

**BROOKSVILLE HOUSING AUTHORITY  
CITY COUNCIL CHAMBERS  
201 HOWELL AVENUE  
BROOKSVILLE, FL 34601**

**AGENDA**

**February 17, 2026**

**5:00 PM**

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**Call to Order**

**A. Roll Call**

**B. Approval of January 2026 minutes**

**C. Approval of December 2025 and January 2026 financials**

**D. Approval of 2026 draft budget**

**E. Executive Director Updates**

- **2026 Board Meeting Schedule**
- **Summit Villas Update/Development name discussion**

**F. Citizen Comments**

**G. Open Discussion**

**H. Adjournment**

**BROOKSVILLE HOUSING AUTHORITY  
CITY COUNCIL CHAMBERS  
201 HOWELL AVENUE  
BROOKSVILLE, FL 34601**

MINUTES

January 20, 2026

5:00 PM

Call to Order – Chair Meindl called the meeting to order at 5:00 pm.

A. Roll Call

Present: Chair Barry Meindl, Vice Chair Jerry Veit, Board Member Robert Battista, and Board Member Kelly Wooldridge.

Also Present: Executive Director Terri Beverly, Administrative Assistant Jessica Flynn, and Recording Clerk Lisa Morris.

B. Election of Chairman and Vice Chairman

Nomination by Board Member Battista, Seconded by Board Member Wooldridge to select Bearry Meindl as Chair.

Meindl accepted the nomination.

**Vote:** 4-0

Nomination by Board Member Veit, Seconded by Board Member Wooldridge to select Jerry Veit as Vice Chair.

Veit accepted the nomination.

**Vote:** 4-0

Motion made by Board Member Battista, Seconded by Board Member Wooldridge to approve BHA Resolution 2026-01 related to signature Authority of BHA Chair and Vice Chair.

Battista	Aye
Veit	Aye
Wooldridge	Aye
Meindl	Aye

**Vote:** 4-0

C. Approval of November 2025 minutes

Motion made by Board Member Wooldridge, Seconded by Vice Chair Veit to approve the November 18, 2025 Minutes as presented.

**Vote:** 4-0

D. Approval of October and November 2025 financials

It was noted that a check to Brian's Lawn was pending in October but cleared the bank in November.

Motion made by Board Member Wooldridge, Seconded by Board Member Battista to approve the October and November 2025 financials as presented.

**Vote:** 4-0

E. Open Discussion

1. Director Beverly advised that there was an upcoming meeting
2. Director Beverly noted that an application for tree removal was being heard next week for determination of trees to be removed and will affect the site layout.
3. Director stated that the Board would need to determine the way for naming of the project, if would be through community input, the Board, or some other format. The Board determine that it would be best if the Board named the project with the input of stakeholders in the South Brooksville Community. The Board would determine the guidelines for suggestions such as not being named after a person in memorium. Board Member Wooldridge suggested that name not include “oak or oaks” as that seems to be over utilized in Brooksville. It was suggested that the name include Tangerine since Brooksville was built on Tangerine production. Developers suggested the following names:

1. Hale Grove Senior Living
2. Brooksville Pines
3. Heritage Oaks
4. Oak Hammock
5. Magnolia Place (maybe too confusing)
6. Pinecrest Senior Residences
7. Brooksville Commons
8. Hernando Oaks Senior Living
9. The Residences at Hale Avenue
10. Oak Terrace

Director Beverly would outline the procedures and guidelines to bring back to the Board for approval.

F. Citizen Comments

There were none.

G. Board Member Comments

There were none.

H. Adjournment

Motion made by Board Member Battista, Seconded by Board Member Wooldridge to adjourn at 5:18 pm.

