

Notice of Public Meeting

(Meeting is subject to change or cancellation)

In compliance with Section 286.011 of the Florida Statutes, please be advised that a meeting of the Board of Commissioners of the Broward County Housing Authority followed by a meeting of the Board of Directors of Building Better Communities, Inc. are scheduled for **Tuesday, September 9, 2025, at 9:30 am.**

ATTENDING AND VIEWING THE MEETINGS

Members of the public may attend the meeting in-person at the Broward County Housing Authority Corporate Office located in the Headway Office Park at 4780 North State Road 7, Lauderdale Lakes, FL 33319. The meeting may also be viewed live using the ZOOM virtual meeting platform via the following link:

<https://us02web.zoom.us/j/83461290453?pwd=KQyPynwiYfovKc916Ybq81B1kgFvXA.1>

The Zoom Meeting Passcode is: 032142

Members of the public may also join the meeting by phone. The Meeting Call-in Number is: 1 (305) 224-1968 or 1 (309) 205-3325. The Webinar ID to join the meeting by calling in is 834 6129 0453, and the passcode is 032142.

For more information on using ZOOM, please visit ZOOM Support at the following link: <https://support.zoom.us/hc/en-us>.

PUBLIC COMMENTS:

Persons who wish to make public comment must submit a request via email to bcha@bchafl.org by 2:00 p.m. on Monday, September 8, 2025. The email must contain your name, address, and telephone number. Additionally, please identify if you are attending in person, by ZOOM, or by telephone.

When addressing the Board, please begin by stating your name and address for the record. Public comments are limited to three minutes. Persons desiring to provide public comment may do so by one of the following options:

Via Email: Comments may be submitted by email to bcha@bchafl.org by 2:00 p.m. on Monday, September 8, 2025, and shall be made a part of the public record.

ZOOM Video Participation: If attending via ZOOM and you want to make a public comment, click “raise hand” on the bottom of the “participants” tab, when your name is called your audio will be unmuted. To make a public comment in this manner, you must preregister by sending an e-mail to bcha@bchafl.org by 2:00 p.m. on Monday, September 8, 2025.

ZOOM Telephone Participation: If attending via ZOOM telephone and you want to make a public comment, press *9 to “raise your hand.” When the last four digits of your telephone number are called, your audio will be unmuted. To make a public comment in this manner, you must preregister by sending an e-mail to bcha@bchafl.org by 2:00 p.m. on Monday, September 8, 2025.

In compliance with Section 286.26 of the Florida Statutes, BCHA wishes to ensure that all members of the public have access to all public meetings. If you require a special accommodation, please contact the Executive Assistant at (954) 739-1114 extension 1023 or via the TRS/Florida Relay Service 711 at least 48 hours prior to the meeting date.



4780 North State Road 7, Lauderdale Lakes, FL 33319 ■ Phone: (954) 739-1114 ■ Fax: (954) 535-0407 ■ TRS/Florida Relay Service 711

Agenda - Meeting of the Board of Directors Tuesday, September 9, 2025

In compliance with Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you would like a copy of the agenda please send e-mail to bcha@bchafll.org or call (954) 739-1114 #1023.

Broward County Housing Authority on behalf of Building Better Communities, Inc. shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by Building Better Communities, Inc. Please send e-mail to bcha@bchafll.org or call (954) 739-1114 #1023 at least twenty-four hours prior to the event in order for the agency to reasonably accommodate your request. If you are hearing or speech impaired, please dial 711 for the Florida Relay Service.

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes:** Board of Directors Meeting held May 20, 2025.....**Page 2**
- IV. Approval of Agenda**
- V. Comments from the Public on Agenda Items**
- VI. Motion:** Approving Proposed Operating Budget for Fiscal Year 2025/26 (under separate cover)
- VII. Resolution 2025-03:** Approving 2nd Contract Renewal with Angels Remodeling & Constructions, LLC for HVAC Services.....**Page 4**
- VIII. Reports:** Properties Managed by BCHA.....**Page 11**
Properties Managed by SPM, Inc..... **Page 12**
- IX. Comments from the Public**
- X. Comments from the Assistant Secretary**
- XI. Comments from the Directors**
- XII. Adjournment**

Directors:

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin



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Minutes of Board of Directors Meeting, Tuesday August 19, 2025

I. Call to Order: Meeting of the Board of Directors of Building Better Communities, Inc. was called to order at 11:04 a.m. on Tuesday, May 20, 2025, by **Director John Loos**.

