %
Total Tenant Services				0.00	1,203.60	1,203.60	100.00 %
Utilities Expense							
Water	04 001 4310	5		523.88	419.14	(104.74)	-24.99 %
Electricity	04 001 4320	5		1,164.40	801.23	(363.17)	-45.33 %
Gas	04 001 4330	5		4.53	351.74	347.21	98.71 %
Sewer	04 001 4390	5		1,025.78	201.04	(824.74)	-410.24 %
Total Utilities Expense				2,718.59	1,773.15	(945.44)	-53.32 %
Operating Expenses							
Labor	04 001 4410	5		2,430.30	3,277.48	847.18	25.85 %
Materials	04 001 4420	5		1,414.47	2,407.84	993.37	41.26 %
Contract Costs	04 001 4430	5		11,100.00	3,768.00	(7,332.00)	-194.59 %
Contract Cots-Extermination	04 001 4430.01	5		450.00	654.00	204.00	31.19 %
Contract Costs-Skilled Workmen	04 001 4430.06	5		0.00	232.58	232.58	100.00 %
Contract Costs-Truck Fuel	04 001 4430.07	5		220.82	144.31	(76.51)	-53.02 %
Contract Costs-Cleaning Units	04 001 4430.1	5		225.00	175.00	(50.00)	-28.57 %
Contract Costs-Other	04 001 4430.13	5		1,665.21	0.00	(1,665.21)	0.00 %

Report Criteria PHA: 04 Project: '001'

Include Unapproved: False Include Zero Balance: False

New Smyrna Beach
Comparative Income Statement
04 - NSBHDC
NSBHDC

					Start: 04/01/2025	Start: 04/01/2024		
					End: 09/30/2025	End: 09/30/2024	Variance	Variance %
Contract Costs-Interior Painti	04	001	4430.14	5	2,750.00	0.00	(2,750.00)	0.00 %
Contract Costs-Heating & Coolin	04	001	4430.17	5	1,556.50	3,900.00	2,343.50	60.09 %
Contract Costs-Landscape & Gro	04	001	4430.19	5	0.00	5,525.00	5,525.00	100.00 %
Contract Costs-Electrical Contr	04	001	4430.21	5	160.00	0.00	(160.00)	0.00 %
Garbage and Trash Collection	04	001	4431	5	777.08	276.36	(500.72)	-181.18 %
Emp Benefit Cont - Maintenance	04	001	4433	5	632.67	466.94	(165.73)	-35.49 %
Total Operating Expenses					23,382.05	20,827.51	(2,554.54)	-12.27 %
General Expenses								
Insurance -Property (Fire & EC	04	001	4510.01	5	7,055.99	7,293.66	237.67	3.26 %
Insurance - General Liability	04	001	4510.02	5	540.00	564.92	24.92	4.41 %
Insurance - Workman's Comp	04	001	4510.04	5	162.40	0.00	(162.40)	0.00 %
DONATION	04	001	4591	5	500.00	5,000.00	4,500.00	90.00 %
Total General Expenses					8,258.39	12,858.58	4,600.19	35.78 %
Other Expenses								
Extraordinary Maint - Contract	04	001	4610.3	5	0.00	1,350.00	1,350.00	100.00 %
Total Other Expenses					0.00	1,350.00	1,350.00	100.00 %
Total Operating Expenses					(42,686.22)	(43,886.36)	1,200.14	-2.73 %
Net Income (Loss)					44,990.11	33,754.63	11,235.48	29.29 %

Report Criteria PHA: 04 Project: '001'

Include Unapproved: False Include Zero Balance: False

