



430 Hartsell Avenue  
Lakeland, FL 33815

(863) 687-6911

<https://LakelandHousing.org>



## BOARD OF COMMISSIONERS

David Samples, Chairman  
Annie Gibson, Vice-Chairman  
Michael Konen  
Stacy Campbell- Domineck  
Curtisha James  
Charles Welch  
Dewey Chancey

Commissioner Emeritus  
Rev. Richard Richardson

## REGULAR BOARD MEETING

February 23, 2026

Benjamin Stevenson, Executive Director

**AGENDA**  
**Regular Board Meeting of the**  
**Board of Commissioners for**  
**The Housing Authority of the City of Lakeland, Florida**  
**Monday, February 23, 2026 at 6:00 P.M.**  
**LHA Board Room**

**Pledge of Allegiance**

**Moment of Silence**

**Establish a Quorum**

**1. Acceptance of the Meeting Agenda**

**2. Acceptance of the Board Meeting Minutes for January 26, 2026**

Commissioners present during last meeting were Samples, Gibson, Campbell- Domineck, Konen, James, and Welch

**3. Old Business**

**4. New Business**

- Employee of the Month
- First Time Homebuyer Presentations

**5. Committee Reports**

- Sustainability Plan Review Committee

**6. Secretary's Report**

- Housing and Finance

**7. Resolutions**

**Resolution No. 26-1567** - The Board of Commissioners is requested to authorize the Executive Director to execute and submit the Fiscal Year 2025 Section 8 Management Assessment Program (SEMAP) report and certification to the U.S. Department of Housing and Urban Development.

**8. Legal Report**

## **9. Other Business**

- 2024 MTW Statutory Requirements for MTW Expansion Compliance Approval Letter

## **10. Public Comment**

## **11. Adjournment**

# MINUTES

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, January 26, 2026  
430 Hartsell Avenue, Lakeland, Florida.**

**LHA Board Members Present:** David Samples, Chairman  
Annie Gibson, Commissioner  
Charles Welch, Commissioner  
Michael Konen, Commissioner  
Stacy Campbell-Domineck, Commissioner  
Curtisha James, Commissioner

**Secretary:** Benjamin Stevenson  
**Legal Counsel:** Riccardo Gilmore

The meeting was called to order at 6:00 p.m. by Chairman Samples.  
The Pledge of Allegiance and a Moment of Silence were observed.  
A quorum was established.

## **APPROVAL OF THE MEETING AGENDA**

- Motion to accept the meeting agenda.

Motion by Commissioner Gibson, seconded by Commissioner Konen.

Vote:

David Samples – Aye	Stacy Campbell-Domineck – Aye	Michael Konen – Aye
Annie Gibson – Aye	Charles Welch – Aye	Curtisha James – Aye

## **ACCEPTANCE OF THE MINUTES**

- Motion to accept the minutes of the meeting of Board of Commissioners held on November 17, 2026.

Motion by Commissioner Campbell-Domenick, seconded by Commissioner James.

Vote:

David Samples – Aye	Stacy Campbell-Domineck – Aye	Michael Konen – Aye
Annie Gibson – Aye	Charles Welch – Aye	Curtisha James – Present

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### **Employee of the Month**

Cynthia Ramos is the Employee of the Month for December 2025. She was presented by her supervisor, Eduardo Velazquez. Ms. Ramos is a maintenance technician, and her job consists of maintaining the upkeep of the Central Office Building. Mr. Velazquez stated that Ms. Ramos has a strong work ethic, is a valued worker and well-liked by her co-workers.

## **COMMITTEE REPORTS**

Commissioner Gibson gave updates on the Sustainability Plan Review Committee meeting held on January 22, 2026. She stated Mr. Stevenson gave updates on the housing developments and current status of the RAD Program. Mr. Pizarro gave an update on the Move to Work Program. LHA staff will also present a resolution at tonight's meeting.

## **SECRETARY REPORT**

Mr. Stevenson stated Twin Lakes Estates Phase III received the Local Government Contribution funding from the City of Lakeland along with the 4% tax credit bonds and SAIL funds from Florida Housing Finance Corporation. He anticipates the financial closing for this phase to be completed in the Fall 2026. Construction will start immediately after the closing and take approximately 18 months. The new development will provide ninety-two housing units with walk-in closets, office space for Section-8 staff with restrooms and a conference room.

Things are moving well in the Colton Meadows closing discussions with Regions Bank. Mr. Stevenson anticipates a March 2026 closing.

The Villas of Lake Bonnett had a \$100 buy out clause with the Limited Partner. So, LHA will not need a bank loan to purchase the property.

Things are going well with the Development Partner, Housing Trust Group, on Twin Lakes Estates Phase III. The project has received funding from Florida Housing Finance Corporation and the Local Government Contribution from the City of Lakeland. The team anticipates

closing some time in the late fall of 2026. The ninety-two-unit property will include walk-in closets in each housing unit and provide office space to accommodate Section-8 staff.

Previously, the Board gave authorization to staff to apply for a predevelopment loan with Florida Finance Corporation for Twin Lake Estates III. The predevelopment loan is no longer needed at this location. The Developer Partner for the Combee Road project has requested one million dollars for predevelopment expenses. Staff agreed to ask Florida Finance Corporation if the predevelopment loan could be transferred to the Combee Road project. The request was denied. So, LHA and the Developer Partner will need to submit a new application.

Mr. Stevenson gave updates on the 10<sup>th</sup> Street affordable housing development. Staff are still working with the Developer Partner on finalizing the MDA.

## **HOUSING AND OPERATIONS**

Carlos Pizarro gave updates on Housing and Operations. Most of the properties are operating at 100% percent. Cecil Gober Villas has a contractor rebuilding the four units that were burned.

As of December 2025, the Section-8 Program is serving 1,495 families. The FSS programs have about 200 families maintaining their escrows at about \$3,000 per participant. There is a waiting list of families trying to get into the program.

The ROSS Program has 142 seniors enrolled. The FSS Program was awarded funding for 2026.

The Moving to Work Program still has the same fifty families from the beginning of the program. The program is being monitored and has received good monitoring results. The program is on course with HUD guidelines.

Mr. Stevenson reported that the agency has been working on the first annual report and hired a firm named Quest to design and create the report. He gave his appreciation and thanks to Commissioner Campbell-Domineck for her useful comments while helping to review the draft document. The report should be finalized in the next two weeks. Once the report is finalized it will be distributed to the Board and other community leaders. The report will also be available on LHA website for the public and residents.

## **FINANCE AND ADMINISTRATION**

Mr. Pizarro gave an overview of the Financial Report and grants updates.

## **RESOLUTION**

Resolution 26-1566 - The Board of Commissioners is asked to give approval to forgive a mortgage loan at the Colton Meadows property.

Mr. Stevenson gave an overview of the resolution. In order to purchase the property, all outstanding debts must be satisfied. Forgiveness of this loan, which is payable to the housing unity, will reduce the dollar amount of the loan needed to purchase the property.

- Motion that Resolution No. 26-1566 is approved.

Motion by Commissioner Campbell Domineck and seconded by Commissioner Gibson

Vote:

David Samples – Aye

Stacy Campbell-Domineck – Aye

Michael Konen – Aye

Annie Gibson – Aye

Charles Welch – Aye

Curtisha James – Aye

## **LEGAL REPORT**

Mr. Gilmore informed the Board that his Senior Partner, Bernice Saxon, experienced a medical episode and is in recovery. Before Ms. Saxon experienced her medical challenges, the firm was in discussion with another firm regarding a merger. The firm is currently in four other states and four cities in Florida. They are now coming to Tampa where Mr. Gilmore will be the Managing Partner. Mr. Gilmore informed the Board the contract includes language so that if the firm merges with another firm they will be allowed to continue under the same arrangement. The contract also has a 30-day cancellation clause. If the agency decides not to continue with the contract, they may exercise this clause. Mr. Gilmore stated he will continue to attend the meetings.

## **OTHER BUSINESS**

None.

## **PUBLIC FORUM**

Guy Lalonde, Jr. Lakeland City Commissioner, gave several statements regarding Florida Public Records Law and his requests for information. He asked for a review of his request by the Board for a forensic audit. Commissioner Lalonde requested a copy of the recording(s) of this meeting.

*Other Comments:*

Mr. Stevenson indicated that Commissioner Lalonde request was discussed with an attorney who is an expert on public records. Mr. Stevenson clarified that he never brought the issue regarding the forensic audit to the board because the request in his view is outlandish. Mr. Stevenson clarified that a forensic audit is only done when there is documented history of

violations of HUD protocol. Mr. Stevenson informed the Board that HUD, the State of Florida, and an independent third-party audit had given the agency a clean review. Every official reviewer has cleared the agency.

Mr. Gilmore informed Commissioner Lalonde that he would like to go on record showing that Commissioner Lalonde extended his three minutes given for public comments tonight as well as last board meeting Commissioner Lalonde spoke over his time.

Commissioner Lalonde asked Chairman Commissioner Samples to allow him to speak again after going over his allotted time indicating it will provide proper clarification to his request. Commissioner Lalonde went on to inform the Board that Mr. Stevenson decided on your behalf without consulting the Board.

Commissioner Samples stated to Commissioner Lalonde that he gets upset when someone questions a person's integrity. They had a brief discussion. Commissioner Lalonde apologized for being offensive. Commissioner Samples indicated he accepts his apology.

Commissioner Campbell-Domineck stated that over the last couple of months we have had people come to Board meetings and accuse the Board of not being empathetic toward the needs of the residents. It is hard to accept this when members of the Board are here to assist and help the residents figure out their matters. She advised Commissioner Lalonde that a while he was requesting a forensic audit, the Board was waiting to review the independent audit. It was a clean audit. Mr. Stevenson stated the agency has had a clean audit for the past 10 years. There was additional discussion.

Mr. Gilmore advised the Board that anytime during the meeting a commissioner may decide whether they want to make a motion regarding a forensic audit; they may do so. This meeting is unique on its own levels. Mr. Gilmore also stated he wants it to be recorded on the record that Commissioner Lalonde was given the courtesy of two opportunities to speak during the public forum, exceeding his time on each occasion. This is not how public forum is supposed to occur. Mr. Gilmore stated he does not want the Board to be accused of special treatment.

Commissioner Samples voiced concerns with the Board making a motion today, it could be jumping the gun far earlier than necessary. He suggested that perhaps a formal response should be made to all recent concerns. There was more discussion.

Mr. Stevenson stated he wants to state for the record that he is fully aware that the Board is his supervisor and sets policy for the agency. The Board has one employee and that is the Executive Director. Mr. Stevenson stated if Board were to issue a directive regarding the matter being discussed, he would comply with the directive.

Rev. William Boss approached the floor requesting permission to speak. He initially came to the meetings to represent the Concern Citizens of Lakeland Florida. He has attended several meetings and presentations. He is concerned about the accusations being alleged against the

agency. It is his position that it needs to stop. He hopes that after tonight's meeting and its conclusions that these issues will be over.

Mr. Gilmore gave some closing comments regarding public comment and meeting decorum.

The meeting adjourned at 7:25 p.m.

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Benjamin Stevenson, Secretary

# **SECRETARY'S REPORT**

**◀ February 2026**

**Secretary's Report**  
**February 2026**  
**DEVELOPMENT UPDATES**

**Twin Lakes Estates Phases I and II**

The ariel photo below shows Phases I and II as well as the tree coverage along Olive Street. Both phases consistently maintain a 99% occupancy rate.



**Twin Lakes Estates Phase III**

The Developer Partner prepared a response to the City of Lakeland Request for Proposal (RFP) for the Local Government Contribution (LGC) designation. City staff recommended awarding the LGC to the Twin Lakes project and the award was approved by City Council at their November 17, 2025, meeting. The designation is necessary in order to submit an application for low-income housing tax credits. The Florida Housing Finance Corporation held another application process for development projects last month. The Developer Partner submitted an application for a 4% bond and SAIL funding for Phase III. Our application has been awarded funding. At this time, we are anticipating a October/November financial closing.

LHA will make a contribution of public housing funds and Section 8 Project-Based Vouchers to support the financial structure of the deal. We are hopeful that the project will receive funding in the next tax credit application cycle.

**Secretary's Report**  
**February 2026**  
**Renaissance at Washington Ridge**

LHA staff continues to explore funding opportunities for the redevelopment of this property. Staff are exploring using the Rental Assistance Demonstration (RAD) process in combination with a 4% bond, and Public Housing Capital Fund to finance demolition and new construction at this site. HUD made some revisions to the RAD application process that provides extra incentives for projects that combine RAD and 4% bonds.

Staff and the Development Consultant submitted an application for low-income housing tax credits via a 4% bond and SAIL (State Apartment Incentive Loan) Program funds in November 2025. The application is being reviewed by Florida Housing Finance Corporation. LHA has been responding to questions from Florida Housing Finance Corporation staff regarding the application. The consultant will continue to assist LHA with the RAD application process as well as the tax credit application review/appeal process.

**Carrington Place Apartments, formerly known as Dakota Park Apartments**

LHA staff continues to explore funding opportunities for the redevelopment of this property. Staff are exploring using the RAD process in combination with a 4% bond, and Public Housing Capital Fund to finance demolition and new construction at this site. HUD made some revisions to the RAD application process that provides extra incentives for projects that combine RAD and 4% bonds.

The new strategy is to submit an application for low-income housing tax credits via a 4% bond. The 4% bond will be combined with a RAD application that will provide project-based vouchers for the property. A consultant has been engaged to assist with the RAD application process as well as the tax credit application. Staff will need to work with the City of Lakeland on a zoning change prior to submitting a tax credit application. The zoning change will increase the number of housing units that are allowed to be built at this location. The current estimate is for approximately one hundred (100) affordable housing units to replace the existing forty housing units.

Staff has had two (2) meetings with the neighborhood leaders and the Paul A. Diggs Neighborhood Association. The City of Lakeland approval process requires public meetings with the neighborhood association for the neighborhood in which the proposed project is located. If all continues to go well, we will be submitting the application sometime in 2026.

Staff will continue having community meetings with the residents of the property. We are discussing the demolition application, relocation, and other related items.

**Combee Road Affordable Housing Development**

LHA is negotiating a partnership with Alexander Goshen to purchase a 12-acre lot off of Combee Road. The lot will be used to build approximately 100 affordable multifamily housing units. Since the Developer Partner for Twin Lakes Estates Phase III no longer needs the predevelopment loan for that

## **Secretary's Report**

### **February 2026**

project, LHA is considering submitting a request to Florida Housing Finance Corporation to transfer the loan to the Combee Road project. Preliminary discussions have been positive.

#### **Eddie Woodard Apartments**

LHA staff has submitted a request to HUD for approval to use approximately \$2-2.3 million of the Arbor Manor sales proceeds to join a partnership with a Private Developer, Housing Trust Group, to manage a new construction affordable housing development in Mulberry. This is a 96-unit 100% affordable housing development. The Developer asked for LHA's assistance with the financial issues. The developer has also requested thirty-one (31) project-based vouchers for the property. In exchange, LHA will manage the property and have the right of first refusal at the end of the tax credit compliance period. HUD must approve the request for use of funds and PBVs associated with this project.



One of the conditions for HUD approval of the project is a completed Phase I Environmental Review that must be approved by a local governmental entity. Polk County staff provided review and approval of the environment review documents on November 28, 2022. The documents were submitted to the HUD-Jacksonville Field Office for review on December 14, 2022.

The property is now 100% occupied. All applicants were approved by an outside third party on behalf of the Developer Partner, Housing Trust Group.

#### **Highlands County**

##### Wille Downs Apartments

The Owner has received the final Certificates of Occupancy (TCOs) for all buildings at the Willie Downs property and families were allowed to start the move in process for the approved housing units on November 7, 2024. The property is now 100% occupied.

##### **10<sup>th</sup> Street Apartments**

LHA staff issued a Request for Qualifications to find a new developer partner for this project in April of this year. A new developer partner, Paces Preservation Partners, LLC, was selected by the Review Panel

## **Secretary's Report**

### **February 2026**

after final interviews with the respondents. LHA Legal Counsel, Darrow Everett, is drafting the Master Developer Agreement (MDA) to formalize the partnership. The staff's goal is to present the MDA to the Board for approval after we have agreed to terms and conditions of the MDA.

The Developer Partner has agreed to name the new development in honor of Commissioner Emeritus Rev. Richard W. Richardson. They have also suggested establishing a library in the community center in honor of Rev. Richardson.

### **Move To Work**

Staff continue to work on the Move To Work process with HUD. LHA will be converting to Module #2 which will help tenants to build and repair credit. Tenants that pay rent timely will receive a credit rating that is included with standard reports and help to improve their credit rating. They will also be allowed to participate in HUD Family Self-Sufficiency programs. Staff participate in training sessions with HUD staff on a minimum monthly basis.