**Vote:** 4-0

Attest:

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Terri Beverly, Executive Director

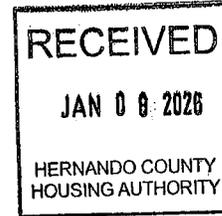
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Barry Meindl, Chair





999-99-99 51271 5 C 001 30 55 004  
BROOKSVILLE HOUSING AUTHORITY  
621 W JEFFERSON ST  
BROOKSVILLE FL 34601-2529



# Your account statement

For 12/31/2025

## Contact us



Truist.com



(844) 4TRUIST or  
(844) 487-8478

### ■ PUBLIC FUND INT CHECKING

678 *[Signature]*

#### Account summary

Your previous balance as of 11/30/2025	\$3,892,422.54
Checks	- 11,223.64
Other withdrawals, debits and service charges	- 113.95
Deposits, credits and interest	+ 2,352.85
<b>Your new balance as of 12/31/2025</b>	<b>= \$3,883,437.80</b>

#### Interest summary

Interest paid this statement period	\$2,352.85
2025 interest paid year-to-date	\$37,180.10
Interest rate	0.68%
Annual percentage yield (APY) earned	0.71%
On 12/11/2025 the interest rate changed from 0.78% to 0.68%	

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
12/18	1249	6,000.00	12/22	1251	350.00
12/26	1250	153.64	12/19	1252	40.00

DATE	CHECK #	AMOUNT(\$)
12/23	*1254	4,680.00

\* indicates a skip in sequential check numbers above this item

**Total checks = \$11,223.64**

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/11	DEBIT CARD RECURRING PYMT MICROSOFT YEARLY P 12-10 RICHFIELD MN 5638	99.99
12/19	DEBIT CARD RECURRING PYMT COLUMN PUBLIC NOTI 12-18 COLUMN.US DC 5638	8.96
12/22	SERVICE CHARGES - PRIOR PERIOD	5.00

**Total other withdrawals, debits and service charges = \$113.95**

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/31	INTEREST PAYMENT	2,352.85

**Total deposits, credits and interest = \$2,352.85**



1249

BROOKSVILLE HOUSING AUTHORITY  
621 W. JEFFERSON STREET  
BROOKSVILLE, FL 34001

TRUIST  
62-215931

12/18/2025

PAY TO THE ORDER OF: **Hernando County Housing Authority** \$ \*\*9,000.00

Six Thousand and 00/100

Hernando County Housing Authority  
821 W. Jefferson St.  
Brooksville, FL 34601

MEMO: November 2025 Mont Fee

*[Signature]*  
*[Signature]*

>053101121-12/18/2025 015222701

8580420 0009 00128

FOR DEPOSIT ONLY

CHECK NUMBER FROM FRONT OF CHECK OR REMITTEE CHECK NUMBER ONLY

CHECK#: 1249 \$6,000.00

1250

BROOKSVILLE HOUSING AUTHORITY  
621 W. JEFFERSON STREET  
BROOKSVILLE, FL 34001

TRUIST  
62-215931

12/18/2025

PAY TO THE ORDER OF: **Duke Energy** \$ \*\*153.64

One Hundred Fifty-Three and 64/100

Duke Energy  
P.O. Box 1004  
Charlotte, NC 28201-1004

MEMO: Acct #

*[Signature]*  
*[Signature]*

FOR DEPOSIT ONLY

CHECK NUMBER FROM FRONT OF CHECK OR REMITTEE CHECK NUMBER ONLY

CHECK#: 1250 \$153.64

1251

BROOKSVILLE HOUSING AUTHORITY  
621 W. JEFFERSON STREET  
BROOKSVILLE, FL 34001

TRUIST  
62-215931

12/18/2025

PAY TO THE ORDER OF: **Bryan's Lawn & Landscaping, LLC** \$ \*\*350.00

Three Hundred Fifty and 00/100

Bryan's Lawn & Landscaping, LLC  
Attn: Bryan Fruittingham  
25400 Withrow Rd.  
Brooksville, FL 34801