II. Roll Call: Mr. Joyce called the roll and certified that a quorum was present.

Directors:

John T. Loos III	President
Karyne Pompilus	Director
Mark O'Loughlin	Director

Staff and Legal Counsel in Attendance:

Parnell Joyce	Assistant Secretary
Chanae Wood	Weiss Serota Helfman Cole Bierman

Also in attendance for all or a portion of the meeting:

Tisha Pinkney	Executive Deputy Director
Marie De La Rosa	Executive Deputy Director
Tiffany Garcia	Executive Deputy Director
Iryna Chapman	HR Manager
Jose Tavarez	Director IT
Paul Raikes	Chief Executive Officer
Noah Szugajew	Senior Administrative Manager

III. Approval of Minutes: **Action:** Motion was made by **Director Pompilus** to approve the Minutes of May 20, 2025 as submitted. The motion was seconded by **Director O'Loughlin** and passed unanimously.

IV. Approval of Agenda: **Action:** Motion was made by **Director Pompilus** approving Agenda. The motion was seconded by **Director O'Loughlin** and passed unanimously.

V. Comments from the Public on Agenda Items: No comments.

VI. Motion – Approving Proposed: **Action:** **Director Pompilus** made a motion to approve Election of Officers: **Action:** **Director O'Loughlin** made a motion to nominate **Director Loos** as President and **Director Pompilus** as Secretary. The motion was seconded by **Director Pompilus**

Directors:

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin



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X. Reports: Memorandum 2025-01 (PD) Architectural and Engineering Services for Highland Gardens I & II - RFQ 25-325

XI. Comments from the Public: No comments.

XII. Comments from the Assistant Secretary: No comments.

XIII. Comments from the Directors: No comments.

XIV. Adjournment: The meeting was adjourned at 11:07 AM.

Submitted by: _____

Parnell Joyce, Assistant Secretary

(Note: These minutes are not verbatim)

Directors:

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin



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MEMORANDUM 2025-03 (PD)

TO: Board of Directors

THRU: Parnell Joyce, Assistant Secretary *PJ*

THRU: Paul Raikes, BCHA Chief Financial Officer *Raikes*

FROM: Teisha Palmer, BCHA Procurement Manager *TPalmer*

DATE: August 22, 2025

SUBJECT: RFP 22-308-R, HVAC Repair, Installation and Emergency HVAC Services

REQUESTED ACTION:

Motion ratify the contract award made by the Chief Executive Officer (CEO) as permitted under resolution 2024-06 for the second contract renewal of the contract for the period September 1, 2025, – August 31, 2026, to Angels Remodeling & Constructions LLC, DBA, Call Air Conditioning Service for HVAC Repair, Installation and Emergency HVAC Services, RFP 22-308R at the contractor's negotiated increase rate at 3% for Air Conditioning Condensing Units due to new tariffs rates imposed on suppliers. Additionally, there is a 5% increase in materials and permits, and a 4.5% increased rate for Tradesman HVAC/Technician hourly rate.

The contract was presented for approval to the Board at the August 19, 2025, meeting; however, that meeting was cancelled due to a lack of quorum, preventing the Board from convening. Under Resolution 2024-06, the Board authorized the CEO to act on behalf of the housing authority in extenuating circumstances, including the absence of a quorum, with the provision that the actions are presented to the Board at its next meeting. Following that provision, the motion to ratify is presented to the Board.

WHY ACTION IS NECESSARY:

In accordance with the Procurement Policy, the Board is required to approve all purchases over \$100,000 and all contract modifications in excess of 10% of the original contract amount of \$100,000, whichever is less.

WHAT ACTION ACCOMPLISHES:

Provides continuation of a contract for HVAC repair, installation and emergency HVAC services on an "as-needed" basis.

SUMMARY EXPLANATION/BACKGROUND:

On September 1, 2022, a contract for HVAC Repair, Installation, and Emergency HVAC Services was executed between Building Better Communities and Angels Remodeling & Constructions LLC, DBA, Call Air Conditioning Service for HVAC Services for the Period September 1, 2022 – August 31, 2024, with a three,

one-year renewal option. This contract was awarded by the Board of Directors of Building Better Communities. Approval of the award of the contract under Resolution NO. 2022-06.