Move to Work is a demonstration program for public housing authorities (PHAs) that provides them with the opportunity to design and test innovative, locally designed strategies that use federal funds more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. Move to Work allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their federal funds.

Activities that LHA is proposing for its tenants include the following:

- ❖ Cost Savings
  - Using Move to Work flexibility to leverage funds for future developments
  - Streamlining HUD processes
  - Risk-based inspections
  - Rent simplification
- ❖ Self-Sufficiency
  - Linking rental assistance with supportive services
  - Escrow accounts
  - Earned income exclusions
  - Increased case management services
  - Self-sufficiency requirements
- ❖ Housing Choices
  - Developing mixed income and tax credit properties
  - Landlord incentives
  - Foreclosure prevention, mortgage assistance, and homeownership programs
  - Increasing the percentage of project-based vouchers
  - Continue public-private partnerships that provide opportunities for the development of additional affordable housing rental units

## **Secretary's Report**

### **February 2026**

LHA staff are hopeful the Move To Work initiative will improve affordable housing opportunities for citizens of Lakeland and Polk County. We intend to continue to provide self-sufficiency programs and training for our families. These efforts include parenting training and counseling, credit repair, and building, after school tutorial programs, SAT and ACT training programs, housekeeping and other programs that improve the overall quality of life for LHA tenants.

### **Family Self-Sufficiency**

LHA received official notification of the 2025 Family Self-Sufficiency (FSS) grant from the U.S. Department of Housing and Urban Development (HUD). The notification was sent via email. I logged into the HUD online system to accept the award. Notification and acceptance of the grant had been delayed due to technical issues in the HUD system. A copy of the acceptance of the grant is included in this month's Board Packet under "Other Business."

The objective of the FSS program is to assist families in obtaining employment that will allow them to become self-sufficient, reducing the dependency of low-income families on welfare assistance, voucher program assistance, public assistance or any federal, state, or local rental programs.

To meet our objective the LHA will continue to network with existing community services, social service providers, colleges, financial institutions, transportation providers, vocational/technical schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS families the skills and experience to enable them to sustain gainful employment and education.

The FSS Program is a purpose and employment driven program with a savings incentive program for low-income families that have Housing Choice Section Vouchers, to include all special purpose vouchers, such as Public Housing residents. The FSS Program is intended to promote the development of local strategies for coordinating House Choice Vouchers with public and private resources to assist eligible families; the program is open to current families participating in the FSS Program - Housing Choice Voucher and Public Housing tenants who are unemployed or underemployed.

Some of the program services offered by LHA under the Section 8 FSS Program are listed below in the following paragraphs. LHA also plans to submit some of these services to NAHRO, SERC and FAHRO for award consideration. The submissions will be placed under the NAHRO Category - Client and Resident Services.

Section 8 Housing Choice Voucher Homeownership Program provides an opportunity for persons holding a tenant voucher to move into homeownership. The voucher holder is able to use their Section 8 voucher to pay a portion of their home mortgage. Since November 2023, LHA has assisted three voucher holders to become first time homebuyers. Our in-house broker works with the participants to correct their credit, learn the process of securing a mortgage lender, set up a household budget and other skills necessary to become a homeowner.

Renaissance Medical Clinic in partnership with UniHealth Primary Care provides medical services for senior citizens. The clinic is located within the Senior Building at Renaissance, but services are available for the seniors at other LHA properties. Seniors that live at Williamstown, Cecil Gober or Twin Lakes Estates are bused to the site. The clinic has a nurse that makes appointments, checks vital signs/blood pressure, provides wound care

## **Secretary's Report**

### **February 2026**

and other services. A doctor visits the clinic at least once a week for appointments as well as providing video conferences with seniors. LHA provides a bus service for appointments and medical visits. The seniors need only to coordinate their visits with the bus driver.

The HUD-VASH Program offers an opportunity for public housing authorities to partner with their local Veterans Administration Office to provide Section 8 vouchers for U.S. military veterans to find affordable rental housing. There are seventy-five participants in this program. LHA provides administrative services for the vouchers.

Tutoring Solutions, LLC, in partnership with LHA, is providing after-school tutoring and standardized test preparation for low-income students. Any student residing on an LHA property, or in its surrounding neighborhood may stop by for services. The current properties are Twin Lakes Estates Phase II, Colton Meadows, and the Villas of Lake Bonnet.

### **First Time Homebuyer Activities**

LHA also has had five homebuyers purchase their first home in the past few months. The homebuyer to most recently close on her new home completed the process on February 10, 2026. She purchased a five-bedroom, three-bath home.

### **Community and Other Activities**

The new website for the agency is up and running. Commissioners may review the website by visiting [www.lakelandhousing.org](http://www.lakelandhousing.org). The website shows the new layout for LHA and includes links to properties, Section 8, Youth-Build, and other agency functions.

LHA participated in Connected Waters Film Festival in Lakeland and Winter Haven. A documentary on Charlie Ward was shown in Lakeland and one on Vince Carter was shown in Winter Haven. LHA purchased tickets for youth to attend the festival.

Respectfully submitted,

*Benjamin Stevenson*

Secretary

# **AFFORDABLE HOUSING REPORT**

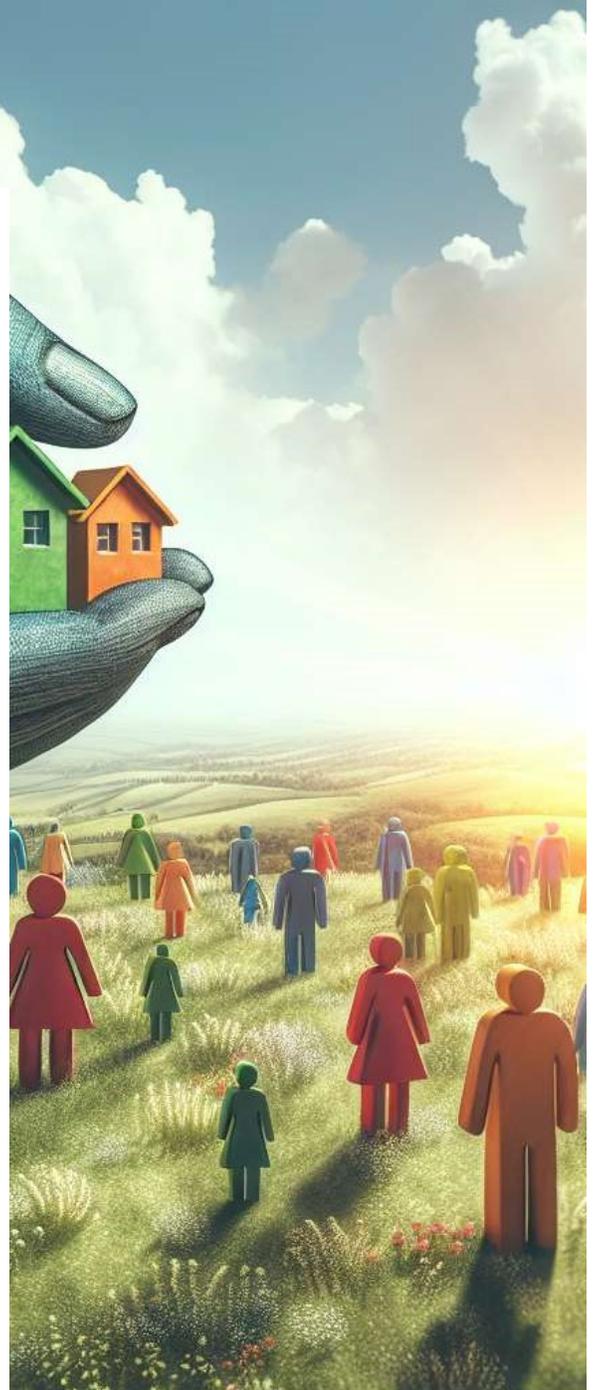
◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

# Housing and Finance Monthly Summary Report

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**February 23**

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**Lakeland Housing Authority**

**Authored by: Carlos R. Pizarro An**



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# **Housing**

The February 2026 report from the Affordable Housing Department covers updates on public housing, housing choice vouchers, family self-sufficiency programs, resident activities, and community management. It includes program statistics, compliance updates, and community engagement activities.

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## **Summary: Affordable Housing Board Report – February 2026**

### **1. Federal & Legislative Updates**

- **2026 THUD Appropriations Bill Passed, ending the partial government shutdown.**
- **HUD receives \$77.3 billion for FY2026, with increases to:**
  - **Housing Choice Voucher (HCV) program**
  - **Project-Based Rental Assistance (PBRA)**
  - **Family Self-Sufficiency (FSS)**
  - **Homeless Assistance Grants**
- **Funding Reductions: Public Housing Operating Fund and Choice Neighborhoods Initiative.**
- **Key Policy Changes:**
  - **Revised proration estimates for Operating (86%) and HAP Renewal Funds (100%).**
  - **New inspection funding (\$50M) supporting the transition to NSPIRE.**
  - **Adjustments to Student Rule, ACC cap flexibility, and waiver authority for EHV transitions.**
  - **Updated guidance for immigration status verification (SAVE system).**
  - **HUD Announces FY 2026 Income Limits Will be Delayed Until May 1**

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### **2. Public Housing Program Updates**

#### **PIC Reporting**

- **Reporting Rate: 97.48% (exceeds HUD's 95% requirement).**

#### **Occupancy & Community Operations**

**Across 12 communities:**

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- Most properties operating between 96%–100% occupancy.
  - Some units are offline due to modernization or structural issues (e.g., 4 fire units at Cecil Gober; 7 structural at Carrington Place).
  - All communities completed unit/building inspections.
  - No security/insurance issues reported.
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### **3. Housing Choice Voucher (HCV) Program**

#### **Waiting Lists**

- Tenant-Based List: Closed
- Project-Based Lists: Manor at West Bartow, Williamstown, Episcopal and Villas at Lake Bonnet remain open
- Mainstream: Open during the period

#### **Program Activity**

- Port-Outs: 3
- Port-Ins: 3
- Active Clients: 1,533
- Homeownership: 3 active homeowners; 2 under contract; others in financing process
- Voucher Activity:
  - 20 vouchers issued
  - 26 tenancy approvals
  - 28 total moves (port-ins, new admissions, movers)

#### **PIC HCV Reporting**

- Reporting Rate: 101.25%

#### **Certifications & Inspections**

- 98 annual certifications
  - 50 interim certifications
  - 72 inspections conducted
  - 3 hearings held
- 

### **4. Community Demographics (HUD Reporting – Jan 2026)**

#### **Race & Ethnicity (50058 data)**

- Polk County HH Race Distribution (vs State):

- 
- **Black/African American: 70% (higher than State 58%)**
  - **White: 29% (lower than State 41%)**
  - **Ethnicity:**
    - **Hispanic/Latino: 23% (vs State 29%)**

#### **New Admissions**

- **Polk County new admissions:**
  - **72% Black/African American, 25% White**
  - **34% Hispanic/Latino (vs State 24%)**

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### **5. Family Self-Sufficiency (FSS) Program**

#### **Enrollment & Escrow**

- **Section 8 FSS:**
  - **179 enrolled**
  - **62 with escrow (35%)**
  - **Escrow balance: \$232,730**
- **Public Housing FSS:**
  - **20 enrolled**
  - **14 with escrow (70%)**
  - **Escrow balance: \$77,733**

#### **Program Notes**

- **100 individuals on FSS waiting list**
- **Participant Jerany Arroyo approved for home loan and escrow withdrawal**
- **Latoria Wilson under review for graduation**

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### **6. ROSS Elderly Program**

#### **Participation (Dec 2025)**

- **142 enrolled seniors across Renaissance, Williamstown, Cecil Gober, and Twin Lakes**
- **Services include wellness activities, health screenings, nutrition education, life planning, and rent/credit counseling.**

#### **Program Initiatives**

- **Rent Reporting Study (HUD Pilot) via Abt Global and Boom Data Platform**
- **Grant Solutions used for federal reporting**

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- **Upcoming: wellness checks, Medicare/Medicaid presentations, crime prevention outreach, holiday events**

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## **7. Additional Operational Highlights**

- **Strong community partnerships across health, financial education, senior services, and counseling groups.**
- **Active participation in county-wide community networking groups (e.g., Polk County Healthy Families, Career Source, United Way).**

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## **Overall Assessment**

**The February 2026 report shows strong operational performance across public housing, HCV, FSS, and ROSS programs. Occupancy remains high, reporting compliance is above HUD requirements, and HCV federal funding increases for FY 2026 are expected to strengthen core housing assistance activities. Resident services, inspections, and homeownership efforts show consistent progress and engagement.**

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# Finance

## Monthly Statement of Operations Narrative Summary Report

RE: For the current month and Year to Date ending January 31, 2026

### Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC): COCC has a Net Operating Income (NOI) of \$101,713.95 year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program: The HCV program has a NOI of \$107,496.52 year-to-date.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas): NOI is **-\$20,023.83** year-to-date. The negative NOI was due to an increase in Property Insurance Policy and utilities. And a reduction of HUD funding. However, the property counts with \$654,573.13 in cash to supplement the negative NOI.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is \$285.97 year-to-date.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is \$1,791.34 year-to-date.
6. Colton Meadow, LLLP: The NOI for Colton Meadow is \$29,347.42 year-to-date.
7. Bonnet Shores, LLLP: Villas at Lake Bonnet have a NOI of \$17,823.66 year-to-date.
8. West Bartow Partnership, LTD, LLLP: The property has a NOI of \$83,406.19 year-to-date.
9. YouthBuild: YouthBuild has a NOI of **-\$33,253.48** year-to-date. The negative NOI is because we are still waiting for the budget realignment to be approved to start drawing down the funding.
10. Williamstown, LLLP (AMP 5): The property has a NOI of **-\$6,218.76** year-to-date. The negative NOI is due to a reduction in the Public Housing funding for the current month and utilities. However, the property counts with \$354,532.64 in cash to supplement the negative NOI.
11. West Lake 1, LTD (AMP 6): The property has a NOI of \$20,659, for the year-to-date.

**Conclusion: Eight (8) of the eleven (11) properties reported positive Net Operating Income (NOI) performance both for the month and year-to-date. The overall NOI for the AMP 1 and Williamstown Public Housing program is being negatively impacted by the reduction of Public Housing funds and the increase in property and health insurance and utilities.**

LAKELAND HOUSING AUTHORITY								
Grant Report								
Updated as of January 2026								
FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
<b>Capital Fund Program (HUD)</b>								
CFP - 2023	17-Feb-23	16-Feb-27	16-Feb-27	\$ 932,646.00	\$ 839,381.40	\$ 932,646.00	\$ 932,009.69	\$ 636.31
CFP - 2024	6-May-24	5-May-26	5-May-28	\$ 970,310.00	\$ 873,279.00	\$ 970,310.00	\$ 615,489.16	\$ 354,820.84
CFP - 2025	13-May-25	12-May-27	12-May-29	\$ 922,131.00	\$ 829,917.90	\$ 922,131.00	\$ 242,176.00	\$ 679,955.00
			<b>CFP Total:</b>	<b>\$ 10,620,597.00</b>	<b>\$ 9,558,537.30</b>	<b>\$ 10,620,597.00</b>	<b>\$ 9,585,184.85</b>	<b>\$ 1,035,412.15</b>
<b>Resident Opportunities and Self Sufficiency (HUD)</b>								
ROSS-Service Coordinator 2020	1-Jun-21	31-May-24	31-May-24	\$ 198,900.00	\$ 179,010.00	\$ 198,900.00	\$ 194,406.85	\$ 4,493.15
ROSS-Service Coordinator 2023	1-Jun-24	31-May-27	31-May-27	\$ 147,487.00	\$ 132,738.30	\$ 147,487.00	\$ 56,736.51	\$ 90,750.49
ROSS-Family Self Sufficiency 2025	1-Jan-25	31-Dec-25	31-Dec-25	\$ 229,860.00	\$ 206,874.00	\$ 229,860.00	\$ 229,860.00	\$ -
ROSS-Family Self Sufficiency 2026	1-Jan-26	31-Dec-26	31-Dec-26	\$ 251,799.00	\$ 226,619.10	\$ 251,799.00	\$ -	\$ 251,799.00
			<b>ROSS Total:</b>	<b>\$ 828,046.00</b>	<b>\$ 518,622.30</b>	<b>\$ 828,046.00</b>	<b>\$ 481,003.36</b>	<b>\$ 95,243.64</b>
<b>YouthBuild 2021 Grant</b>	1-May-22		1-Sep-25	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -
<b>YouthBuild 2023 Grant</b>	1-Jun-24		30-Sep-27	\$ 1,358,376.00	\$ 1,222,538.40	\$ 381,395.28	\$ 381,395.28	\$ 976,980.72
			<b>YouthBuild Total:</b>	<b>\$ 2,858,376.00</b>	<b>\$ 2,722,538.40</b>	<b>\$ 1,881,395.28</b>	<b>\$ 1,881,395.28</b>	<b>\$ 976,980.72</b>

# Affordable Housing Department

## Board Report

### February 2026

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
  - Housing Communities
    1. West Lake (Under demolition)
    2. Cecil Gober
    3. John Wright Homes
    4. Carrington Place (Formerly known as Dakota Apartments)
    5. Renaissance/Washington Ridge
    6. Villas at Lake Bonnet
    7. Colton Meadow
    8. The Manor at West Bartow
    9. The Micro-Cottages at Williamstown
    10. Twin Lakes Estates Senior PHASE I and II
    11. Eddie Woodard
  - Housing Choice Voucher Program
    1. Intake & Occupancy Report
    2. Housing Choice Voucher report
  - ROSS and Family Self-Sufficiency Programs Plus Resident Activities (4 Coordinators)
  - Total number of visitors for the month of December 2025: **609 (8249 for the year)**.