MEMO: Inv # 248383

*[Signature]*  
*[Signature]*

FOR DEPOSIT ONLY

CHECK NUMBER FROM FRONT OF CHECK OR REMITTEE CHECK NUMBER ONLY

CHECK#: 1251 \$350.00

1252

BROOKSVILLE HOUSING AUTHORITY  
621 W. JEFFERSON STREET  
BROOKSVILLE, FL 34001

TRUIST  
62-215931

12/18/2025

PAY TO THE ORDER OF: **C&W Handyman LLC** \$ \*\*40.00

Forty and 00/100

C&W Handyman LLC  
8787 Southern Charm Circle  
Brooksville, FL 34813

MEMO: 820 E. Dr. MLK Jr. Blvd

*[Signature]*  
*[Signature]*

FOR DEPOSIT ONLY

CHECK NUMBER FROM FRONT OF CHECK OR REMITTEE CHECK NUMBER ONLY

CHECK#: 1252 \$40.00

1254

BROOKSVILLE HOUSING AUTHORITY  
621 W. JEFFERSON STREET  
BROOKSVILLE, FL 34001

TRUIST  
62-215931

12/18/2025

PAY TO THE ORDER OF: **Tichin & Associates, Inc.** \$ \*\*4,680.00

Four Thousand Six Hundred Eighty and 00/100

Tichin & Associates, Inc.  
16301 Villarreal de Avila  
Tampa, FL 33613

MEMO: Monthly Work 12/24 to 11/25

*[Signature]*  
*[Signature]*

FOR DEPOSIT ONLY

CHECK NUMBER FROM FRONT OF CHECK OR REMITTEE CHECK NUMBER ONLY

CHECK#: 1254 \$4,680.00

**BROOKSVILLE HOUSING AUTHORITY**  
**STATEMENT OF OPERATING RECEIPTS & EXPENDITURES**  
**CONVENTIONAL HOUSING PROGRAM**  
**FOR THE MONTH OF DECEMBER, 2025 PRIOR TO YEAR END ADJUSTMENTS**

	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	100.00%	COMMENTS
<b>RECEIPTS</b>					
<b>RENTAL INCOME</b>					
3110 DWELLING RENTAL	\$0.00	\$0.00	\$0.00	---	
3120 EXCESS UTILITIES	\$0.00	\$0.00	\$0.00	---	
3190 NON-DWELLING RENTAL	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	
<b>OTHER INCOME</b>					
3610 INTEREST ON INVESTMENTS	\$16,500.00	\$2,352.85	\$37,180.10	---	
3690 OTHER INCOME	\$200.00	\$0.00	\$0.00	0.00%	
<b>TOTAL</b>	<b>\$16,700.00</b>	<b>\$2,352.85</b>	<b>\$37,180.10</b>	<b>0.00%</b>	
<b>HUD CONTRIBUTIONS</b>					
8020 CFP FUNDS RECEIVED	\$716,105.00	\$0.00	\$716,105.00	100.00%	
GAIN ON SALE OF CAPITAL ASSETS	\$0.00	\$0.00	\$0.00	---	
OPERATING SUBSIDY	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$716,105.00</b>	<b>\$0.00</b>	<b>\$716,105.00</b>	<b>---</b>	
<b>TOTAL RECEIPTS</b>	<b>\$732,805.00</b>	<b>\$2,352.85</b>	<b>\$753,285.10</b>	<b>102.79%</b>	
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
4110 ADMINISTRATIVE SALARIES	\$0.00	\$0.00	\$0.00	---	
4130 LEGAL	\$8,000.00	\$0.00	\$6,003.00	75.04%	
4140 STAFF TRAINING	\$0.00	\$0.00	\$0.00	---	
4150 TRAVEL	\$0.00	\$0.00	\$0.00	---	
4170 ACCOUNTING	\$4,545.00	\$378.75	\$4,545.00	100.00%	
4171 AUDIT	\$7,500.00	\$0.00	\$5,960.00	79.47%	
MANAGEMENT FEES	\$65,000.00	\$6,000.00	\$64,000.00	98.46%	
OTHER ADMINISTRATIVE EXPENSES	\$20,000.00	\$113.95	\$5,404.94	27.02%	
<b>TOTAL</b>	<b>\$105,045.00</b>	<b>\$6,492.70</b>	<b>\$85,912.94</b>	<b>81.79%</b>	
<b>RESIDENT SERVICES</b>					
4210 SALARIES	\$0.00	\$0.00	\$0.00	---	
4220 SUNDRY	\$0.00	\$0.00	\$0.00	---	
4230 CONTRACT COSTS	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	