On December 1, 2023, the first contract amendment as it relates to a price increase was issued and approved internally as this did not require the Board of Directors approval because the contract modification was not in excess of 10% of the original contract amount of \$100,000 whichever is less in accordance to our procurement manual.

The First Amendment to the Contract was approved due to the change in the law by the Environment Protection Agency (EPA), which requires all 14 SEER Air Conditioning Units to be changed to 15 SEER. This change necessitated the replacement of all existing units, resulting in a significant increase in the overall cost for services. The change in the EPA requirement impacted on the overall cost for services to increase by 8.87% of the original estimated contract cost, which was \$507,280.00.

The Second Amendment to the Contract effective September 1, 2024 – August 31, 2025, the vendor requested a 6% increase in the cost for the 15 SEER Units and a \$50.00 increase per permit due to the unavoidable rise in the cost of air conditioning units and permits. An internal analysis of the cost has been conducted based on the Consumer Price Index, Miami-Fort Lauderdale West Palm Beach – February 2024, which showed an overall rise in cost of 4.9% and has determined the price increase request to be reasonable and necessary.

The vendor is now requesting an increase in the 2nd contract renewal effective September 1, 2025 – August 31, 2026, which includes:

- A 3% increase for Air Conditioning Condensing Units due to increased tariffs.
- A 5% increase for related materials and permits due to rising costs.
- A 4.5% (\$88.00 to \$92.00) increase in the hourly rate for Tradesman HVAC/Technicians due to rising costs.

An internal analysis of the cost has been conducted based on the Consumer Price Index, Miami-Fort Lauderdale West Palm Beach – April 2025, indicates an overall cost increase of 2.2%, affirming that the vendors request is reasonable given the current market conditions. The new contract period estimates an annual cost of \$301,387.13, with an overall expected cost increase of 18.82% from the original estimated contract cost.

See below the Proposed Fee Schedule for the contract Period, September 1, 2025 – August 31, 2026

ITEM #	Description	Unit	Unit Rate
1	Tradesman HVAC/Technician for repairs, installations and service calls during <u>regular business hours</u> (Mon-Fri 8:30am-5:00pm)	Hour	\$92.00
2	Tradesman HVAC/Technician for repairs, installations and service calls <u>outside of regular business hours</u> (After hours, Weekends, Holidays)	Hour	\$92.00
3	HVAC Apprentice/Helper for repairs, installations and service calls during <u>regular business hours</u> (Mon-Fri 8:30am-5:00pm)	Hour	\$66.00
4	HVAC Apprentice/Helper for repairs, installations and service calls <u>outside of regular business hours</u> (After hours, Weekends, Holidays)	Hour	\$66.00
5	Supervisor <u>regular business hours</u> (Mon-Fri 8:30am-5:00pm)	Hour	\$93.50

6	Supervisor <u>Outside of regular business hours</u> (After hours, Weekends, Holidays)	Hour	\$93.50
7	Bryant Sentry 1.5 Ton 15 SEER (Matching) Residential Air Conditioner Condensing Unit, Air Handler, Line Set, Dryer, and 5kw Heater Unit (or BCHA approved equal) (See attached specifications for reference) (Excludes labor for installation)	Each	\$3,695.74
8	Bryant Sentry – 2 Ton, 15 SEER (Matching) Residential Air Conditioner Condensing Unit, Air Handler, Line Set, Dryer, and 5kw Heater Unit (or BCHA approved equal) (See attached specifications for reference) (Excludes labor for installation)	Each	\$3,886.81
9	Bryant Sentry – 2.5 Ton 15 SEER (Matching) Air Conditioner Condensing Unit, Air Handler, Line Set, Dryer, and 5kw Heater Unit (or BCHA approved equal) (See attached specifications for reference) (Excludes labor for installation)	Each	\$4,140.11
10	MATERIALS Invoiced Cost Plus % Markup (Air Conditioning Units excluded)	N/A	25%
11	Permits (Includes all costs associated with obtaining each permit)	Each	\$525.00

FISCAL IMPACT/COST SUMMARY:

This contract will be funded by the appropriate source at the time of release.