#### News

Congress Passes Full Year 2026 THUD Bill, Ends Partial Government Shutdown

The partial government shutdown that began after the Continuing Resolution expired on January 30 has now come to an end, following congressional action to fund key federal agencies.

The House passed legislation to provide full-year funding for several critical departments, including Transportation-Housing and Urban Development (THUD). The move restores stability for housing and community development programs that had faced uncertainty during the lapse in appropriations.

Debate over the package centered largely on fiscal year (FY) 2026 funding for the Department of Homeland Security (DHS). Many Democratic lawmakers raised concerns about advancing long-term DHS funding in the aftermath of the tragic killing in Minneapolis just 11 days ago. As a result, Congress opted to pass only a short-term, two-week continuing resolution for DHS, allowing additional time for negotiations on additional provisions in the bill.

All other appropriations measures included in the package, including THUD, provide funding for the remainder of FY 2026 (through September 30, 2026).

The Senate approved the same package passed by the House last week. The legislation now heads to the President's desk for his signature, which will formally end the shutdown and fully restore federal operations.

The bill provides \$77.3 billion for HUD in FY 2026, an increase over FY 2025, which was funded through a year-long continuing resolution. The bill increases funding for the Housing Choice Voucher program, Project-Based Rental Assistance (PBRA), Family Self-Sufficiency (FSS) program and Homeless Assistance Grants, while maintaining level funding for HOME, CDBG, ROSS, and the Public Housing Capital Fund. It reduces funding for the Public Housing Operating Fund and the Choice Neighborhoods Initiative.

This article provides NAHRO's in-depth analysis of the appropriations bill and its impact on programs and issues relevant to NAHRO members. Click the links below to jump to each section:

- Public Housing

- Section 8
- Community Development

## **Public Housing**

Unlike previous years, this year’s appropriations process began with a President’s budget that combined many programs into a single block grant to be administered by states. For this reason, funding levels and policy provisions included in this bill are usually not directly comparable to the President’s budget. Additionally, FY 2025 was funded via a continuing resolution, so many comparisons to FY 2025 funding were set in the FY 2024 funding bill and carried forward to 2025.

### **Public Housing Fund**

Like the FY 2024 Appropriations Act, the 2026 bill combines all federal grants necessary for PHAs to operate, maintain, and make capital improvements to public housing into the Public Housing Fund. This bill allocates \$8.319 billion for the Public Housing Fund, which is \$492 million less than the total 2024 enacted budget and 2025 continuing resolution amount.

### **Public Housing Operating Fund**

This THUD bill allocates \$4.687 billion for public housing operating fund formula grants, a \$789 million decrease from FY 2025, also \$186 less than the Senate bill and \$288 million below the House proposal. Based on the most recent update of HUD’s formula, the Senate version represented an 86% proration at the time it was calculated, so this final number means a proration below 86%. However, agencies could ultimately receive a lower proration because HUD’s initial estimate for FY 2026 Operating Fund exceeded the final appropriated amount. HUD typically uses a conservative proration at the start of the fiscal year until a full-year budget is enacted. In this case, however, the final appropriation for the Operating Fund came in below both the House and Senate proposals. As a result, HUD has effectively overpaid agencies earlier in the year, and prorations may be reduced going forward to reconcile that difference.

This bill allows any agency with at least one public housing development with a “low” physical inspection score to use public housing operating to prevent financial shortfall.

*Operating Fund Shortfall Funding:* FY 2026 enacted provides \$377 million for agencies experiencing or at risk of shortfall. The Senate bill proposed \$214 million and the House bill \$25 million for PHAs that experience, or are at risk of, financial shortfalls as determined by HUD. After all shortfall needs are met, HUD may distribute any remaining funds to all PHAs via the Operating Fund formula.

HUD reported more than \$700 million in unmet shortfall need in 2025, underscoring the growing pressure on agency operating budgets.

Under this approach, agencies experiencing shortfalls would receive additional support, while agencies not in shortfall would effectively be required to rely more heavily on their limited Operating Fund reserves.

### **Public Housing Capital Fund: Formula Grants**

Like the Senate bill proposal and recent appropriations acts, FY 2026 enacted provides \$3.20 billion for the Capital Fund formula grants. This is level FY 2022 – 2025 enacted, but less than the projected accrual of needs across the inventory per year. This amount was estimated to be \$4 billion annually in 2024.

The bill includes the provision that HUD issue Capital Fund formula grants to PHAs no later than 60 days after passage of an Appropriations Act.

### **Public Housing Capital Fund: Competitive Grants**

*Competitive Housing Health Hazards Grants:* FY 2026 enacted would provide \$50 million in competitive grants to PHAs to evaluate and reduce housing-related hazards including fire safety carbon monoxide, radon, and mold in public housing. This amount is \$15 million less than FY 2025 enacted as well as the Senate’s proposal. The House did not provide any funding for this account. Like previous years, the bill also stipulates that \$25 million of the total \$50 million be used for addressing lead-based paint.

*Emergency Capital Needs:* FY 2026 enacted would set aside \$30 million for grants to public housing agencies for emergency capital needs resulting from unforeseen or unpreventable emergencies and natural disasters excluding presidentially-declared emergencies and natural disasters under the Robert T. Stafford Disaster Relief and Emergency Act. This amount matches the House and Senate proposals. This bill also proposes \$10 million of the \$30 million to be made available for safety and security measures. In total, this amount is level with FY 2025. This bill would also provide \$15 million for the cost of administrative and judicial receiverships. This is level with FY 2025 funding, the Senate bill, and the House bill.

In summary, this bill provides identical emergency and receivership grant amounts to FY 2025 enacted but \$15 million less for emergency capital needs.

## **Physical Inspections**

This bill maintains a separate account outside of the Public Housing Fund for inspections. The Assisted Housing and Risk Assessments account will provide \$50 million for “the Department’s inspection and assessment programs, including travel, training, and program support contracts.” This comes as HUD continues transitioning to the National Standards for the Physical Inspection of Real Estate across its programs.

## **Choice Neighborhoods Initiative**

The Choice Neighborhoods program continues to see diminished funding as the FY 2026 enacted budget only includes \$25 million for the program. A minimum of \$12.5 million are for PHAs, and a maximum of \$10 million are for planning grants. This comes after the President’s budget and House bill proposed eliminating the Choice Neighborhoods Initiative altogether and the Senate bill proposed \$40 million. Agencies will be required to create external partnerships as well as to provide a match for federal funding. This program helps agencies carry out important renovation and construction projects.

## **Self Sufficiency Programs**

*Family Self-Sufficiency (FSS):* This bill provides \$156 million for the FSS program, \$15 million more than FY 2025, \$31 million more than the House bill, and level with the Senate bill. This bill prohibits HUD from making funding decisions for FSS based on performance metrics.

*Jobs-Plus Initiative:* FY 2026 enacted would provide \$10 million to the Jobs Plus Initiative, \$5 million less than FY 2025 enacted and the House bill but level with the Senate’s proposal. This direct funding is not limited to providing “incentives” to participants, meaning that it can also be used to support the service component of the program. The bill includes the provision that Jobs-Plus specific program waivers or program requirements will not be factored into competitive grant amounts received by the agency, but the PHA must be able to bear the cost of these waivers.

*Resident Opportunities and Self-Sufficiency (ROSS):* The bill proposes \$40 million for the ROSS program. This amount is \$5 million higher than the House bill, \$5 million below the Senate proposal, and level with FY2025 enacted. Like previous years, the bill allows agencies or owners who have converted public housing to project-based rental assistance or other Section 8 programs under the Rental Assistance Demonstration to continue or resume operating the ROSS program.

## **Annual Contributions Contract (ACC)**

The FY 2026 bill stipulates that HUD “shall comply with all process requirements” before altering an ACC. Previously, HUD has tried to make changes to the ACC, shifting it from a contract to a grant agreement.

## **Rulemaking**

The Secretary must conduct rulemaking in compliance with regulations, which require public participation and 60 days for written comments.

## **Central Office Costs**

The bill prohibits asset management requirements that prohibit use of central office costs included in the U.S. Housing Act

## **Exemption from Asset Management**

The bill includes the provision that exempts PHAs that own and operate 400 or fewer public housing units from asset management requirements.

## **Correction of Allocation Errors**

The bill includes the authority to correct formula errors for any HUD formula program on a prospective basis by offsetting amounts from any previously overpaid grantee award in the current fiscal year and distributing them to grantees that received less formula funding than they would have as a result of the error in the prior fiscal year.

## **PHA Employee Compensation**

The bill includes language that would prohibit PHAs from using any Tenant-Based Voucher, Operating Fund, or Capital Fund dollars to pay any amount of salary above the base rate of pay for level IV of the Executive Schedule for 2026. This restriction includes salary as well as bonuses or other incentive pay. This provision affirms a policy which is already in place, since the 2015 omnibus extended the restrictions to all future appropriations acts.

## **Section 8**

The FY 2026 final appropriations bill makes several notable changes to the program including the following:

- The final appropriations bill folds the Mainstream voucher account into the HAP renewals account and the administrative fee account.
- The bill adds language allowing PHAs to exceed their ACC unit caps to facilitate transitioning families moving from EHV’s to the regular voucher program, though costs that exceed ACC caps will not count toward renewal funding.

- The bill allows both MTW agencies and MTW expansion agencies to be subject to offsets of their single-fund authority amounts, though it limits the extent of the offsets in some instances and allows for an appeal to HUD.
- The bill funds the HAP set-aside at \$400 million (\$200 million higher than the previously enacted level). The HAP set-aside account is the account from which HUD draws their shortfall funding.
- It also includes additional funding in the tenant-protection voucher account that may be used to fund Emergency Housing Vouchers.
- The bill makes changes to the Section 8 student rule.

Additional details may be found below.

## **Tenant-Based Rental Assistance (TBRA) – Discretionary Spending**

### **HCV HAP Renewals**

The final appropriations bill would allocate \$34.957 billion for HAP renewals. This is \$2.812 billion more than the FY 2025 enacted amount and the amount in the House bill and \$983 million more than the amount in the Senate bill. The President’s proposed budget zeros out this account (since the President’s budget restructures most of these programs and zeros out most of the following accounts, the voucher section will not mention the President’s budget for each account, unless the President’s budget keeps an account). This account includes funding for the Mainstream voucher account. At this time, NAHRO believes that this would result in a 95% proration.

### **HAP Renewal Formula**

The final appropriations bill calls for HAP renewal funding based on validated calendar year (CY) 2025 voucher management system (VMS) or a successor system leasing and cost data adjusted by an inflation factor set by HUD and by making any adjustments for costs associated with the first-time renewal of vouchers.

### **ACC Caps**

The final appropriations bill leaves in language limiting HAP renewal funding to fund a total number of units at or under the Annual Contributions Contract (ACC) unit caps, except for MTW agencies, which would be governed by their contracts or by the MTW demonstration. The final appropriations bill adds language allowing PHAs to exceed their ACC unit caps when necessary on a temporary basis to facilitate transitioning families assisted by emergency housing vouchers to the regular program. Any leasing or associated costs for emergency housing vouchers beyond the ACC cap will not be included in the calculation of the agency’s renewal funding.

### **Proration Authority**

The final appropriations bill states that HUD has the authority to prorate each PHA’s renewal allocation. Housing agencies in the MTW demonstration program will be funded in accordance with the MTW demonstration or their MTW agreement, if any, and will be subject to the same pro rata adjustments.

### **Notification Provisions**

The final appropriations bill retains language stating that HUD must notify PHAs of their annual budgets by the later of March 1, 2026, or 60 days after enactment, though HUD may extend this notification period after the Congressional appropriations committees are notified at least 10 business days in advance.

### **Offset Authority**

The final appropriations bill authorizes HUD to offset PHAs’ calendar year (CY) 2026 allocations based on the excess amounts of PHAs’ net restricted assets accounts, including HUD-held programmatic reserves (in accordance with VMS or a successor system data in calendar year 2025 that is verifiable and complete). The Department may not offset any portion of a housing agency’s excess reserves if the offset would result in a housing agency being put in a shortfall position in CY 2026 as estimated by HUD prior to the offset. The Department must use any offset amount to prevent the termination of rental assistance for families and avoid or reduce the proration for renewal funding allocations.

### **MTW Offset Authority**

The final appropriations bill specifies that the housing agencies in the Moving to Work (MTW) Demonstration shall be subject to a statutory offset, including for funds subject to single fund budget authority provisions of their MTW agreements. The bill states that MTW agencies with MTW agreements will be subject to an offset up to limitations imposed in section 239 of the 2016 THUD appropriations bill (this limits offsets for MTW agencies with agreements to “any reserve balances equal to 4 months of operating expenses”).

These MTW agencies must be granted not less than 60 days to be able to file an appeal and offset amounts may not include amounts “committed to capital improvement, development, and other repositioning activities that are scheduled to close within 12 months of enactment of this [bill]” to the extent that these committed funds do not fall within the 4 months of operating expenses that are already prohibited from being offset (see paragraph above). In judging which funds may not be offset because of prior commitments, HUD may look to “funding applications, project schedules, or other commitments to third parties implementing . . .” those activities.

## **EHV Waiver Authority**

The final appropriations bill grants HUD the authority to “waive or specify alternative requirements” for provisions related to PHA plans or HCV requirements related to “the administration of waiting lists, local preferences, portability, and public housing agency plan and public hearing requirements” to expedite the transition EHV families to the regular HCV program.

## **HAP Set-Aside Funds**

The final appropriations bill would obligate \$400 million for HAP set-aside funding (a \$200 million increase over both the House bill and the FY 2025 enacted level, but the same level as the Senate bill) to seven categories: (A) PHAs that experience a significant increase in renewal costs of vouchers resulting from unforeseen circumstances or from portability; (B) vouchers that were not in use during the previous 12-month period in order to be available to meet project-based voucher commitments or an adjustment for a funding obligation not yet expended for a MTW-eligible activity to develop affordable housing; (C) costs experienced with HUD-VASH vouchers; (D) PHAs that would be required to terminate rental assistance despite taking cost-saving measures; (E) for adjustments in allocations for PHAs in high-cost areas that are not MTW agencies; (F) for withheld payments in the previous year that were subsequently made related to the correction of inspection deficiencies; (G) PHAs that have experienced increased costs or loss of units in Presidentially-declared emergency areas; and (H) for costs associated with mainstream vouchers. The mainstream voucher category is merged in this account instead of a separate mainstream account with its own set-aside. The Department would allocate these funds based on need.

## **Tenant Protection Vouchers**

The final appropriations bill allocates \$601 million for new Tenant Protection Vouchers (TPVs). This amount would be \$264 million more than the FY 2025 enacted budget, \$226 million more than the House bill, and \$171 million more than the Senate bill. The final appropriations bill allows TPVs to be used for the following: (1) relocation and replacement of public housing units that are demolished or disposed; (2) conversions of section 23 projects; (3) witness relocation; (4) enhanced vouchers; (5) Choice Neighborhoods vouchers; (6) mandatory and voluntary conversion of public housing; and (7) tenant protection assistance for elderly residents of properties formerly assisted under section 202.

The final appropriations bill states that when a public housing development is submitted for demolition or disposition, HUD may provide rental assistance when the units pose an imminent health and safety risk. Additionally, TPVs may also be used to assist families under a project-based rental assistance contract, where the owner has received a notice of default and the units pose an imminent health and safety risk to residents. The final appropriations bill also includes a \$5 million set-aside for residents residing in low-vacancy areas who may have to pay rents greater than 30% of household income for certain reasons like the maturity of certain loans or the expiration of certain contracts or affordability restrictions. Vouchers issued under previous rationale may be enhanced vouchers or regular vouchers.

The final appropriations bill states that these TPVs sunset unless HUD specifies otherwise by notice. HUD may only provide replacement vouchers for units that were occupied within the previous 24 months that are no longer available as assisted housing.