DESCRIPTION	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	100.00%	COMMENTS
<b>UTILITIES</b>					
4310 WATER & SEWER	\$0.00	\$0.00	\$0.00	---	
4320 ELECTRICITY	\$2,000.00	\$153.64	\$1,745.37	87.27%	
4330 GAS	\$0.00	\$0.00	\$0.00	---	
4390 OTHER	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$2,000.00</b>	<b>\$153.64</b>	<b>\$1,745.37</b>	<b>87.27%</b>	
<b>ORDINARY MAINTENANCE</b>					
4410 LABOR	\$0.00	\$0.00	\$0.00	---	
4420 MATERIALS	\$0.00	\$0.00	\$0.00	---	
4430 CONTRACT COSTS	\$10,000.00	\$390.00	\$4,615.00	46.15%	
<b>TOTAL</b>	<b>\$10,000.00</b>	<b>\$390.00</b>	<b>\$4,615.00</b>	<b>46.15%</b>	
<b>PROTECTIVE SERVICES</b>					
4460 LABOR	\$0.00	\$0.00	\$0.00	---	
4470 MATERIALS	\$0.00	\$0.00	\$0.00	---	
4480 CONTRACT COSTS	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	
<b>GENERAL</b>					
4510 INSURANCE	\$4,500.00	\$375.00	\$4,500.00	100.00%	
4520 PMT IN LIEU OF TAXES (PILOT)	\$0.00	\$0.00	\$0.00	---	
4530 TERMINAL LEAVE PMTS	\$0.00	\$0.00	\$0.00	---	
4540 EMPLOYEE BENEFITS	\$0.00	\$0.00	\$0.00	---	
4570 COLLECTION LOSSES	\$0.00	\$0.00	\$0.00	---	
4590 OTHER	\$5,000.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$5,000.00</b>	<b>\$375.00</b>	<b>\$4,500.00</b>	<b>90.00%</b>	
<b>TOTAL ROUTINE EXPENDITURES</b>	<b>\$122,045.00</b>	<b>\$7,411.34</b>	<b>\$96,773.31</b>	<b>79.29%</b>	
<b>EXTRA-ORDINARY EXPENDITURES</b>					
4610 EXTRAORDINARY MAINTENANCE	\$0.00	\$0.00	\$0.00	---	
4620 CASUALTY LOSSES	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	
6010 PRIOR YEAR ADJUSTMENTS	\$0.00	\$0.00	\$0.00	---	
<b>CAPITAL EXPENDITURES</b>					
7520 REPLACEMENTS	\$0.00	\$0.00	\$0.00	---	
7540 PROPERTY BETTERMENTS/ ADDITIONS	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$122,045.00</b>	<b>\$7,411.34</b>	<b>\$96,773.31</b>	<b>79.29%</b>	
<b>RESIDUAL RECEIPTS</b>	<b>\$610,760.00</b>	<b>(\$5,058.49)</b>	<b>\$656,511.79</b>		

Acct 5678

**BROOKSVILLE HOUSING AUTHORITY  
BANK RECONCILIATION  
JANUARY 2026**

Beginning Balance Per Statement		\$ 3,883,437.80
Deposit: From HUD		
Deposit: Interest Banking		\$ 2,240.63
Misc Deposits:		
Fraud Deposits		
Outstanding Expense Checks		\$ 350.00
<b>TOTAL DEPOSITS</b>		<b>\$ 2,240.63</b>
Withdrawals		
(Administrative Expenses) Checks/ACH		\$ 9,366.89
Acct Analysis Fee (Service Fee)		\$ 5.00
Misc		
Fraud Withdrawals		
<b>TOTAL WITHDRAWALS</b>		<b>\$ 9,371.89</b>
<b>ENDING BALANCE</b>		<b>\$ 3,876,306.54</b>