ATTACHMENTS:

Exhibit A – Copy of Price Analysis

Exhibit B – Letter from Vendor Requesting Price Increase

#	Description	Est.	Qty	Original Contracted Unit \$		1st Request for Price Increase - (12/1/2023 - 08/31/24)		2nd Request for Price Increase - (9/1/2024 - 08/31/25)		3rd Request for Price Increase - (9/1/2025 - 08/31/26)	
				Contracted Unit \$ (9/1/22 - 11/30/2023)	Original Contracted Fee (09/1/22 - 11/30/2023)	Contractor's Proposed Unit \$ (12/1/2023 - 08/31/24)	1st Contractor's Proposed Fee (12/1/2023 - 08/31/24)	Contractor's Proposed Unit \$ (9/1/2024 - 08/31/25)	Percent Increase (09/1/2024 - 08/31/2025)	Contractor's Proposed Unit \$ (9/1/2025 - 08/31/26)	Percentage Increase (09/01/2025 - 08/31/2026)
1	Tradesman HVAC/Technician (Business)		180	\$80.00	\$14,400.00	\$88.00	\$15,840.00	\$88.00	0.00%	\$92.00	4.55%
2	Tradesman HVAC/Technician (Weekend)		4	\$80.00	\$320.00	\$88.00	\$352.00	\$88.00	0.00%	\$92.00	4.55%
3	HVAC Apprentice/Helper (Business)		180	\$60.00	\$10,800.00	\$66.00	\$11,880.00	\$66.00	0.00%	\$66.00	0.00%
4	HVAC Apprentice/Helper (Weekend)		4	\$60.00	\$240.00	\$66.00	\$264.00	\$66.00	0.00%	\$66.00	0.00%
5	Supervisor (Business)		48	\$85.00	\$4,080.00	\$93.50	\$4,488.00	\$93.50	0.00%	\$93.50	0.00%
6	Supervisor (Weekend)		4	\$85.00	\$340.00	\$93.50	\$374.00	\$93.50	0.00%	\$93.50	0.00%
7	1.5 Ton 15 SEER		20	\$3,078.00	\$61,560.00	\$3,385.00	\$67,700.00	\$3,588.10	6.00%	\$3,695.74	3.00%
8	2 Ton 15 SEER		20	\$3,237.00	\$64,740.00	\$3,560.00	\$71,200.00	\$3,773.60	6.00%	\$3,886.81	3.00%
9	2.5 Ton 15 SEER		20	\$3,448.00	\$68,960.00	\$3,792.00	\$75,840.00	\$4,019.52	6.00%	\$4,140.11	3.00%
10	Materials		6000	20%	\$1,200.00	20%	\$1,200.00	20%	0.00%	25%	25.00%
11	Permits		60	\$450.00	\$27,000.00	\$450.00	\$27,000.00	\$500.00	11.11%	\$525.00	16.67%
Total				\$253,640.00		\$276,138.00		\$292,022.40		\$301,387.13	
Estimated Cost				2 years		\$529,778.00		\$568,160.40		\$593,409.53	
Estimated Cost				5 years		\$1,358,192.00		\$1,444,227.60		\$1,497,570.93	