Additionally, the final appropriations bill states that amounts allocated under the tenant protection voucher heading “. . . may be available to provide calendar year 2026 assistance to [PHAs] that would otherwise be required to terminate emergency housing vouchers . . . for families as a result of insufficient funding.”

## **Administrative Fees**

The final appropriations bill allocates \$2.836 billion for administrative fees (\$2.806 billion for ongoing administrative fees and \$30 million for additional administrative fees). This is \$65 million more than the FY 2025 enacted budget, \$861 million than the House bill, and \$70 million less than the Senate bill. Proration is at 82%. The final appropriations bill continues to instruct HUD to use the current administrative fee formula. It also gives HUD the ability to prorate the administrative fee and utilize unobligated balances to increase the proration, except for unobligated special purpose voucher funding. MTW agencies shall be funded according to the terms of their contracts or the requirements of the MTW demonstration, though they will also be subject to any administrative fee proration. The administrative fee may only be used for “activities related to the provision of tenant-based rental assistance including related development activities.”

The additional administrative fees, which would be available to PHAs that need additional funding to administer their HCV program, include fees associated with tenant protection rental assistance, disaster-related vouchers, HUD-VASH, and other special purpose incremental vouchers.

## **Mainstream Vouchers**

Like the Senate bill, the final appropriations bill has combined this account with the HAP renewals and administrative fee accounts.

## **HUD-VASH**

The final appropriations bill allocates \$15 million in funding for new HUD-VASH vouchers. This is the same as the FY 2025 enacted amount, the Senate bill, and \$15 million more than the House bill. Up to \$10 million of HUD-VASH funding may be used for additional fees for activities to facilitate leasing like security deposits or landlord retention described by notice.

This funding will be available to PHAs that partner with Veterans Affairs (VA) medical centers or other VA-designated entities based on geographic need, PHA administrative performance, and other factors. The Department of Housing and Urban Development (in consultation with the VA) may specify alternative requirements for any provision of any statute or regulation in connection with this program (except requirements related to fair housing, non-discrimination, labor standards, and the environment) on a finding by HUD that these waivers or alternative requirements are necessary. On turnover, this assistance will continue to remain for homeless veterans.

### **Family Unification Program (FUP) and Foster Youth to Independence (FYI)**

The final appropriations bill includes \$30 million in funding for new FUP/FYI vouchers. Of this \$5 million is for new FUP vouchers, while \$25 million is for FYI assistance. The FY 2025 enacted level is the same as this final appropriations bill. The Senate bill and the House bill both provided the same amount of funding for this account, while the President's proposed budget provided \$30 million for foster youth in grants that states could flexibly structure.

The \$25 million for new FYI vouchers will be available to PHAs that partner with child welfare agencies on a noncompetitive basis. The assistance must be requested and entities must meet other criteria specified by HUD.

The Department will review utilization, and unutilized funding will be recaptured and reallocated.

For FUP vouchers, PHAs that no longer have a need for this funding must notify HUD which will recapture the assistance from the PHA reallocate it based on need.

### **HCV Dashboard**

The final appropriations bill, like the Senate bill, includes language to track special purpose vouchers and to provide timely updates on "budget, utilization, spending and leasing trends for all vouchers by purpose" to the publicly available HCV Dashboard. This section also notes that Mainstream vouchers should be provided to non-elderly people with disabilities on turnover.

### **Other Housing Choice Voucher Policy Provisions**

#### **New Student Rule**

This bill would make a large change in the student rule that previously has been in appropriations bills. The bill removes a provision that stated that for the purposes of determining Section 8 eligibility, prior appropriations bills count as income any assistance from private sources or institutions of higher education in excess of amounts received for tuition and any other required fees, except for persons over the age of 23 with dependent children.

This bill retains the provision that states restrictions on students receiving Section 8 funding.

#### **Mainstream and FUP/FYI Waiver authority**

The final appropriations bill continues to give HUD the authority to waive or issue alternative requirements upon a finding that it is necessary for new or renewal Mainstream or FUP/FYI vouchers. The waivers or alternative requirements must relate to provisions related to the administration of waiting lists, local preferences, and the initial term and extensions of tenant-based vouchers and the timing of referral of youth leaving foster care. The waiver authority does not extend to tenant rights and protections, rent setting, fair housing, non-discrimination, labor standards and the environment.

#### **HUD Must Follow the Law in Rulemaking**

The bill includes a provision that requires that HUD follow its own regulations with respect to rulemaking and to follow a prior executive order laying out certain rulemaking requirements. Additionally, this requirement also states that HUD must provide at least 60 days for the submission of written comments in rulemaking.

#### **Jobs-Plus Waiver Costs**

Costs of rent incentives as part of the Jobs-Plus initiative shall not be charged against the competitive grant amounts. Forgone rent increases will be factored into a PHA's eligibility for public housing funding, RAD-converted project-based rental assistance funding, or HCV funding.

#### **Project-Based Rental Assistance Housing Assistance (PBRA)**

This bill would provide \$18.543 billion for Project-Based Rental Assistance (PBRA) Housing Assistance Payments. This amount includes \$18.143 billion made available on October 1, 2025, and an additional \$400 million previously appropriated. This amount is \$2 billion more than FY 2025 enacted.

## **Community Development**

### **Community Development Fund**

The final bill would provide \$6.995 billion for the Community Development Fund (CDF). This is more than the House and Senate bills by over \$2 billion and approximately \$3.565 billion more than FY 2025 enacted. The President's proposal sought to eliminate all programs within CDF.

### **Community Development Block Grant (CDBG)**

The CDBG program would receive \$3.3 billion, which is \$200 million more than the Senate bill and level with the House bill and FY 2025 enacted.

### **Economic Development Initiative (EDI)**

The final bill, like the House and Senate bill, would restore funding for the Economic Development Initiative (EDI), also known as earmarks, which was not included in FY 2025 enacted. The bill would provide approximately \$3.615 billion in the account, which is approximately \$2 billion more than the House and Senate bills. This program provides earmarks for "Community Project Funding," which may include administrative, planning, operations, maintenance, and other costs.

### **Recovery Housing Program (RHP)**

The RHP program authorized under the Support for Patients and Communities Act (SUPPORT) would be funded at \$30 million in the final bill, which is level with the Senate bill, House bill, and FY 2025 enacted. This includes activities related to substance use-disorder prevention related to opioid recovery and treatment.

### **Pathways to Removing Obstacles to Housing (PRO Housing)**

The final bill would provide \$50 million for identifying and removing barriers to affordable housing production and preservation, which is the purpose of the PRO Housing program. This is \$50 million less than FY 2025 enacted and \$10 million less than the Senate bill, however it is higher than the House bill and President's proposal, which both sought to cut the program entirely.

### **HOME Investment Partnerships Program (HOME)**

The final bill would provide \$1.250 billion for the program, level with FY 2025 enacted and the Senate bill. The President's budget and House bill proposed to eliminate the program. The program is crucial towards expanding housing supply and completing affordable housing projects nationwide.

The final bill includes the provision that suspends the program's statutory 24-month commitment requirement for HOME funds that expired or are set to expire in calendar year 2020 through 2028.

### **Preservation and Reinvestment Initiative for Community Enhancement (PRICE)**

The final bill would eliminate funding for the PRICE program, which received \$10 million for FY 2025 enacted. This is in line with the House bill and President's budget. PRICE focuses on preserving and revitalizing manufactured housing and eligible manufactured housing communities.

### **Self-Help and Assisted Homeownership Opportunity Program (SHOP)**

The final bill would provide \$65 million to the SHOP account, which is \$5 million more than FY 2025 enacted. This is slightly lower than the Senate bill, however \$9 million more than the House bill and \$49 million more than the President's budget, which only requested funding for Section 4 Capacity Building.

### **Self Help Homeownership Opportunity Program**

This program would receive \$12 million as authorized under Section 11.

### **Section 4 Capacity Building**

The Senate bill would provide \$46 million for Capacity Building for Community Development and Affordable Housing (Section 4, which funds technical assistance activities through organizations like Enterprise, Habitat for Humanity and the Local Initiatives Support Corporation).

### **Rural Capacity Building**

The Senate bill would provide \$7 million for rural capacity building. This includes activities such as assessing national rural conditions and providing financing, training, technical assistance, information, and research to local nonprofit organizations, local governments, and Native Tribes serving high-need rural communities.

### **Homeless Assistance Grants**

The final bill would provide \$4.417 billion to fund HUD's Homeless Assistance Grants program. This is \$259 million more than the House bill and \$366 million more than FY 2025 enacted. The President's budget proposed \$4.024 billion to fund Homeless Assistance through Emergency Solutions Grants and to eliminate the Continuum of Care program.

### **Continuum of Care (CoC) and Rural Housing Stability Assistance programs**

The final bill would provide \$4.010 billion to be reserved for the CoC and rural housing stability assistance programs. This is a small decrease from the Senate bill, however \$152 million more than the House bill and \$518 million more than FY 2025 enacted. Of the total, \$52 million is dedicated for grants for new rapid re-

housing projects and supportive service projects to provide coordinated entry, and eligible activities to assist survivors of domestic violence, dating violence, sexual assault, or stalking. This dedication of funds is not included in the House bill or President's budget.

The bill includes several provisions — which would allow HUD to award one-year transition grants to program grantees that are transitioning from one CoC program component to another; allow CoC grant recipients to count program income towards meeting their match requirement; requires HUD to prioritize funding to CoCs that have demonstrated a capacity to reallocate funding from lower performing projects to higher performing projects; requires HUD to make reasonable adjustments to renewal amounts to enable renewal projects to operate at substantially the same levels, including cost-of-living adjustments for supportive services from the prior grant; requires HUD to select projects totaling not less than 60 percent of the annual renewal demand for each collaborative applicant based on rankings determined by the local CoC; and requires HUD to issue the notice of funding opportunity for the CoC funds made available in this bill no later than June 1, 2026 with amounts to be awarded no later than December 1, 2026.

### **Emergency Solutions Grants (ESG)**

The final bill would provide \$290 million for the ESG program, level with FY 2025 enacted, the Senate bill, and the House bill.

### **National Homeless Demonstration Project**

The final bill, like the House and Senate bills, would provide \$10 million for the National Homeless Demonstration Project, which would be made available to improve data collection efforts for the Homeless Management Information System (HMIS). This is level with FY 2025 enacted and was not included in the President's budget.

### **Rural Youth Homelessness**

The final bill would provide \$107 million to implement projects that serve homeless youth, age 24 and under, in up to 25 communities with a priority for communities with substantial rural populations in up to eight locations. Up to \$25 million may be used for youth homelessness system improvement grants and up to \$10 million for technical assistance.

### **One-time Awards for New Permanent Supportive Housing**

While the Senate bill would have provided \$100 million for one-time awards under the CoC program for new permanent supportive housing projects, this funding was not included in the final bill.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

The final bill provides \$529 million for the HOPWA program; this is same as the Senate's proposal and an increase of \$24 million compared to the House bill and FY 2025 enacted. The President's budget proposed eliminating HOPWA.

### **Section 202 Housing for the Elderly**

The final bill would provide \$1.031 billion for the program. This includes up to \$122 million for service coordinators and Congregate Housing Services grants. This is an increase from the House and Senate bills and \$99.6 million more than FY 2025 enacted. This program was not included in the President's budget, which would instead provide funding for this program through a state rental assistance block grant that combines all rental assistance programs.

### **Section 811 Housing for Persons with Disabilities**

The final bill would provide \$287 million for the Section 811 program. This would be a \$22 million increase from the Senate bill, \$25.2 million increase from the House bill, and a \$30.3 million increase compared to FY 2025 enacted. This program was not included in the President's budget, which would instead provide funding for this program through a state rental assistance block grant that combines all rental assistance programs.

### **National Housing Trust Fund (HTF)**

It is estimated that \$295 million will be allocated for the Housing Trust Fund according to assessments provided by Fannie Mae and Freddie Mac. This is higher than the FY 2025 allocation of \$216.4 million.

### **Section 108 Community Development Loan Guarantee Program**

The final bill would provide \$300 million for the Section 108 Loan Guarantee program account, which is level with the House bill and a \$100 million decrease from the Senate bill and FY 2025 enacted. The President's budget proposed eliminating the program which provides Federal guarantees for private loans for communities and provides grantees of the CDBG program the ability to leverage their annual grant allocation with a loan to undertake large community and economic development projects.

### **HUD Sends New Immigration Status Guidance to PHAs on SAVE Status Discrepancies**

January 26, 2026 — On January 22, HUD sent an email to PHA Executive Directors with additional immigration status guidance to PHAs on Systematic Alien Verification for Entitlements (SAVE) discrepancies. The guidance notes that HUD has developed a new report in the Enterprise Income Verification (EIV) system to help PHAs in

determining when additional verification of immigration status may be necessary. The new report, named the EIV-SAVE Tenant Matching Report, cross references Inventory Management System/PIH Information Center (IMS-PIC) data with U.S. citizenship and immigration services (USCIS) SAVE data.

The EIV-SAVE Tenant Matching Report includes “. . . a list of individuals whose citizenship or eligible immigration status need to be confirmed by HUD.” The report may include “. . . individuals whose citizenship or eligible immigration status needs to be confirmed by the PHA . . .” because of discrepancies between their status on the HUD-50058 and what appears in SAVE (e.g., a person is classified in the 50058 as an “eligible noncitizen” when the SAVE status shows a classification that would not correspond to “eligible noncitizen”). If a PHA has already determined that an individual is an ineligible noncitizen, they are not included in this report

The letter highlights the fact that inclusion in this report does not automatically mean that the individual is ineligible for HUD assistance. Instead, additional information may be required to classify the individual’s immigration status (e.g., additional documentation may be required). Housing agencies should already have any additional documentation needed to classify the individual as an eligible noncitizen, if the SAVE classification could not verify that status previously as the additional documentation would have been required to show that the individual was an eligible noncitizen.

The guidance requires PHAs to take certain steps in the 30 days after the document was sent. The PHA should confirm, as necessary, the following (bullet points below taken verbatim from the letter sent to PHAs):

- “The PHA has sought additional verification from SAVE to verify eligible immigration status.
- The PHA has retained documentation in the tenant file that confirms the individual’s citizenship or eligible immigration status (e.g., documentation and SAVE verification).
- The PHA has correctly coded the individual on the HUD-50058.”

The guidance directs PHAs to take corrective action for any individual whose citizenship or immigration status is incorrectly reported on the HUD-50058. Then the PHA must take the appropriate corrective action, which includes submitting a corrected HUD-50058 to IMS/PIC. If the person is ineligible for HUD assistance, then the PHA may be required to initiate a termination of assistance, depending on the makeup of the household.

Housing agencies that do not use the EIV reports may be subject to sanctions. Sanctions include (but are not limited to) corrective action orders; reimbursement from non-HUD sources; withholding or reducing funding; or any other available corrective action or sanction as HUD deems necessary.

### **Current Participants Report As of January 31, 2026**

Program type: **All Relevant Programs**  
 Level of Information: **Polk County vs State FL**  
 Effective Dates Included: **through January 31, 2026**

#### **Race/Ethnicity**

#### **Distribution by Head of Household's Race as a % of 50058 Receiving Housing Assistance!**

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	41%	58%	0%	0%	0%	0%	1%
FL: Polk County	29%	70%	0%	0%	1%	0%	0%

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	29%	71%
FL: Polk County	23%	77%

**New Admissions Report**  
As of January 31, 2026

Program type: **All Relevant Programs**

Level of Information: **County within State FL**

Effective Dates Included: **January 31, 2026**

**Race/Ethnicity**

*Distribution of New Admissions by Head of Household's Race (%)*

County	White Only	Black/African American Only	American Indian/Alaska Native Only	Asian Only	Native Hawaii/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Other
FL State	47	52	0	0	0	0	1	0	0
Polk County	25	72	0	0	0	0	3	0	0

*Distribution of New Admissions by Head of Household's Ethnicity (%)*

County	Hispanic or Latino	Non-Hispanic or Latino
FL State	24	76
Polk County	34	66

**Public Housing PIC Reporting Percentage**

All Housing Authorities are required to submit information to HUD through the PIH Information Center (PIC). All transactions processed on the Public Housing Program are submitted on a monthly basis to PIC. HUD requires a monthly reporting rate of 95%. Below is our current reporting rate for the Public Housing program:

Effective Date	Public Housing	Date Collected
1/31/2026	97.48%	2/9/2026

**Housing Choice Voucher Program**

Waiting Lists

Tenant-Based Waitlist

The tenant-based waiting list is currently closed. Waiting list was opened for the Mainstream voucher program only.

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed 3 port-out(s) for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 3 active port-ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

Homeownership HCV

We have three (3) active families. We have one family that is in process of purchasing a home with a signed contract and another 3 families are currently working with bank in order to get the financing they need. We currently have two participants going through the process of purchasing a home.