EXPENSE CHECKS		
DATE	CHECK #	AMOUNT
1/20/2026	1257	\$ 350.00
<b>TOTAL OUTSTANDING</b>		<b>\$ 350.00</b>



999-99-99-99 51271 3 C 001 30 55 004  
BROOKSVILLE HOUSING AUTHORITY  
621 W JEFFERSON ST  
BROOKSVILLE FL 34601-2529



# Your account statement

For 01/30/2026

## Contact us



Truist.com



(844) 4TRUIST or  
(844) 487-8478

### ■ PUBLIC FUND INT CHECKING

5678 *[Signature]*

#### Account summary

Your previous balance as of 12/31/2025	\$3,883,437.80
Checks	- 9,354.91
Other withdrawals, debits and service charges	- 16.98
Deposits, credits and interest	+ 2,240.63
<b>Your new balance as of 01/30/2026</b>	<b>= \$3,876,306.54</b>

#### Interest summary

Interest paid this statement period	\$2,240.63
2025 interest paid year-to-date	\$37,180.10
Interest rate	0.68%
Annual percentage yield (APY) earned	0.68%

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
01/02	1253	3,194.99	01/23	*1255	6,000.00	01/27	1256	159.92

\* indicates a skip in sequential check numbers above this item

**Total checks = \$9,354.91**

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
01/12	DEBIT CARD PURCHASE HERNANDO SUN 01-09 000-0000000 FL 5638	11.98
01/21	SERVICE CHARGES - PRIOR PERIOD	5.00

**Total other withdrawals, debits and service charges = \$16.98**

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/30	EFFECTIVE DATE 1-31-26 INTEREST PAYMENT	2,240.63

**Total deposits, credits and interest = \$2,240.63**



1253

BROOKSVILLE HOUSING AUTHORITY  
621 W. JEFFERSON STREET  
BROOKSVILLE, FL 34001

TRUIST  
62121931

12/16/2025

PAY TO THE ORDER OF FHARM

\$ \*\*3,194.99

Three Thousand One Hundred Ninety-Four and 99/100 \*\*\*\*\* DOLLARS

FHARM  
7331 Office Park Place, Suite 3  
Melbourne, FL 32940

MEMO  
Liability Insurance

*Bruce M. ...*  
*Lee M. ...*

411425008780 151207 20280102 00001000247935678  
TRN\_DEBIT PRAMNAR 3184.99  
North Wickham 0114 94004 4114 0001 0149

CHECK  
 DEBIT  
 CASH

FOR THE ORDER OF  
PAYEE ONLY

CHECK#: 1253 \$3,194.99

1255

BROOKSVILLE HOUSING AUTHORITY  
621 W. JEFFERSON STREET  
BROOKSVILLE, FL 34001

TRUIST  
62121931

12/20/2025

PAY TO THE ORDER OF Hemando County Housing Authority

\$ \*\*6,000.00

Six Thousand and 00/100 \*\*\*\*\* DOLLARS

Hemando County Housing Authority  
621 W. Jefferson St.  
Brooksville, FL 34001

MEMO  
December 2025 Maint Fee

*Bruce M. ...*  
*Lee M. ...*

>053101121< 01/23/2026 C03782655  
8560420 0008 00160

CHECK  
 DEBIT  
 CASH

FOR THE ORDER OF  
PAYEE ONLY

CHECK#: 1255 \$6,000.00

1256

BROOKSVILLE HOUSING AUTHORITY  
621 W. JEFFERSON STREET  
BROOKSVILLE, FL 34001

TRUIST  
62121931

12/20/2025

PAY TO THE ORDER OF Duke Energy

\$ \*\*159.92

One Hundred Fifty-Nine and 92/100 \*\*\*\*\* DOLLARS

Duke Energy  
P.O. Box 1004  
Charlotte, NC 28201-1004

MEMO  
Acct # 0100 8739 6934

*Bruce M. ...*  
*Lee M. ...*

05010 312414 038 01/27/2024

CHECK  
 DEBIT  
 CASH

FOR THE ORDER OF  
PAYEE ONLY

CHECK#: 1256 \$159.92

BROOKSVILLE HOUSING AUTHORITY  
 STATEMENT OF OPERATING RECEIPTS & EXPENDITURES  
 CONVENTIONAL HOUSING PROGRAM  
 FOR THE MONTH OF JANUARY 2026