Description	Est. Qty	Variance \$Unit (10%) - 1st Price Increase (12/31/2023-08/31/2024)				Variance \$Unit (10%) - 2nd Price Increase (Comparison with original contract Price)		Variance \$Unit (6%) - 2nd Price Increase (Comparison with 1st price increase request)		Variance \$Unit (15%) - 3rd Price Increase (Comparison with original contract Price)		Variance \$Unit (3% - 5%) - 3rd Price Increase (Comparison with 2nd price increase request)		Increase in Percentage of Original contract Price and New Proposed Price		Increase in Percentage of Original contract Price and New Proposed Price
Tradesman HVAC/Technician	180	\$8.00	\$8.00	\$0.00	\$12.00	\$4.00	\$2,160.00	15.00%	\$1,440.00	10.00%	\$1,440.00	10.00%	\$1,440.00	10.00%	10.00%	
Tradesman HVAC/Technician	4	\$8.00	\$8.00	\$0.00	\$12.00	\$4.00	\$48.00	15.00%	\$32.00	10.00%	\$32.00	10.00%	\$32.00	10.00%	10.00%	
HVAC Apprentice/Helper	180	\$6.00	\$6.00	\$0.00	\$6.00	\$0.00	\$1,080.00	10.00%	\$1,080.00	10.00%	\$1,080.00	10.00%	\$1,080.00	10.00%	10.00%	
HVAC Apprentice/Helper	4	\$6.00	\$6.00	\$0.00	\$6.00	\$0.00	\$24.00	10.00%	\$24.00	10.00%	\$24.00	10.00%	\$24.00	10.00%	10.00%	
Supervisor (Business)	48	\$8.50	\$8.50	\$0.00	\$8.50	\$0.00	\$408.00	10.00%	\$408.00	10.00%	\$408.00	10.00%	\$408.00	10.00%	10.00%	
Supervisor (Weekend)	4	\$8.50	\$8.50	\$0.00	\$8.50	\$0.00	\$34.00	10.00%	\$34.00	10.00%	\$34.00	10.00%	\$34.00	10.00%	10.00%	
1.5 Ton 15 SEER	20	\$307.00	\$510.10	\$203.10	\$627.74	\$107.64	\$12,354.86	20.07%	\$10,202.00	16.57%	\$6,140.00	16.57%	\$6,140.00	16.57%	9.97%	
2 Ton 15 SEER	20	\$323.00	\$536.60	\$213.60	\$649.81	\$113.21	\$12,996.16	20.07%	\$10,732.00	16.58%	\$6,460.00	16.58%	\$6,460.00	16.58%	9.98%	
2.5 Ton 15 SEER	20	\$344.00	\$571.52	\$227.52	\$692.11	\$120.59	\$13,842.11	20.07%	\$11,430.40	16.58%	\$6,880.00	16.58%	\$6,880.00	16.58%	9.98%	
Materials	6000	\$0.00	\$0.00	\$0.00	\$0.05	\$0.05	\$300.00	25.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	0.00%	
Permits	60	\$0.00	\$50.00	\$50.00	\$75.00	\$25.00	\$4,500.00	16.67%	\$3,000.00	11.11%	\$0.00	11.11%	\$0.00	11.11%	0.00%	
Total							\$47,747.13	18.82%	\$38,382.40	15.13%	\$22,498.00	15.13%	\$22,498.00	15.13%	8.87%	
Estimated Cost							\$95,494.26		\$76,764.80		\$44,996.00		\$44,996.00			
Estimated Cost							\$238,735.66		\$191,912.00		\$112,490.00		\$112,490.00			

\$95,494.26

\$238,735.66

\$76,764.80

\$191,912.00

\$44,996.00

\$112,490.00

EXHIBIT B

Angels Remodeling & Construction LLC

5944 Coral Ridge Dr #275
Coral Springs FL 33076
954-691-8102
cjagat@yahoo.com
License -CGC1516339/ CAC1821135

5/5/2024

Broward Housing Authority
4780 N. State Rd 7
Lauderdale Lakes FL
Attn: Purchasing

Re: Contract # RFP 22-308-R (BBC)

Attn: Ms. Teisha Palmer

Dear Ms. Palmer

I am writing to you in regards to the above contract RFP 22-308R(BBC) and the renewal of the contract.

The reason for my letter is to request an increase to my contract based on the tariffs. As per the letter from Carrier the increases will be a pass through.

The following is my request:

1. The prices of the units have increase by 3% (see attach pass through).
2. The prices for the permits will increase to \$525 (The hurricane tie downs have to be sealed by an engineer).
3. Increase on Materials other than the AC installs 25% (see Attach pass through 5%)
4. Labor for Technician will be \$92 P/Hr

I respectful request the above increase to Contract RFP 22-308R to assist in covering the increase of for the tariffs.

Thank You!

If you should need any further questions. Please do not hesitate to contact me.

Christine Jagat
954-691-8102
Cjagat@yahoo.com



Go Above.
Think Beyond.

Carrier Enterprise, LLC
Corporate HQ
4300 Golf Acres Dr.
Charlotte, NC 28208

April 18, 2025

Subject: Pricing Updates to Carrier Corp. Residential & Ductless Equipment and Accessories

Dear Valued Business Partner,

Thank you for your patience and continued business during a frenetic time in both our industry and the global economy. As announced by the U.S. on April 9th, a wide range of tariffs in various countries were implemented that impact the Carrier Corp. product line. This notice is to advise of price changes, due to those tariffs will take effect May 5, 2025.

This price update will apply to all brands of R-454B residential, ductless, and VRF equipment, in addition to geothermal and boilers. Note there will not be an increase applied to high-tier R-454B (Infinity and Evolution) and all tiers of 2-stage residential split product lines.

As stated previously, the following increases and effective date are subject to change if additional adjustments are made to the tariffs by the U.S. We will immediately issue a revised statement if any further changes occur.