Lease-up & Movers

Issued Vouchers	Request for Tenancy Approvals	Movin's
Issued Vouchers -20	26	Port -Prop - 7 New admissions -5 Movin's – 16

Active Clients

LHA is servicing 1,533 families on the Housing Choice Voucher program.

80- HCV(housing choice voucher- 989 83- PBV (Poject Base Voucher -193	81-Mainstream-71 82-Vash-97	84-Tenant Protection-82 85-Foster Youth -20	86-EHV-51 87- Employees-3	88- Episcopal Catholic Apartments-77
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EOP – End of Participation

LHA processed 4 EOP's with a date effective the month. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	1
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	0
Total	1

PIC Reporting Percentage

All Housing Authorities are required to submit information to HUD through the PIH Information Center (PIC). All transactions processed on the Housing Choice Voucher Program are submitted on a monthly basis to PIC. HUD requires a monthly reporting rate of 95%. Below is our current reporting rate for the Housing Choice Voucher program:

Effective Date	HCV	Date Collected
1/31/2026	101.25%	2/9/2026

General information and activities for the month

- The Housing Choice Voucher Department processed 98 annual certifications and 50 interim certifications.
- The Inspections Unit conducted a total of 72 inspections.
- A total of 3 hearings were conducted.



Reports from the Communities

1. Cecil Gober
2. John Wright Homes
3. Carrington Place (Formerly known as Dakota Apartments)
4. Renaissance/Washington Ridge
5. Villas at Lake Bonnet
6. Colton Meadow
7. The Manor at West Bartow
8. Twin Lakes Estates Senior Phase I
9. The Micro-Cottages at Williamstown
10. Eddie Woodard Apartments
11. Willie Downs Apartments- Sebring

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Willie Downs: Sebring	Williamstown
<b>Occupancy</b>	100%	96%	96%	98%	100%	97%	97%	100%	100%	90%	98%
Down units due to modernization/Insurance	4 offline fire units		7 Structural								
Vacant units	0	2	0	2	0	2	3	0	0	5	1
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Angela Johnson	Pamela Branagan	Patricia Blue	Gladys Delgado

**Family Self-Sufficiency  
FSS Program Statistics**

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>25</u>	<u>179</u>	<u>62</u>	<u>35%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>20</u>	<u>14</u>	<u>70%</u>

## Escrow Balances

<u>Programs</u>	<u>Escrow Balances</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
FSS Section 8 (HCV)	<u>\$232,730</u>	<u>179</u>	<u>62</u>	<u>35%</u>
FSS Public Housing	<u>\$77,733</u>	<u>20</u>	<u>14</u>	<u>70%</u>

## Recruiting

100 Prospective people are on the FSS Waiting List

## FSS PROGRAM SERVICES AND ACTIVITIES

Community Network Meeting 12/1

## HOMEOWNERSHIP

Jerany Arroyo – has signed contract to build with LHA.

## GRADUATION PREPRATION

FSS participants –**Latoria Wilson** is under review for FSS graduation. Once approved the escrow account credit worksheets must be approved by Finance and disbursements have been granted. **Elizabeth Evans** has been denied graduation at this time due to not having full-time income and still receiving TANF benefits

## INTERIM DISBURSEMENTS

Interim disbursements will be issued to clients actively participating in the FSS program. All requests for interim withdrawals have been reviewed and either approved or denied, notices have been mailed out to participants.

**Jerany Arroyo** has been **approved** for home loan and has requested escrow from her escrow account to pay for initial building costs.

## COMMUNITY NETWORKING

Agency Connection Network Meeting every Wednesday via Zoom Monthly Meeting. This partner meeting will be held on the first - 1<sup>st</sup> Wednesday of every month. With the networking opportunity as mentioned, the LHA – FSS will coordinate our monthly meeting with community partner to develop the FSS Program Coordinating Committee (PCC). FSS Coordinator attends the monthly Women Resource Center community meeting providers and leaders.

- Impoverished Minds – Jason Glanton – Youth Mentoring and Family Counseling
- Polk County Career Source – Career Development
- Agency Connection Network – Community Network
- Wade Watson – Independent Insurance Broker and Aurelia McGruder – Life Planning
- Mental Services – Family Counseling
- Regions Bank – Homebuyers Education
- Central Hands of Florida – Homebuyers Education
- YFA – Supportive Housing
- Mid Florida Financial Services
- Polk County United Way – Community Wellness Program
- Polk County Healthy Families

## FSS PROGRAM COORDINATING COMMITTEE

An update of the community partners will be forthcoming.

## UPCOMING SERVICES AND ACTIVITIES

Citrus Connection – Polk County

**LAKELAND HOUSING AUTHORITY  
RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY- ELDERLY GRANT  
MONTHLY REPORT  
DECEMBER 2025**

**ROSS ELDERLY PROGRAM -PARTICIPATION STATUS**

<u>LHA Properties</u>	<u>Outreach Efforts</u>	<u>Actual ROSS Enrolled</u>	<u>Exited Seniors</u>	<u>Rent Reporting Study</u>	<u>Meal Program</u>
<u>Renaissance</u>	75	60	1	17	35
<u>Williamstown</u>	48	42	0	4	
<u>Cecil Gober</u>	33	30	0	5	
<u>Twin Lakes I</u>	10	10	0	0	
<u>Total</u>	169	142	1	26	

**RECRUITMENT EFFORTS**

LHA -- Public Housing Residents

- ROSS Elderly Program -- 170 Prospective residents will be outreached for ROSS Elderly program, services and HUD initiatives

**MOVING TO WORK - UPDATES**

- Abt Global Consulting -- LHA has already enrolled 50 households in the Rent Reporting Study. Abt Global has randomly assigned 25 households each to either the 'treatment' or 'control' group, 25 households each. LHA has sent 50 households letting residents know which group that the residents have been assigned to. The selected 25 treatment groups will be maintained and monitored, in conjunction with Boom Data Platform for the Rent Reporting Study.
- Abt Global Consulting - Received updates from Nashi Kumar and Tresa Kappil regarding HUD-Rent Reporting Study. Communication efforts are ongoing to capture the mandates of the HUD initiatives.
- Boom Data Platform is the organization that will be responsible for submitting rent reporting to one of the three repositories for the Rent Reporting Study on behalf of the LHA. LHA has completed the Team Boom-Rent Reporting Account set-up and will be uploaded for the December 2025 Rent Ledger. The process was impacted by the government/furlough for the LHA 2025 Rent Report Study; however, LHA maintains communication regarding the Rent Study consultants, and the LHA December 2025 Rent Study will be uploaded Boom Platform in January 2026.
- Grant Solutions (GS) is the ROSS Elderly data reporting platform for HUD ROSS grants. GS has provided continuous technical assistance for uploading grants from 2021-2025 to become current. While ensuring that the FY 2023-2025 ROSS Grant Requirements are following HUD mandates, as indicated. LHA has successfully submitted FY 2023-2024 ROSS Annual Report, as required by HUD - Office of Investment. LHA is currently working on FY 24-2025.

**ROSS ELDERLY -- PROGRAM SERVICES AND ACTIVITIES** - Ongoing Process - Renaissance, Cecil Gober, Williamstown and Twin Lakes

Wellness presentations involving the Seven-7 Dimensions of Wellness, such as:

- 1). Environmental -- *Clean and Sanitized Housekeeping, Safety*
- 2). Physical -- *Exercising, Healthy Diet, Moderation of Alcohol Use*
- 3). intellectual--*Games, Nutrition Education, Health Education*

- 4). Spiritual -- *Self-care, Chair Yoga*
- 5). Emotional -- *Mental Health, Dementia, Alzheimer's)*
- 6). Social -- *Healthy Relationships with Family and Friends, Support Network*
- 7). Financial -- *Rent Study and Credit Counseling*

LHA has developed a Christmas Planning Committee to develop the First Annual Christmas Celebration. Further details will be provided at the LHA Annual Meeting for all LHA staff. This event is scheduled for 12/19/2025 at The Well Community Center.

#### **GRANT COMPLIANCE - ROSS ELDERLY**

Public Housing residents will receive notifications regarding the ROSS Program - Services, and Activities for program participation. Continuously, this will be a work in progress to coordinate service to reach end-roads with grant and community partners and subsequently uploaded into Grant Solutions, as required by HUD.

#### **COMMUNITY NETWORKING**

*Ongoing meetings with community and grant partners that provide services to seniors and people with disabilities.*

- Quick n' Save Pharmacy-Wellness Clinic and Senior Activities
- Jamal Marshall- Medicare and Medicaid Updates
- 988 Suicide and Crisis Lifeline - Mental Services- Family Counseling
- Mid-Florida - Financial Education
- Lakeland Police Department -Crime Prevention
- RJP Insurance ACCESS and Medicare/Medicaid Plans
- Lincoln Heritage -Life Planning
- Conviva Care Center -Services and Activities
- Valor Life Group- Medicare and Medicaid Updates
- Speech and Therapy Center -Audiology Exams and Fall Prevention
- The Unique Way, Inc. - Home Health and Companion Care
- WellCare-Activities
- Soni Family Practice, PLLC

#### **GRANT PARTNERS' MEETINGS**

ROSS Program meeting will be scheduled in accordance with the grant agreement for FY 2024 funding. However, outreach and recruitment will continue to strengthen program participation. The new LHA ROSS communication pattern will be to develop a hybrid/virtual meeting. An update of the community partners will be forthcoming.

#### **UPCOMING PROGRAM SERVICES AND ACTIVITIES**

- Renaissance - Wellness Check- Blood Pressure Reading - Weekly
- Renaissance - Resident Meeting -SL McIntyre, Property Management Staff
- Cecil Gober -Wellness Presentations - 5th of each month
- Williamstown - Wellness Presentations
- Credit Counseling Workshops - Rent Reporting Study, as needed
- LPD Crime Prevention -Williamstown, Renaissance and Cecil Gober -Monthly
- Matinee Movie with martin -January 14th - Coleman Bush
- Renaissance -Wellness Presentation- Resident Meeting- December 31st
- Renaissance - Wellness Presentation - Medicare and Medicaid/Life Planning
- Life Planning Workshops - Ongoing through ROSS Grant and Community Partnerships

Respectfully,

*Carlos R. Pizarro An*

Carlos R. Pizarro An, Senior Vice-President



**Central Office Cost Center  
Budget Comparison**

Period = Jan 2026  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3620-00-000	Mgmt Fee Income (generic)	7,772.05	7,684.43	87.62	1.14	7,772.05	7,684.43	87.62	1.14	92,213.16
3620-00-600	Mgmt Fee Income - HCV	17,628.00	20,500.00	-2,872.00	-14.01	17,628.00	20,500.00	-2,872.00	-14.01	246,000.00
3620-00-700	Mgmt Fee Income - PH	4,239.12	4,236.81	2.31	0.05	4,239.12	4,236.81	2.31	0.05	50,841.72
3620-01-000	Bookkeeping Fee Income	11,400.00	14,427.50	-3,027.50	-20.98	11,400.00	14,427.50	-3,027.50	-20.98	173,130.00
3620-02-000	Asset Management Fee Income	510.00	0.00	510.00	N/A	510.00	0.00	510.00	N/A	0.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	483.34	483.34	0.00	0.00	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	14,000.00	0.00	0.00	14,000.00	14,000.00	0.00	0.00	168,000.00
3690-00-000	Other Income	8,281.48	11,392.24	-3,110.76	-27.31	8,281.48	11,392.24	-3,110.76	-27.31	136,706.88
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	825.67	825.67	0.00	0.00	9,908.04
3691-09-001	Operations & Other Income	116,461.13	19,211.06	97,250.07	506.22	116,461.13	19,211.06	97,250.07	506.22	230,532.72
3699-00-000	TOTAL OTHER INCOME	181,600.79	92,761.05	88,839.74	95.77	181,600.79	92,761.05	88,839.74	95.77	1,113,132.60
3999-00-000	TOTAL INCOME	182,600.79	93,761.05	88,839.74	94.75	182,600.79	93,761.05	88,839.74	94.75	1,125,132.60
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	45,210.56	74,118.10	28,907.54	39.00	45,210.56	74,118.10	28,907.54	39.00	681,102.14
4110-00-001	401K-401A Admin	3,756.83	6,300.04	2,543.21	40.37	3,756.83	6,300.04	2,543.21	40.37	53,466.97
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,624.42	5,929.45	2,305.03	38.87	3,624.42	5,929.45	2,305.03	38.87	54,488.19
4110-00-004	Workers Comp Admin	683.62	1,923.15	1,239.53	64.45	683.62	1,923.15	1,239.53	64.45	23,077.80
4110-00-006	Legal Shield - Administrative	214.45	214.45	0.00	0.00	214.45	214.45	0.00	0.00	2,573.40
4110-00-007	Payroll Prep Fees	739.12	741.18	2.06	0.28	739.12	741.18	2.06	0.28	6,811.04
4110-07-000	Health/Life Insurance	5,131.86	12,802.26	7,670.40	59.91	5,131.86	12,802.26	7,670.40	59.91	153,627.12
4110-99-000	Total Administrative Salaries	59,360.86	102,028.63	42,667.77	41.82	59,360.86	102,028.63	42,667.77	41.82	975,146.66
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/I	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4130-99-000	Total Legal Expense	0.00	325.00	325.00	100.00	0.00	325.00	325.00	100.00	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	4,082.86	2,500.00	-1,582.86	-63.31	4,082.86	2,500.00	-1,582.86	-63.31	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	1,080.00
4182-00-000	Consultants	2,530.00	100.00	-2,430.00	-2,430.00	2,530.00	100.00	-2,430.00	-2,430.00	1,200.00
4189-00-000	Total Other Admin Expenses	6,612.86	2,690.00	-3,922.86	-145.83	6,612.86	2,690.00	-3,922.86	-145.83	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	225.00	750.00	525.00	70.00	225.00	750.00	525.00	70.00	9,000.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	1,080.00
4190-04-000	Stationery & Office Supplies	1,364.21	350.00	-1,014.21	-289.77	1,364.21	350.00	-1,014.21	-289.77	4,200.00
4190-06-000	Computer Equipment	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4190-07-000	Telephone	1,191.14	1,300.00	108.86	8.37	1,191.14	1,300.00	108.86	8.37	15,600.00
4190-08-000	Postage	469.41	160.00	-309.41	-193.38	469.41	160.00	-309.41	-193.38	1,920.00
4190-09-000	Computer Software License Fees/Exp	133.95	160.00	26.05	16.28	133.95	160.00	26.05	16.28	1,920.00
4190-10-000	Copiers - Lease & Service	2,523.48	650.00	-1,873.48	-288.23	2,523.48	650.00	-1,873.48	-288.23	7,800.00
4190-13-000	Internet	932.67	850.00	-82.67	-9.73	932.67	850.00	-82.67	-9.73	10,200.00

4190-18-000	Small Office Equipment	1,429.92	0.00	-1,429.92	N/A	1,429.92	0.00	-1,429.92	N/A	0.00
4190-19-000	IT Contract Fees	166.19	200.00	33.81	16.90	166.19	200.00	33.81	16.90	2,400.00
4190-22-000	Other Misc Admin Expenses	1,877.00	1,500.00	-377.00	-25.13	1,877.00	1,500.00	-377.00	-25.13	18,000.00
4190-22-100	Other Misc Expenses	64.15	0.00	-64.15	N/A	64.15	0.00	-64.15	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	87.89	0.00	-87.89	N/A	87.89	0.00	-87.89	N/A	0.00
4190-28-000	Charitable Contributions	1,680.00	0.00	-1,680.00	N/A	1,680.00	0.00	-1,680.00	N/A	0.00
4190-30-000	Equipment Service Contracts	642.00	0.00	-642.00	N/A	642.00	0.00	-642.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	12,787.01	6,210.00	-6,577.01	-105.91	12,787.01	6,210.00	-6,577.01	-105.91	74,520.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	78,760.73	111,253.63	32,492.90	29.21	78,760.73	111,253.63	32,492.90	29.21	1,085,846.66
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	470.93	409.27	-61.66	-15.07	470.93	409.27	-61.66	-15.07	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	470.93	409.27	-61.66	-15.07	470.93	409.27	-61.66	-15.07	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	391.68	900.00	508.32	56.48	391.68	900.00	508.32	56.48	10,800.00
4419-00-000	Total General Maint Expense	391.68	900.00	508.32	56.48	391.68	900.00	508.32	56.48	10,800.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	540.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	313.28	300.00	-13.28	-4.43	313.28	300.00	-13.28	-4.43	3,600.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4429-00-000	Total Materials	313.28	570.00	256.72	45.04	313.28	570.00	256.72	45.04	6,840.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	1,080.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	78.88	55.00	-23.88	-43.42	78.88	55.00	-23.88	-43.42	660.00
4439-00-000	Total Contract Costs	78.88	165.00	86.12	52.19	78.88	165.00	86.12	52.19	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	783.84	1,635.00	851.16	52.06	783.84	1,635.00	851.16	52.06	19,620.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	714.07	750.00	35.93	4.79	714.07	750.00	35.93	4.79	9,000.00
4510-01-000	General Liability Insurance - Auto	0.00	825.00	825.00	100.00	0.00	825.00	825.00	100.00	9,900.00
4599-00-000	TOTAL GENERAL EXPENSES	714.07	1,575.00	860.93	54.66	714.07	1,575.00	860.93	54.66	18,900.00
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	157.27	60.00	-97.27	-162.12	157.27	60.00	-97.27	-162.12	720.00
4899-00-000	TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	157.27	60.00	-97.27	-162.12	720.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	0.00	550.00	550.00	100.00	0.00	550.00	550.00	100.00	6,600.00
5100-50-000	Amortization Expense	9,391.21	11,392.24	2,001.03	17.56	9,391.21	11,392.24	2,001.03	17.56	136,706.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	9,391.21	11,942.24	2,551.03	21.36	9,391.21	11,942.24	2,551.03	21.36	143,306.88
8000-00-000	TOTAL EXPENSES	90,278.05	126,875.14	36,597.09	28.84	90,278.05	126,875.14	36,597.09	28.84	1,273,304.78
9000-00-000	NET INCOME	92,322.74	-33,114.09	125,436.83	378.80	92,322.74	-33,114.09	125,436.83	378.80	-148,172.18
	<b>Net Income After Depreciation</b>	<b>101,713.95</b>				<b>101,713.95</b>				