DESCRIPTION	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	8.33%	COMMENTS
<b>RECEIPTS</b>					
<b>RENTAL INCOME</b>					
3110 DWELLING RENTAL	\$0.00	\$0.00	\$0.00	---	
3120 EXCESS UTILITIES	\$0.00	\$0.00	\$0.00	---	
3190 NON-DWELLING RENTAL	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	
<b>OTHER INCOME</b>					
3610 INTEREST ON INVESTMENTS	\$30,000.00	\$2,240.63	\$2,240.63	7.47%	
3690 OTHER INCOME	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$30,000.00</b>	<b>\$2,240.63</b>	<b>\$2,240.63</b>	<b>7.47%</b>	
<b>HUD CONTRIBUTIONS</b>					
8020 CFP FUNDS RECEIVED	\$0.00	\$0.00	\$0.00	---	
GAIN ON SALE OF CAPITAL ASSETS	\$0.00	\$0.00	\$0.00	---	
OPERATING SUBSIDY	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	
<b>TOTAL RECEIPTS</b>	<b>\$30,000.00</b>	<b>\$2,240.63</b>	<b>\$2,240.63</b>	<b>7.47%</b>	
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
4110 ADMINISTRATIVE SALARIES	\$0.00	\$0.00	\$0.00	---	
4130 LEGAL	\$8,000.00	\$0.00	\$0.00	0.00%	
4140 STAFF TRAINING	\$0.00	\$0.00	\$0.00	---	
4150 TRAVEL	\$0.00	\$0.00	\$0.00	---	
4170 ACCOUNTING	\$4,545.00	\$378.75	\$378.75	8.33%	
4171 AUDIT	\$7,500.00	\$0.00	\$0.00	0.00%	
MANAGEMENT FEES	\$72,000.00	\$6,000.00	\$6,000.00	8.33%	
OTHER ADMINISTRATIVE EXPENSES	\$20,000.00	\$16.98	\$16.98	0.08%	
<b>TOTAL</b>	<b>\$112,045.00</b>	<b>\$6,395.73</b>	<b>\$6,395.73</b>	<b>5.71%</b>	
<b>RESIDENT SERVICES</b>					
4210 SALARIES	\$0.00	\$0.00	\$0.00	---	
4220 SUNDRY	\$20,000.00	\$0.00	\$0.00	---	
4230 CONTRACT COSTS	\$0.00	\$0.00	\$0.00	---	
<b>TOTAL</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	