- 3% increase on R-454B residential equipment, inclusive of splits, furnaces, coils, SPP, and geothermal and boilers
- 6% increase on R-454B ductless and VRF equipment (all brands and tiers)
- 5% increase on Carrier and Bryant brand residential ducted and ductless accessories

All orders shipped on or before Friday, May 2, 2025, will be honored at the current pricing. However, any quotes with current pricing and orders not shipped by this date will automatically reflect the new pricing starting Monday, May 5, 2025.

As we head into the 2025 cooling season, CE's top priority is to support you and your business despite the dynamic changes occurring with U.S. policies. We stand by our commitment to servicing your HVAC supply needs and providing transparent communication to ensure success. Your feedback is important to us. If you have any questions or concerns regarding this price increase, pending orders, or our efforts to assist you with the refrigerant changes, please do not hesitate to contact us.

Thank you for your continued trust and business.

Sincerely,

Chad Wetzel
President
CE – Florida

RESOLUTION NO. 2025-03

Resolution of Building Better Communities, Inc. authorizing ratification of 2nd contract renewal with Angels Remodeling & Constructions, LLC for HVAC Services

WHEREAS, the current contract expired on August 31, 2025; and,

WHEREAS, contract renewal action was presented to Board for approval at its August 19, 2025, meeting;

WHEREAS, in the absence of a quorum, the August 19, 2025 Board meeting was canceled. Due to expiration of contract prior to next Board meeting, The Contracting Officer entered into the renewal period per authority provided by Board via Resolution 2024-06.

WHEREAS, an internal cost analysis was conducted, and this 2nd contract renewal has been negotiated with contractor at a vendor requested increase due to new tariff rates as outlined in Memorandum 2025-03 (PD);

NOW THEREFORE BE IT RESOLVED that the Board of Directors of Building Better Communities, Inc. hereby authorizes ratification of 2nd contract renewal with Angels Remodeling & Constructions, LLC for HVAC Services as outlined in Memorandum 2025-03 (PD).

PASSED, ADOPTED AND APPROVED THIS 9th DAY OF SEPTEMBER 2025.

KARYNE POMPIUS, SECRETARY



PROPERTIES MANAGED BY SPM WEEKLY OPERATIONS SUMMARY

Week of: **7/31/2025**

Property Name	As of Date	Total Units	Vacant Units	Occupied Units	Occupied Percent	Move In	Move Out	Vacant Rented	Vacant UnRented	Notice UnRented	Notice Rented	Other Amounts	Delinquent Rent Amounts	Scheduled Billing	Delinquent Percentage	Application	Denied Application	Canceled Application	Evict
Janice Foci	(Occupied % Average)																		
Crystal Lake	7/31/2025	190	3	183	98%	0	3	1	2	0	4	\$ 12,844.62	\$ (11,484.62)	\$ 256,568.00	-4%	5	0	0	0
East Village	7/31/2025	155	1	153	99%	0	0	0	1	1	0	\$ 5,513.00	\$ (2,002.00)	\$ 201,446.50	-1%	0	0	0	0
Highland Gardens II	7/31/2025	100	1	99	99.0%	0	0	0	1	0	0	\$ (3,788.00)	\$ 4,980.13	\$ 105,095.00	5%	0	0	0	0
Oakland Preserve	7/31/2025	80	2	78	98%	1	1	1	1	0	0	\$ 9,565.26	\$ (6,765.26)	\$ 100,985.74	-7%	0	0	0	0
Progresso Point	7/31/2025	76	5	71	93%	1	0	1	4	0	0	\$ 4,014.40	\$ (1,377.40)	\$ 62,923.91	-2%	2	0	0	0
Tallman Pines I	7/31/2025	176	0	176	9342%	0	0	0	0	0	0	\$ 2,854.89	\$ (597.89)	\$ 244,546.55	0%	0	0	0	0
Tallman Pines II	7/31/2025	24	0	24	100%	0	0	0	0	0	0	\$ 152.00	\$ (152.00)	\$ 32,240.00	0%	0	0	0	0
TOTAL		801	12	784	1404%	2	4	3	9	1	4	\$ 31,156.17	\$ (17,399.04)	\$ 1,003,805.70	-1%	7	0	0	0

Notes: COVID-19 is a factor in delinquent rent. The Regional PM is following up closely with the Property Manager. Rents are not delinquent until after the 5th day of the month.