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## Balance Sheet

Period = Jan 2026

Book = Accrual

		<b>Current Balance</b>
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	43,091.76
1111-15-000	Cash-Payroll	-358,535.72
1111-99-000	Total Unrestricted Cash	-315,443.96
		<hr/>
1119-00-000	TOTAL CASH	-315,443.96
1125-00-000	Cash - Vending	3,116.05
1128-99-000	Cleared Interfund Account	-58,952.45
1129-10-000	Due from Public Housing General	571,057.88
1129-11-000	A/R - ROSS/HUD	5,762.10
1129-17-000	Due from Renaissance FAM Non ACC	355.13
1129-28-000	Due from West Lake Management, LLC	-2,996.45
1129-49-000	A/R - Youthbuild DOL	-79,316.90
1129-50-000	A/R - Capital Fund Grants/HUD	25,769.37
1129-61-000	Due From Twin Lakes I	1,709.40
1129-61-002	Due From Twin Lakes II	1,295.00
1129-78-000	Due From FSS	-88.31
1129-80-000	Due from Section 8 HCV	1,475.90
1129-99-000	TOTAL: DUE FROM	524,667.99
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	469,186.72
		<hr/>
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,215.39
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,215.39
1300-00-000	TOTAL CURRENT ASSETS	157,958.15
		<hr/>
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	-57.50
1400-08-000	Furniture & Fixtures	32,301.60
1400-08-100	Furn, Fixt, & Equip	24,482.83
1405-02-000	Accum Depreciation- Misc FF&E	-54,306.98
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	298,105.87
1420-00-000	TOTAL FIXED ASSETS (NET)	150,829.08
1430-09-000	Fees & Costs - Marketing	2,530.00
1499-00-000	TOTAL NONCURRENT ASSETS	153,359.08
		<hr/>
1999-00-000	TOTAL ASSETS	311,317.23
		<hr/>
2000-00-000	LIABILITIES & EQUITY	

2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	4,226.97
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	33,492.80
2117-11-000	401 Plan Payable	10,798.45
2117-12-000	457 Plan Payable	202.83
2117-13-000	Aflac Payable	-10,316.43
2117-17-000	Health Insurance Payable	92,462.05
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	135,357.33
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88
2145-00-000	Due to Federal Master	50,000.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78
2146-00-000	Due to LPHC General	50,000.00
2149-01-000	Due to Magnolia Pointe	110,000.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75
2149-70-000	Due to Development	242,500.00
2260-00-000	Accrued Compensated Absences-Currel	45,770.53
2299-00-000	TOTAL CURRENT LIABILITIES	<u>1,094,188.69</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	85,002.38
2321-00-000	Lease Payable	-201,115.91
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>-116,113.53</u>
2499-00-000	TOTAL LIABILITIES	<u>978,075.16</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-666,757.93
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-666,757.93</u>
2899-00-000	TOTAL EQUITY	<u>-666,757.93</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>311,317.23</u>

**Housing Voucher Program - Section 8  
Budget Comparison**

Period = Jan 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3400-00-000 GRANT INCOME									
3410-01-000 Section 8 HAP Earned	1,873,843.00	1,758,826.00	115,017.00	6.54	1,873,843.00	1,758,826.00	115,017.00	6.54	21,105,912.00
3410-02-000 Section 8 Admin. Fee Income	110,938.00	115,900.00	-4,962.00	-4.28	110,938.00	115,900.00	-4,962.00	-4.28	1,390,800.00
3410-04-000 Section 8 Port-In Admin Fees	39.07	0.00	39.07	N/A	39.07	0.00	39.07	N/A	0.00
3410-06-000 Port In HAP Earned	2,860.00	0.00	2,860.00	N/A	2,860.00	0.00	2,860.00	N/A	0.00
3410-07-000 Section 8 HAP Earned EHV	56,796.00	56,796.00	0.00	0.00	56,796.00	56,796.00	0.00	0.00	681,552.00
3410-08-000 Section 8 EHV Admin Fee	4,418.00	4,500.00	-82.00	-1.82	4,418.00	4,500.00	-82.00	-1.82	54,000.00
3499-00-000 TOTAL GRANT INCOME	2,048,894.07	1,936,022.00	112,872.07	5.83	2,048,894.07	1,936,022.00	112,872.07	5.83	23,232,264.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3610-01-000 Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3640-00-000 Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	550.00	-550.00	-100.00	6,600.00
3640-01-000 Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	550.00	-550.00	-100.00	6,600.00
3650-00-000 Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	0.00	600.00	-600.00	-100.00	7,200.00
3699-00-000 TOTAL OTHER INCOME	0.00	1,750.00	-1,750.00	-100.00	0.00	1,750.00	-1,750.00	-100.00	21,000.00
3999-00-000 TOTAL INCOME	2,048,894.07	1,937,772.00	111,122.07	5.73	2,048,894.07	1,937,772.00	111,122.07	5.73	23,253,264.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	31,639.43	47,908.80	16,269.37	33.96	31,639.43	47,908.80	16,269.37	33.96	467,419.47
4110-00-001 401K-401A Admin	2,537.06	4,072.25	1,535.19	37.70	2,537.06	4,072.25	1,535.19	37.70	35,491.61
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	2,561.64	3,832.70	1,271.06	33.16	2,561.64	3,832.70	1,271.06	33.16	37,393.55
4110-00-004 Workers Comp Admin	463.98	1,437.26	973.28	67.72	463.98	1,437.26	973.28	67.72	14,022.59
4110-00-006 Legal Shield - Administrative	359.10	359.10	0.00	0.00	359.10	359.10	0.00	0.00	4,309.20
4110-00-007 Payroll Prep Fees	512.59	479.09	-33.50	-6.99	512.59	479.09	-33.50	-6.99	4,674.20
4110-07-000 Health/Life Insurance	6,789.68	9,905.90	3,116.22	31.46	6,789.68	9,905.90	3,116.22	31.46	118,870.80
4110-99-000 Total Administrative Salaries	44,863.48	67,995.10	23,131.62	34.02	44,863.48	67,995.10	23,131.62	34.02	682,181.42
4130-00-000 Legal Expense									
4130-02-000 Criminal Background / Credit Checks/I	1,422.00	500.00	-922.00	-184.40	1,422.00	500.00	-922.00	-184.40	6,000.00
4130-03-000 Tenant Screening	15.00	0.00	-15.00	N/A	15.00	0.00	-15.00	N/A	0.00
4130-04-000 General Legal Expense	0.00	1,400.00	1,400.00	100.00	0.00	1,400.00	1,400.00	100.00	16,800.00
4130-99-000 Total Legal Expense	1,437.00	1,900.00	463.00	24.37	1,437.00	1,900.00	463.00	24.37	22,800.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	766.84	4,000.00	3,233.16	80.83	766.84	4,000.00	3,233.16	80.83	48,000.00
4140-00-100 Travel/Mileage	2.45	0.00	-2.45	N/A	2.45	0.00	-2.45	N/A	0.00
4172-00-000 Port Out Admin Fee Paid	2,449.88	1,400.00	-1,049.88	-74.99	2,449.88	1,400.00	-1,049.88	-74.99	16,800.00
4173-00-000 Management Fee	17,628.00	20,500.00	2,872.00	14.01	17,628.00	20,500.00	2,872.00	14.01	246,000.00
4173-01-000 Bookkeeping Fee	11,017.50	14,327.50	3,310.00	23.10	11,017.50	14,327.50	3,310.00	23.10	171,930.00
4182-00-000 Consultants	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00	24,000.00
4189-00-000 Total Other Admin Expenses	31,864.67	42,227.50	10,362.83	24.54	31,864.67	42,227.50	10,362.83	24.54	506,730.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
4190-02-000 Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-03-000 Advertising Publications	2,491.44	0.00	-2,491.44	N/A	2,491.44	0.00	-2,491.44	N/A	0.00
4190-04-000 Stationery & Office Supplies	1,144.73	500.00	-644.73	-128.95	1,144.73	500.00	-644.73	-128.95	6,000.00
4190-06-000 Computer Equipment	0.00	175.00	175.00	100.00	0.00	175.00	175.00	100.00	2,100.00
4190-07-000 Telephone	950.74	800.00	-150.74	-18.84	950.74	800.00	-150.74	-18.84	9,600.00
4190-08-000 Postage	3,719.14	1,400.00	-2,319.14	-165.65	3,719.14	1,400.00	-2,319.14	-165.65	16,800.00
4190-09-000 Computer Software License Fees/Exp	7,575.54	7,458.65	-116.89	-1.57	7,575.54	7,458.65	-116.89	-1.57	89,503.80

**Housing Voucher Program - Section 8  
Budget Comparison**

Period = Jan 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-10-000 Copiers - Lease & Service	3,489.87	1,200.00	-2,289.87	-190.82	3,489.87	1,200.00	-2,289.87	-190.82	14,400.00
4190-13-000 Internet	663.34	490.00	-173.34	-35.38	663.34	490.00	-173.34	-35.38	5,880.00
4190-19-000 IT Contract Fees	13,878.80	250.00	-13,628.80	-5,451.52	13,878.80	250.00	-13,628.80	-5,451.52	3,000.00
4190-22-000 Other Misc Admin Expenses	438.90	600.00	161.10	26.85	438.90	600.00	161.10	26.85	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	114.95	25.00	-89.95	-359.80	114.95	25.00	-89.95	-359.80	300.00
4191-00-000 Total Miscellaneous Admin Expenses	34,467.45	12,998.65	-21,468.80	-165.16	34,467.45	12,998.65	-21,468.80	-165.16	155,983.80
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	112,632.60	125,121.25	12,488.65	9.98	112,632.60	125,121.25	12,488.65	9.98	1,367,695.22
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	246.39	360.00	113.61	31.56	246.39	360.00	113.61	31.56	4,320.00
4419-00-000 Total General Maint Expense	246.39	420.00	173.61	41.34	246.39	420.00	173.61	41.34	5,040.00
4420-00-000 Materials									
4420-03-100 Hardware Doors/Windows/Locks	40.61	0.00	-40.61	N/A	40.61	0.00	-40.61	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4429-00-000 Total Materials	40.61	400.00	359.39	89.85	40.61	400.00	359.39	89.85	4,800.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	4,200.00
4430-18-000 Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	0.00	36.00	36.00	100.00	432.00
4430-23-000 Contract-Consultants	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4430-27-000 Contract - Lease	845.18	1,690.36	845.18	50.00	845.18	1,690.36	845.18	50.00	20,284.32
4439-00-000 Total Contract Costs	845.18	2,226.36	1,381.18	62.04	845.18	2,226.36	1,381.18	62.04	26,716.32
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,132.18	3,046.36	1,914.18	62.84	1,132.18	3,046.36	1,914.18	62.84	36,556.32
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	833.07	750.00	-83.07	-11.08	833.07	750.00	-83.07	-11.08	9,000.00
4510-01-000 General Liability Insurance - Auto	134.73	180.00	45.27	25.15	134.73	180.00	45.27	25.15	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	967.80	930.00	-37.80	-4.06	967.80	930.00	-37.80	-4.06	11,160.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-00-000 Housing Assistance Payments	1,725,055.00	1,708,272.00	-16,783.00	-0.98	1,725,055.00	1,708,272.00	-16,783.00	-0.98	20,499,264.00
4715-01-000 Tenant Utility Payments-S8	23,378.00	26,732.00	3,354.00	12.55	23,378.00	26,732.00	3,354.00	12.55	320,784.00
4715-02-000 Portable Out HAP Payments	61,355.00	71,138.00	9,783.00	13.75	61,355.00	71,138.00	9,783.00	13.75	853,656.00
4715-03-000 FSS Escrow Payments	16,876.97	12,678.97	-4,198.00	-33.11	16,876.97	12,678.97	-4,198.00	-33.11	152,147.64
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,826,664.97	1,818,820.97	-7,844.00	-0.43	1,826,664.97	1,818,820.97	-7,844.00	-0.43	21,825,851.64
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	1,000.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00	0.00	12,000.00
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	1,000.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00	0.00	12,000.00
8000-00-000 TOTAL EXPENSES	1,941,397.55	1,948,918.58	7,521.03	0.39	1,941,397.55	1,948,918.58	7,521.03	0.39	23,253,263.18
9000-00-000 NET INCOME	107,496.52	-11,146.58	118,643.10	1,064.39	107,496.52	-11,146.58	118,643.10	1,064.39	0.82
<b>Net Income for Administrative Funds</b>	<b>1,662.49</b>				<b>1,662.49</b>				

## Housing Voucher Program - Section 8 Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	8,799.46
1111-15-000	Cash-Payroll	-52,808.39
1111-20-100	Cash Operating 2B	2,097,717.61
1111-50-000	Negative Cash S8	-1,910,736.29
1111-86-000	EHV Admin Cash Account	715.89
1111-99-000	Total Unrestricted Cash	143,688.28
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	325,612.09
1112-02-100	Cash Restricted - FSS Escrow Forfei	152,306.21
1112-99-000	Total Restricted Cash	477,918.30
1119-00-000	TOTAL CASH	621,606.58
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	289,906.49
1122-00-001	AR Port in Hap-Suspense	-64,691.98
1122-01-000	Allowance for Doubtful Accounts-Tenar	-250,141.92
1122-99-000	TOTAL: AR	-24,927.41
1123-01-000	Allowance for Doubtful Accounts-Aff. H	-4,550.48
1129-81-000	Due from Section 8 Mainstream	-231,594.80
1129-86-000	Due from Section 8 Emergency Housin	-350,160.00
1129-90-000	Due from Portpay	90,000.00
1129-99-000	TOTAL: DUE FROM	90,000.00
1135-01-000	A/R-HUD	184,175.72
1135-03-000	A/R-Other Government	3,458.09
1135-03-001	AR Port in Fee Suspense	-575.09
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-334,173.97
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	1,077.78
1211-02-000	Prepaid Software Licenses	81,952.10
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	139,701.33
1300-00-000	TOTAL CURRENT ASSETS	427,133.94
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	15,900.00
1400-08-000	Furniture & Fixtures	29,333.07
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99

1475-01-000	Non-Dwelling Equipment	2,406.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99
1999-00-000	TOTAL ASSETS	430,005.93
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-365,324.22
2114-00-000	Tenant Security Deposits	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32
2138-00-001	Accrued audit fees - LHA	-23,400.00
2145-00-000	Due to Federal Master	23,949.25
2148-00-000	Due to Section 8	-491,592.80
2149-01-000	Due to Magnolia Pointe	25,000.00
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	20,932.76
2260-00-000	Accrued Compensated Absences-Currel	6,228.50
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	23,141.60
2299-00-000	TOTAL CURRENT LIABILITIES	-751,802.75
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	11,567.22
2307-00-000	FSS Due to Tenant Long Term	367,803.73
2399-00-000	TOTAL NONCURRENT LIABILITIES	379,370.95
2499-00-000	TOTAL LIABILITIES	-372,431.80
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	802,437.73
2809-99-000	TOTAL RETAINED EARNINGS:	802,437.73
2899-00-000	TOTAL EQUITY	802,437.73
2999-00-000	TOTAL LIABILITIES AND EQUITY	430,005.93