	DESCRIPTION	ANNUAL BUDGET	CURRENT PERIOD	YEAR TO DATE	8.33%	COMMENTS
	<b>UTILITIES</b>					
4310	WATER & SEWER	\$0.00	\$0.00	\$0.00	---	
4320	ELECTRICITY	\$2,000.00	\$159.92	\$159.92	8.00%	
4330	GAS	\$0.00	\$0.00	\$0.00	---	
4390	OTHER	\$0.00	\$0.00	\$0.00	---	
	<b>TOTAL</b>	<b>\$2,000.00</b>	<b>\$159.92</b>	<b>\$159.92</b>	<b>8.00%</b>	
	<b>ORDINARY MAINTENANCE</b>					
4410	LABOR	\$0.00	\$0.00	\$0.00	---	
4420	MATERIALS	\$0.00	\$0.00	\$0.00	---	
4430	CONTRACT COSTS	\$10,000.00	\$350.00	\$350.00	3.50%	
	<b>TOTAL</b>	<b>\$10,000.00</b>	<b>\$350.00</b>	<b>\$350.00</b>	<b>3.50%</b>	
	<b>PROTECTIVE SERVICES</b>					
4460	LABOR	\$0.00	\$0.00	\$0.00	---	
4470	MATERIALS	\$0.00	\$0.00	\$0.00	---	
4480	CONTRACT COSTS	\$0.00	\$0.00	\$0.00	---	
	<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	
	<b>GENERAL</b>					
4510	INSURANCE	\$4,500.00	\$375.00	\$375.00	8.33%	
4520	PMT IN LIEU OF TAXES (PILOT)	\$0.00	\$0.00	\$0.00	---	
4530	TERMINAL LEAVE PMTS	\$0.00	\$0.00	\$0.00	---	
4540	EMPLOYEE BENEFITS	\$0.00	\$0.00	\$0.00	---	
4570	COLLECTION LOSSES	\$0.00	\$0.00	\$0.00	---	
4590	OTHER	\$500.00	\$0.00	\$0.00	0.00%	
	<b>TOTAL</b>	<b>\$5,000.00</b>	<b>\$375.00</b>	<b>\$375.00</b>	<b>7.50%</b>	
	<b>TOTAL ROUTINE EXPENDITURES</b>	<b>\$149,045.00</b>	<b>\$7,280.65</b>	<b>\$7,280.65</b>	<b>4.88%</b>	
	<b>EXTRA-ORDINARY EXPENDITURES</b>					
4610	EXTRAORDINARY MAINTENANCE	\$0.00	\$0.00	\$0.00	---	
4620	CASUALTY LOSSES	\$0.00	\$0.00	\$0.00	---	
	<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	
6010	PRIOR YEAR ADJUSTMENTS	\$0.00	\$0.00	\$0.00	---	
	<b>CAPITAL EXPENDITURES</b>					
7520	REPLACEMENTS	\$0.00	\$0.00	\$0.00	---	
7540	PROPERTY BETTERMENTS/ ADDITIONS	\$0.00	\$0.00	\$0.00	---	
	<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>---</b>	
	<b>TOTAL EXPENDITURES</b>	<b>\$149,045.00</b>	<b>\$7,280.65</b>	<b>\$7,280.65</b>	<b>4.88%</b>	
	<b>RESIDUAL RECEIPTS</b>	<b>(\$119,045.00)</b>	<b>(\$5,040.02)</b>	<b>(\$5,040.02)</b>		

Brooksville Housing Authority  
 Budget  
 FYE 12/31/2026

ACCOUNT	DESCRIPTION	2025 BUDGET	2025 ANNUALIZED EXPENSES	2026 BUDGET
<b>RECEIPTS</b>				
<b>RENTAL INCOME</b>				
3110	DWELLING RENTAL	\$0	\$0	\$0
3120	TENANT REVENUE OTHER	\$0	\$0	\$0
3190	NON-DWELLING RENTAL	\$0	\$0	\$0
	<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>OTHER INCOME</b>				
3610	INTEREST ON INVESTMENTS	\$30,000	\$37,180	\$30,000
3690	OTHER INCOME	\$0	\$0	\$0
	<b>TOTAL</b>	<b>\$30,000</b>	<b>\$37,180</b>	<b>\$30,000</b>
<b>HUD CONTRIBUTIONS</b>				
<b>CFF FUNDS</b>				
8020	TRANSFER FROM RESERVE	\$0	\$716,105	\$0
	OPERATING SUBSIDY	\$0	\$0	\$0
	CARES SUBSIDY	\$0	\$0	\$0
	<b>TOTAL</b>	<b>\$0</b>	<b>\$716,105</b>	<b>\$0</b>
	<b>TOTAL RECEIPTS</b>	<b>\$30,000</b>	<b>\$753,285</b>	<b>\$30,000</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
4110	ADMINISTRATIVE SALARIES	\$0	\$0	\$0
4130	LEGAL	\$8,000	\$6,003	\$8,000
4140	STAFF TRAINING	\$0	\$0	\$0
4150	TRAVEL	\$0	\$0	\$0
4170	ACCOUNTING	\$4,545	\$4,545	\$4,545
4171	AUDIT	\$7,500	\$5,960	\$7,500
4190	MANAGEMENT FEES	\$65,000	\$64,000	\$72,000
4190	SUNDRY	\$20,000	\$5,405	\$20,000
	<b>TOTAL</b>	<b>\$105,045</b>	<b>\$85,913</b>	<b>\$112,045</b>
<b>RESIDENT SERVICES</b>				
4210	SALARIES	\$0	\$0	\$0
4220	SUNDRY	\$0	\$0	\$0
4230	CONTRACT COSTS	\$0	\$0	\$0
	<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>DESCRIPTION</b>	<b>2025 BUDGET</b>	<b>2025 ANNUALIZED EXPENSES</b>	<b>2026 BUDGET</b>
<b>UTILITIES</b>				
4310	WATER & SEWER	\$0	\$0	\$0
4320	ELECTRICITY	\$2,000	\$1,745	\$2,000

4330	GAS	\$0	\$0	\$0
4390	OTHER	\$0	\$0	\$0
	<b>TOTAL</b>	<b>\$2,000</b>	<b>\$1,745</b>	<b>\$2,000</b>
	<b>ORDINARY MAINTENANCE</b>			
4410	LABOR	\$0	\$0	\$0
4420	MATERIALS	\$0	\$0	\$0
4430	CONTRACT COSTS	\$10,000	\$4,615	\$10,000
	<b>TOTAL</b>	<b>\$10,000</b>	<b>\$4,615</b>	<b>\$10,000</b>
	<b>PROTECTIVE SERVICES</b>			
4460	LABOR	\$0	\$0	\$0
4470	MATERIALS	\$0	\$0	\$0
4480	CONTRACT COSTS	\$0	\$0	\$0
	<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>GENERAL</b>			
4510	INSURANCE	\$4,500	\$4,500	\$4,500
4520	PMT IN LIEU OF TAXES (PILOT)	\$0	\$0	\$0
4530	INTEREST	\$0	\$0	\$0
4540	EMPLOYEE BENEFITS	\$0	\$0	\$0
4570	COLLECTION LOSSES	\$0	\$0	\$0
4590	OTHER	\$500	\$0	\$500
	<b>TOTAL</b>	<b>\$5,000</b>	<b>\$4,500</b>	<b>\$5,000</b>
	<b>TOTAL ROUTINE EXPENDITURES</b>	<b>\$122,045</b>	<b>\$96,773</b>	<b>\$129,045</b>
	<b>EXTRA-ORDINARY EXPENDITURES</b>			
4610	EXTRAORDINARY MAINTENANCE	\$0	\$0	\$0
4620	CASUALTY LOSSES	\$0	\$0	\$0
	<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
4580	<b>CFP EXPENSES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>CARES EXPENSES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>CAPITAL EXPENDITURES</b>			
7520	REPLACEMENTS	\$0	\$0	\$0
7540	PROPERTY BETTERMENTS/ ADDITIONS	\$0	\$0	\$0
	<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>TOTAL EXPENDITURES</b>	<b>\$122,045</b>	<b>\$96,773</b>	<b>\$129,045</b>
	<b>EXCESS (DEFICIENCY) REVENUE OVER</b>	<b>(\$92,045)</b>	<b>\$656,512</b>	<b>(\$99,045)</b>

# **2026 BROOKSVILLE HOUSING AUTHORITY**

## **BOARD MEETING DATES**

January 20, 2026	Tuesday	5:00 PM
February 17, 2026	Tuesday	5:00 PM
March 17, 2026	Tuesday	5:00 PM
April 21, 2026	Tuesday	5:00 PM
May 19, 2026	Tuesday	5:00 PM
June 16, 2026	Tuesday	5:00 PM
July 21, 2026	Tuesday	5:00 PM
August 18, 2026	Tuesday	5:00 PM
September 15, 2026	Tuesday	5:00 PM
October 20, 2026	Tuesday	5:00 PM
November 17, 2026	Tuesday	5:00 PM
December 15, 2026	Tuesday	5:00 PM

Unless noted otherwise: All meetings are held at the City of Brooksville located at 201 Howell Avenue, Brooksville, Florida, 34601.