**AMP 1-LHA John Wright and Cecil Gober  
Budget Comparison**

Period = Jan 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	12,511.00	16,322.00	-3,811.00	-23.35	12,511.00	16,322.00	-3,811.00	-23.35	195,864.00
3119-00-000 Total Rental Income	12,511.00	16,322.00	-3,811.00	-23.35	12,511.00	16,322.00	-3,811.00	-23.35	195,864.00
3120-00-000 Other Tenant Income									
3120-01-600 FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	1,800.00
3120-05-000 Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	1,800.00
3120-06-000 NSF Charges	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	100.00	-100.00	-100.00	1,200.00
3129-00-000 Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	425.00	-425.00	-100.00	5,100.00
3199-00-000 TOTAL TENANT INCOME	12,511.00	16,747.00	-4,236.00	-25.29	12,511.00	16,747.00	-4,236.00	-25.29	200,964.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	18,791.80	30,015.00	-11,223.20	-37.39	18,791.80	30,015.00	-11,223.20	-37.39	360,180.00
3499-00-000 TOTAL GRANT INCOME	18,791.80	30,015.00	-11,223.20	-37.39	18,791.80	30,015.00	-11,223.20	-37.39	360,180.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	9,129.73	9,129.73	0.00	0.00	109,556.76
3699-00-000 TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	9,129.73	9,129.73	0.00	0.00	109,556.76
3999-00-000 TOTAL INCOME	40,432.53	55,891.73	-15,459.20	-27.66	40,432.53	55,891.73	-15,459.20	-27.66	670,700.76
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	7,976.31	9,161.25	1,184.94	12.93	7,976.31	9,161.25	1,184.94	12.93	80,673.56
4110-00-001 401K-401A Admin	678.00	778.71	100.71	12.93	678.00	778.71	100.71	12.93	6,235.42
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	648.36	732.90	84.54	11.54	648.36	732.90	84.54	11.54	6,453.92
4110-00-004 Workers Comp Admin	119.54	366.45	246.91	67.38	119.54	366.45	246.91	67.38	3,226.92
4110-00-006 Legal Shield - Administrative	56.85	56.85	0.00	0.00	56.85	56.85	0.00	0.00	682.20
4110-00-007 Payroll Prep Fees	130.05	91.61	-38.44	-41.96	130.05	91.61	-38.44	-41.96	806.76
4110-07-000 Health/Life Insurance	1,452.60	2,941.90	1,489.30	50.62	1,452.60	2,941.90	1,489.30	50.62	35,302.80
4110-99-000 Total Administrative Salaries	11,061.71	14,129.67	3,067.96	21.71	11,061.71	14,129.67	3,067.96	21.71	133,381.58
4130-00-000 Legal Expense									
4130-02-000 Criminal Background / Credit Checks/I	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4130-03-000 Tenant Screening	14.96	0.00	-14.96	N/A	14.96	0.00	-14.96	N/A	0.00
4130-04-000 General Legal Expense	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4130-99-000 Total Legal Expense	14.96	350.00	335.04	95.73	14.96	350.00	335.04	95.73	4,200.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	5,400.00
4150-00-000 Commissioner Travel	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4171-00-000 Auditing Fees	1,332.02	1,332.02	0.00	0.00	1,332.02	1,332.02	0.00	0.00	15,984.24
4173-00-000 Management Fee	4,239.12	4,275.00	35.88	0.84	4,239.12	4,275.00	35.88	0.84	51,300.00
4173-01-000 Bookkeeping Fee	382.50	427.50	45.00	10.53	382.50	427.50	45.00	10.53	5,130.00
4173-02-000 Asset Management Fee	510.00	570.00	60.00	10.53	510.00	570.00	60.00	10.53	6,840.00
4182-00-000 Consultants	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4189-00-000 Total Other Admin Expenses	6,463.64	7,454.52	990.88	13.29	6,463.64	7,454.52	990.88	13.29	89,454.24
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-02-000 Printing/Publications & Subscriptions	13.08	30.00	16.92	56.40	13.08	30.00	16.92	56.40	360.00
4190-04-000 Stationery & Office Supplies	69.27	200.00	130.73	65.36	69.27	200.00	130.73	65.36	2,400.00
4190-07-000 Telephone	1,153.12	750.00	-403.12	-53.75	1,153.12	750.00	-403.12	-53.75	9,000.00
4190-08-000 Postage	469.41	75.00	-394.41	-525.88	469.41	75.00	-394.41	-525.88	900.00
4190-09-000 Computer Software License Fees/Exp	1,606.83	900.00	-706.83	-78.54	1,606.83	900.00	-706.83	-78.54	10,800.00

**AMP 1-LHA John Wright and Cecil Gober  
Budget Comparison**

Period = Jan 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-10-000 Copiers - Lease & Service	185.85	460.00	274.15	59.60	185.85	460.00	274.15	59.60	5,520.00
4190-11-001 Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4190-13-000 Internet	1,113.48	800.00	-313.48	-39.18	1,113.48	800.00	-313.48	-39.18	9,600.00
4190-19-000 IT Contract Fees	1,589.66	1,300.00	-289.66	-22.28	1,589.66	1,300.00	-289.66	-22.28	15,600.00
4190-20-100 Bank Fees - Unrestricted	105.00	200.00	95.00	47.50	105.00	200.00	95.00	47.50	2,400.00
4190-22-000 Other Misc Admin Expenses	343.24	300.00	-43.24	-14.41	343.24	300.00	-43.24	-14.41	3,600.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4191-00-000 Total Miscellaneous Admin Expenses	6,648.94	5,240.00	-1,408.94	-205.18	6,648.94	5,240.00	-1,408.94	-205.18	62,880.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	24,189.25	27,174.19	2,984.94	-74.45	24,189.25	27,174.19	2,984.94	-74.45	289,915.82
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	310.03	0.00	-310.03	N/A	310.03	0.00	-310.03	N/A	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	310.03	0.00	-310.03	N/A	310.03	0.00	-310.03	N/A	0.00
4300-00-000 UTILITIES									
4310-00-000 Water	1,663.23	1,500.00	-163.23	-10.88	1,663.23	1,500.00	-163.23	-10.88	18,000.00
4320-00-000 Electricity	1,971.97	1,800.00	-171.97	-9.55	1,971.97	1,800.00	-171.97	-9.55	21,600.00
4340-00-000 Garbage/Trash Removal	2,853.75	3,000.00	146.25	4.88	2,853.75	3,000.00	146.25	4.88	36,000.00
4390-00-000 Sewer	2,981.60	1,500.00	-1,481.60	-98.77	2,981.60	1,500.00	-1,481.60	-98.77	18,000.00
4399-00-000 TOTAL UTILITY EXPENSES	9,470.55	7,800.00	-1,670.55	-21.42	9,470.55	7,800.00	-1,670.55	-21.42	93,600.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	10,317.60	6,075.64	-4,241.96	-69.82	10,317.60	6,075.64	-4,241.96	-69.82	53,227.68
4410-06-000 401K-401A Maintenance	613.50	516.43	-97.07	-18.80	613.50	516.43	-97.07	-18.80	4,106.16
4410-07-000 Payroll Taxes Maintenance	874.32	486.05	-388.27	-79.88	874.32	486.05	-388.27	-79.88	4,258.20
4410-08-000 Health/Life Insurance Maint.	1,466.91	560.00	-906.91	-161.95	1,466.91	560.00	-906.91	-161.95	6,720.00
4410-09-000 Workers Comp Maintenance	152.96	182.27	29.31	16.08	152.96	182.27	29.31	16.08	1,596.84
4410-10-000 Payroll Prep Fees Maint.	167.69	60.76	-106.93	-175.99	167.69	60.76	-106.93	-175.99	532.32
4410-11-000 Legal Shield - Maint	99.70	99.70	0.00	0.00	99.70	99.70	0.00	0.00	1,196.40
4411-00-000 Maintenance Uniforms	227.00	250.00	23.00	9.20	227.00	250.00	23.00	9.20	3,000.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	275.57	556.00	280.43	50.44	275.57	556.00	280.43	50.44	6,672.00
4419-00-000 Total General Maint Expense	14,195.25	8,786.85	-5,408.40	-61.55	14,195.25	8,786.85	-5,408.40	-61.55	81,309.60
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	70.00	70.00	100.00	0.00	70.00	70.00	100.00	840.00
4420-02-000 Supplies-Appliance Parts	33.98	25.00	-8.98	-35.92	33.98	25.00	-8.98	-35.92	300.00
4420-03-100 Hardware Doors/Windows/Locks	4.99	100.00	95.01	95.01	4.99	100.00	95.01	95.01	1,200.00
4420-03-200 Window Treatments	0.00	35.00	35.00	100.00	0.00	35.00	35.00	100.00	420.00
4420-04-000 Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-08-000 Supplies-Plumbing	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-09-000 Supplies- Tools Equipmt	73.38	25.00	-48.38	-193.52	73.38	25.00	-48.38	-193.52	300.00
4420-11-000 Supplies- HVAC	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-12-000 Supplies- Painting	298.88	150.00	-148.88	-99.25	298.88	150.00	-148.88	-99.25	1,800.00
4429-00-000 Total Materials	411.23	1,055.00	643.77	61.02	411.23	1,055.00	643.77	61.02	12,660.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-03-000 Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-03-100 Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-03-300 Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	1,082.00	400.00	-682.00	-170.50	1,082.00	400.00	-682.00	-170.50	4,800.00
4430-11-000 Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
4430-14-000 Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4430-15-000 Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4430-23-000 Contract-Consultants	1,444.00	200.00	-1,244.00	-622.00	1,444.00	200.00	-1,244.00	-622.00	2,400.00
4430-24-000 Contract-Grounds-Landscaping	4,150.00	4,500.00	350.00	7.78	4,150.00	4,500.00	350.00	7.78	54,000.00
4430-24-200 Grounds-Tree Cutting	0.00	800.00	800.00	100.00	0.00	800.00	800.00	100.00	9,600.00

**AMP 1-LHA John Wright and Cecil Gober  
Budget Comparison**

Period = Jan 2026  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-24-300 Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	700.00	700.00	100.00	8,400.00
4430-27-000 Contract - Lease	961.93	1,110.69	148.76	13.39	961.93	1,110.69	148.76	13.39	13,328.28
4430-28-000 Unit Inspections	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4430-99-000 Other Contracted Services	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4439-00-000 Total Contract Costs	7,637.93	9,160.69	1,522.76	16.62	7,637.93	9,160.69	1,522.76	16.62	109,928.28
4499-00-000 TOTAL MAINTENANCE EXPENSES	22,244.41	19,002.54	-3,241.87	-17.06	22,244.41	19,002.54	-3,241.87	-17.06	203,897.88
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	9,470.96	4,481.36	-4,989.60	-111.34	9,470.96	4,481.36	-4,989.60	-111.34	53,776.32
4510-01-000 General Liability Insurance - Auto	202.09	202.09	0.00	0.00	202.09	202.09	0.00	0.00	2,425.08
4599-00-000 TOTAL GENERAL EXPENSES	9,673.05	4,683.45	-4,989.60	-106.54	9,673.05	4,683.45	-4,989.60	-106.54	56,201.40
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-001 Tenant Utility Payments-PH	108.00	500.00	392.00	78.40	108.00	500.00	392.00	78.40	6,000.00
4715-03-000 FSS Escrow Payments	0.01	1,106.00	1,105.99	100.00	0.01	1,106.00	1,105.99	100.00	13,272.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	108.01	1,606.00	1,497.99	93.27	108.01	1,606.00	1,497.99	93.27	19,272.00
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	5,538.94	7,782.12	2,243.18	28.82	5,538.94	7,782.12	2,243.18	28.82	93,385.44
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	5,538.94	7,782.12	2,243.18	28.82	5,538.94	7,782.12	2,243.18	28.82	93,385.44
8000-00-000 TOTAL EXPENSES	65,995.30	60,266.18	-5,729.12	-27.66	65,995.30	60,266.18	-5,729.12	-27.66	662,887.10
9000-00-000 NET INCOME	-25,562.77	-4,374.45	-9,730.08	0.00	-25,562.77	-4,374.45	-9,730.08	0.00	7,813.66
<b>Net Income After Depreciation</b>	<b>-20,023.83</b>				<b>-20,023.83</b>				

# AMP 1-LHA John Wright and Cecil Gober

## Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	523,877.81
1111-15-000	Cash-Payroll	75,654.21
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	600,332.02
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	18,200.00
1112-02-000	Cash Restricted - FSS Escrow	35,055.72
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	985.39
1112-99-000	Total Restricted Cash	54,241.11
1119-00-000	TOTAL CASH	654,573.13
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	9,293.82
1122-99-000	TOTAL: AR	9,293.82
1123-04-000	Waste Deposit	547.00
1128-99-000	Cleared Interfund Account	58,952.45
1129-00-099	Due From Wiliamstown	4,611.10
1129-10-000	Due from Public Housing General	-97,031.00
1129-11-000	A/R - ROSS/HUD	11,686.17
1129-16-000	Due from Dakota Park Non-ACC	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	62,112.52
1129-50-000	A/R - Capital Fund Grants/HUD	-1,047,194.65
1129-78-000	Due From FSS	-37,358.39
1129-80-000	Due from Section 8 HCV	23,949.25
1129-96-000	Due from Central Office Cost Center	40,482.34
1129-99-000	TOTAL: DUE FROM	-1,095,876.87
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40
1131-00-000	Colton Meadow Mortgage	450,845.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interest	991,507.57
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,787,745.89
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	38,346.00
1170-01-000	Eviction Deposit Acct.	1,000.00
1211-01-000	Prepaid Insurance	84,080.39
1211-02-000	Prepaid Software Licenses	12,782.45
1212-00-000	Insurance Deposit	37,400.00
1213-03-000	Utility Deposit - Electric	2,600.00

1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>176,208.84</u>
1300-00-000	TOTAL CURRENT ASSETS	2,618,527.86
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,466,869.23
1400-06-000	Buildings	388,223.77
1400-06-200	Building Improvements	8,959.23
1400-07-000	Machinery & Equipment	7,427.78
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	585,923.20
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,139,790.26
1405-02-000	Accum Depreciation- Misc FF&E	-843,055.72
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>-8,922,659.39</u>
1430-01-000	Fees & Costs - Architect & Engineering	72,255.82
1450-01-000	Site Improvement	4,064,767.49
1460-01-000	Dwelling Structures	5,154,722.42
1465-01-000	Dwelling Equipment	26,717.87
1470-01-000	Non-Dwelling Structures	679,307.53
1475-01-000	Non-Dwelling Equipment	<u>737,435.65</u>
1499-00-000	TOTAL NONCURRENT ASSETS	1,812,547.39
1999-00-000	TOTAL ASSETS	<u>4,431,075.25</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	9,134.43
2114-00-000	Tenant Security Deposits	17,300.00
2114-02-000	Security Deposit Clearing Account	1,546.28
2114-03-000	Security Deposit-Pet	900.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33
2138-00-001	Accrued audit fees - LHA	18,499.20
2145-00-000	Due to Federal Master	-119,353.83
2145-29-000	Due to Polk County Housing Dev.	30,500.00
2149-12-000	Due to Hampton Hills	57,497.99
2149-33-000	Due to Magnolia Pointe Sales	95,000.00
2149-96-000	Due to Central Office Cost Center	188,132.10
2160-00-100	DAK CARES ACT Subsidy Payable	-27.00
2164-00-200	Twin Lake II Subsidy Payable	162,859.57
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	5,303.04
2260-00-000	Accrued Compensated Absences-Currel	<u>6,702.51</u>

2299-00-000	TOTAL CURRENT LIABILITIES	<u>478,301.61</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,447.53
2307-00-000	FSS Due to Tenant Long Term	35,055.71
2310-00-000	Notes Payable-LT	<u>303,000.00</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>350,503.24</u>
2499-00-000	TOTAL LIABILITIES	<u>828,804.85</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-2,065,782.60</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,602,270.40</u>
2899-00-000	TOTAL EQUITY	<u>3,602,270.40</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>4,431,075.25</u>

**Dakota Park Partnership (.partdak)  
Budget Comparison**

Period = Jan 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	10,388.00	15,663.00	-5,275.00	-33.68	10,388.00	15,663.00	-5,275.00	-33.68	187,956.00
3112-02-000 Gain to Lease Sec8	0.00	1,568.00	-1,568.00	-100.00	0.00	1,568.00	-1,568.00	-100.00	18,816.00
3119-00-000 Total Rental Income	10,388.00	17,231.00	-6,843.00	-39.71	10,388.00	17,231.00	-6,843.00	-39.71	206,772.00
3120-00-000 Other Tenant Income									
3120-03-000 Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	1,800.00
3120-04-000 Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	2,225.00
3120-05-000 Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	10.00	-10.00	-100.00	120.00
3120-06-000 NSF Charges	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	575.00
3120-11-000 Forfeited Security Deposits	0.00	300.00	-300.00	-100.00	0.00	300.00	-300.00	-100.00	1,400.00
3129-00-000 Total Other Tenant Income	0.00	510.00	-510.00	-100.00	0.00	510.00	-510.00	-100.00	6,120.00
3199-00-000 TOTAL TENANT INCOME	10,388.00	17,741.00	-7,353.00	-41.45	10,388.00	17,741.00	-7,353.00	-41.45	212,892.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	9,374.40	10,336.50	-962.10	-9.31	9,374.40	10,336.50	-962.10	-9.31	128,680.00
3499-00-000 TOTAL GRANT INCOME	9,374.40	10,336.50	-962.10	-9.31	9,374.40	10,336.50	-962.10	-9.31	128,680.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	20.51	15.00	5.51	36.73	20.51	15.00	5.51	36.73	180.00
3650-00-000 Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	40.00	-40.00	-100.00	480.00
3690-00-000 Other Income	5,826.41	0.00	5,826.41	N/A	5,826.41	0.00	5,826.41	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	5,846.92	55.00	5,791.92	10,530.76	5,846.92	55.00	5,791.92	10,530.76	660.00
3999-00-000 TOTAL INCOME	25,609.32	28,132.50	-2,523.18	-8.97	25,609.32	28,132.50	-2,523.18	-8.97	342,232.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	0.00	1,797.70	1,797.70	100.00	0.00	1,797.70	1,797.70	100.00	21,572.40
4110-00-001 401K-401A Admin	0.00	152.80	152.80	100.00	0.00	152.80	152.80	100.00	1,833.60
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	143.82	143.82	100.00	1,725.84
4110-00-004 Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	71.91	71.91	100.00	862.92
4110-00-007 Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	17.98	17.98	100.00	215.76
4110-07-000 Health/Life Insurance	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4110-99-000 Total Administrative Salaries	0.00	2,234.21	2,234.21	100.00	0.00	2,234.21	2,234.21	100.00	26,810.52
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4130-02-000 Criminal Background / Credit Checks/L	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4130-03-000 Tenant Screening	15.00	100.00	85.00	85.00	15.00	100.00	85.00	85.00	1,200.00
4130-04-000 General Legal Expense	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4130-99-000 Total Legal Expense	15.00	325.00	310.00	95.38	15.00	325.00	310.00	95.38	3,900.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	30.05	25.00	-5.05	-20.20	30.05	25.00	-5.05	-20.20	300.00
4140-00-100 Travel/Mileage	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	120.00
4171-00-000 Auditing Fees	918.64	1,841.56	922.92	50.12	918.64	1,841.56	922.92	50.12	22,098.72
4173-00-000 Management Fee	2,079.28	1,986.60	-92.68	-4.67	2,079.28	1,986.60	-92.68	-4.67	23,839.20
4173-01-000 Bookkeeping Fee	292.50	0.00	-292.50	N/A	292.50	0.00	-292.50	N/A	0.00
4173-02-000 Asset Management Fee	200.00	500.00	300.00	60.00	200.00	500.00	300.00	60.00	6,000.00
4182-00-000 Consultants	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
4189-00-000 Total Other Admin Expenses	3,520.47	4,438.16	917.69	20.68	3,520.47	4,438.16	917.69	20.68	53,257.92
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-02-000 Printing/Publications & Subscriptions	38.33	90.00	51.67	57.41	38.33	90.00	51.67	57.41	1,080.00

**Dakota Park Partnership (.partdak)  
Budget Comparison**

Period = Jan 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-03-000 Advertising Publications	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4190-04-000 Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-07-000 Telephone	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4190-08-000 Postage	219.41	50.00	-169.41	-338.82	219.41	50.00	-169.41	-338.82	600.00
4190-09-000 Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	215.75	215.75	0.00	0.00	2,589.00
4190-13-000 Internet	104.27	94.27	-10.00	-10.61	104.27	94.27	-10.00	-10.61	1,131.24
4190-19-000 IT Contract Fees	177.90	177.90	0.00	0.00	177.90	177.90	0.00	0.00	2,134.80
4190-22-000 Other Misc Admin Expenses	314.46	100.00	-214.46	-214.46	314.46	100.00	-214.46	-214.46	1,200.00
4190-23-000 Compliance Fees	228.80	216.00	-12.80	-5.93	228.80	216.00	-12.80	-5.93	2,592.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4191-00-000 Total Miscellaneous Admin Expenses	1,298.92	1,293.92	-5.00	-0.39	1,298.92	1,293.92	-5.00	-0.39	15,527.04
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	4,834.39	8,291.29	3,456.90	41.69	4,834.39	8,291.29	3,456.90	41.69	99,495.48
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4300-00-000 UTILITIES									
4310-00-000 Water	64.85	100.00	35.15	35.15	64.85	100.00	35.15	35.15	1,200.00
4320-00-000 Electricity	506.43	800.00	293.57	36.70	506.43	800.00	293.57	36.70	9,600.00
4340-00-000 Garbage/Trash Removal	1,699.46	1,100.00	-599.46	-54.50	1,699.46	1,100.00	-599.46	-54.50	13,200.00
4390-00-000 Sewer	56.57	262.00	205.43	78.41	56.57	262.00	205.43	78.41	3,144.00
4399-00-000 TOTAL UTILITY EXPENSES	2,327.31	2,262.00	-65.31	-2.89	2,327.31	2,262.00	-65.31	-2.89	27,144.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	0.00	2,912.56	2,912.56	100.00	0.00	2,912.56	2,912.56	100.00	34,950.72
4410-06-000 401K-401A Maintenance	0.00	247.57	247.57	100.00	0.00	247.57	247.57	100.00	2,970.84
4410-07-000 Payroll Taxes Maintenance	0.00	233.00	233.00	100.00	0.00	233.00	233.00	100.00	2,796.00
4410-08-000 Health/Life Insurance Maint.	0.00	109.98	109.98	100.00	0.00	109.98	109.98	100.00	1,319.76
4410-09-000 Workers Comp Maintenance	0.00	116.50	116.50	100.00	0.00	116.50	116.50	100.00	1,398.00
4410-10-000 Payroll Prep Fees Maint.	0.00	29.13	29.13	100.00	0.00	29.13	29.13	100.00	349.56
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	142.84	25.00	-117.84	-471.36	142.84	25.00	-117.84	-471.36	300.00
4419-00-000 Total General Maint Expense	142.84	3,673.74	3,530.90	96.11	142.84	3,673.74	3,530.90	96.11	44,084.88
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-02-000 Supplies-Appliance Parts	0.00	130.00	130.00	100.00	0.00	130.00	130.00	100.00	1,560.00
4420-03-000 Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-03-200 Window Treatments	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-04-000 Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-07-000 Repairs - Materials & Supplies	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4420-08-000 Supplies-Plumbing	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-10-200 Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-11-000 Supplies- HVAC	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4420-12-000 Supplies- Painting	195.89	40.00	-155.89	-389.72	195.89	40.00	-155.89	-389.72	480.00
4429-00-000 Total Materials	195.89	1,195.00	999.11	83.61	195.89	1,195.00	999.11	83.61	14,340.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	720.00
4430-03-000 Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-03-100 Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-03-300 Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	263.00	500.00	237.00	47.40	263.00	500.00	237.00	47.40	6,000.00
4430-11-000 Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4430-14-000 Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4430-18-000 Contract-Alarm Monitoring	495.90	452.55	-43.35	-9.58	495.90	452.55	-43.35	-9.58	5,430.60

**Dakota Park Partnership (.partdak)  
Budget Comparison**

Period = Jan 2026

Book = Accrual

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>
4430-23-000	Contract-Consultants	10,500.00	0.00	-10,500.00	N/A	10,500.00	0.00	-10,500.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,000.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4439-00-000	Total Contract Costs	12,258.90	3,812.55	-8,446.35	-221.54	12,258.90	3,812.55	-8,446.35	-221.54	45,750.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	12,597.63	8,681.29	-3,916.34	-45.11	12,597.63	8,681.29	-3,916.34	-45.11	104,175.48
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	5,839.31	5,839.31	100.00	0.00	5,839.31	5,839.31	100.00	70,071.72
4510-01-000	General Liability Insurance - Auto	593.31	262.50	-330.81	-126.02	593.31	262.50	-330.81	-126.02	3,150.00
4525-00-000	Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	1,080.40	966.76	-113.64	-11.75	11,601.12
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	85.00	85.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	1,673.71	7,153.57	5,479.86	76.60	1,673.71	7,153.57	5,479.86	76.60	85,842.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	431.00	648.00	217.00	33.49	431.00	648.00	217.00	33.49	7,776.00
4715-03-000	FSS Escrow Payments	65.00	625.00	560.00	89.60	65.00	625.00	560.00	89.60	7,500.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	496.00	1,273.00	777.00	61.04	496.00	1,273.00	777.00	61.04	15,276.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	HOPE VI Mortgage Note Interest	3,394.31	0.00	-3,394.31	N/A	3,394.31	0.00	-3,394.31	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	3,394.31	0.00	-3,394.31	N/A	3,394.31	0.00	-3,394.31	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	2,113.74	2,113.74	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	2,113.74	0.00	0.00	2,113.74	2,113.74	0.00	0.00	25,364.88
8000-00-000	TOTAL EXPENSES	27,437.09	29,799.89	2,362.80	231.33	27,437.09	29,799.89	2,362.80	231.33	357,598.68
9000-00-000	NET INCOME	-1,827.77	-9,467.39	7,639.62	80.69	-1,827.77	-9,467.39	7,639.62	80.69	-108,966.68
	<b>Net Income After Depreciation</b>	<b>285.97</b>				<b>285.97</b>				

## Dakota Park Partnership (.partdak) Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	35,394.90
1111-15-000	Cash-Payroll	41,538.54
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	77,533.44
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,650.00
1112-02-000	Cash Restricted - FSS Escrow	14,801.15
1112-04-000	Cash Restricted-Reserve for Replac	18,786.02
1112-99-000	Total Restricted Cash	45,237.17
1119-00-000	TOTAL CASH	122,770.61
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	39,317.67
1122-01-000	Allowance for Doubtful Accounts-Tenar	-6,713.91
1122-99-000	TOTAL: AR	32,603.76
1129-20-000	Due from LPHC	75,251.87
1138-13-000	Dakota Park-Operating Subsidy Receiv	13,327.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	121,182.63
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-01-000	Prepaid Insurance	5,455.17
1211-02-000	Prepaid Software Licenses	5,594.68
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	18,609.85
1300-00-000	TOTAL CURRENT ASSETS	262,563.09
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	34,672.00
1400-06-000	Buildings	892,048.00
1400-06-200	Building Improvements	14,150.00
1400-08-000	Furniture & Fixtures	36,739.53
1405-01-000	Accum Depreciation-Buildings	-328,776.45
1405-02-000	Accum Depreciation- Misc FF&E	-9,987.75
1410-00-000	Intangible Assets	
1410-02-000	Compliance Fees	1,640.00
1410-03-000	Monitoring Fees	41,744.00
1411-01-000	AA Compliance Fees	-1,640.00
1411-02-000	AA Monitoring Fees	-41,744.00
1420-00-000	TOTAL FIXED ASSETS (NET)	638,845.33

1499-00-000	TOTAL NONCURRENT ASSETS	<u>638,845.33</u>
1999-00-000	TOTAL ASSETS	<u>901,408.42</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	10,908.86
2114-00-000	Tenant Security Deposits	11,950.00
2114-02-000	Security Deposit Clearing Account	1,051.00
2119-92-000	Accrued Property Taxes	-404.51
2119-94-000	Accrued Interest - HOPE VI	966,901.42
2131-00-000	Accrued Interest Payable	73,967.00
2134-00-000	Accrued Interest - Future Advance	37,588.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	-2,532.41
2138-00-001	Accrued audit fees - LHA	-34,531.52
2139-00-000	Owners Liability	10,612.00
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-AI	64,234.64
2146-00-000	Due to LPHC General	15,500.00
2149-33-000	Due to Magnolia Pointe Sales	9,111.88
2240-00-000	Tenant Prepaid Rents	14,923.00
2250-00-000	Contract Retentions	19,974.37
2298-00-002	Note Payable PCHD	<u>239,503.97</u>
2299-00-000	TOTAL CURRENT LIABILITIES	1,444,961.28
2300-00-000	NONCURRENT LIABILITIES	
2307-00-000	FSS Due to Tenant Long Term	14,801.15
2310-01-000	Due to Affiliates	149,860.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	<u>101,380.00</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,105,586.29
2499-00-000	TOTAL LIABILITIES	<u>2,550,547.57</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	-1,219,110.00
2802-02-000	Capital - GP2	<u>240,496.13</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-978,613.87
2809-00-000	RETAINED EARNINGS	

2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-670,525.28</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-670,525.28
2899-00-000	TOTAL EQUITY	<u>-1,649,139.15</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>901,408.42</u>

Renaissance Partnership (.partren)  
**Budget Comparison**  
 Period = Jan 2026  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	73,351.00	71,149.00	2,202.00	3.09	73,351.00	71,149.00	2,202.00	3.09	1,636,427.00
3112-02-000 Gain to Lease Sec8	21,264.00	22,575.00	-1,311.00	-5.81	21,264.00	22,575.00	-1,311.00	-5.81	519,225.00
3119-00-000 Total Rental Income	94,615.00	93,724.00	891.00	0.95	94,615.00	93,724.00	891.00	0.95	2,155,652.00
3120-00-000 Other Tenant Income									
3120-01-000 Vending Income	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	1,150.00
3120-01-100 Laundry Room Income	0.00	365.00	-365.00	-100.00	0.00	365.00	-365.00	-100.00	8,395.00
3120-03-000 Damages & Cleaning	35.00	300.00	-265.00	-88.33	35.00	300.00	-265.00	-88.33	6,900.00
3120-04-000 Late and Admin Charges	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	1,150.00
3120-05-000 Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	1,150.00
3120-06-000 NSF Charges	10.00	10.00	0.00	0.00	10.00	10.00	0.00	0.00	230.00
3120-07-000 Tenant Owed Utilities	60.22	0.00	60.22	N/A	60.22	0.00	60.22	N/A	0.00
3120-10-000 Application Fees	120.00	160.00	-40.00	-25.00	120.00	160.00	-40.00	-25.00	3,680.00
3120-11-000 Forfeited Security Deposits	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	3,450.00
3129-00-000 Total Other Tenant Income	225.22	1,135.00	-909.78	-80.16	225.22	1,135.00	-909.78	-80.16	26,105.00
3199-00-000 TOTAL TENANT INCOME	94,840.22	94,859.00	-18.78	-0.02	94,840.22	94,859.00	-18.78	-0.02	2,181,757.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	14,680.00	36,247.54	-21,567.54	-59.50	14,680.00	36,247.54	-21,567.54	-59.50	833,693.42
3499-00-000 TOTAL GRANT INCOME	14,680.00	36,247.54	-21,567.54	-59.50	14,680.00	36,247.54	-21,567.54	-59.50	833,693.42
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	0.00	3,598.02	-3,598.02	-100.00	0.00	3,598.02	-3,598.02	-100.00	82,754.46
3610-01-000 Interest Income - Unrestricted	1,295.47	50.00	1,245.47	2,490.94	1,295.47	50.00	1,245.47	2,490.94	1,150.00
3699-00-000 TOTAL OTHER INCOME	1,295.47	3,648.02	-2,352.55	-64.49	1,295.47	3,648.02	-2,352.55	-64.49	83,904.46
3999-00-000 TOTAL INCOME	110,815.69	134,754.56	-23,938.87	-17.76	110,815.69	134,754.56	-23,938.87	-17.76	3,099,354.88
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	10,305.49	10,134.71	-170.78	-1.69	10,305.49	10,134.71	-170.78	-1.69	273,611.25
4110-00-001 401K-401A Admin	813.81	861.45	-47.64	5.53	813.81	861.45	-47.64	5.53	21,289.18
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	830.15	810.78	-19.37	-2.39	830.15	810.78	-19.37	-2.39	21,888.92
4110-00-004 Workers Comp Admin	158.90	405.39	-246.49	60.80	158.90	405.39	-246.49	60.80	10,944.46
4110-00-006 Legal Shield - Administrative	76.80	153.96	-77.16	50.12	76.80	153.96	-77.16	50.12	3,541.08
4110-00-007 Payroll Prep Fees	169.46	101.35	-68.11	-67.20	169.46	101.35	-68.11	-67.20	2,736.13
4110-07-000 Health/Life Insurance	1,616.00	3,231.98	-1,615.98	50.00	1,616.00	3,231.98	-1,615.98	50.00	74,335.54
4110-99-000 Total Administrative Salaries	13,970.61	15,699.62	-1,729.01	11.01	13,970.61	15,699.62	-1,729.01	11.01	408,346.56
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	525.00	-525.00	100.00	0.00	525.00	-525.00	100.00	12,075.00
4130-02-000 Criminal Background / Credit Checks/I	0.00	100.00	-100.00	100.00	0.00	100.00	-100.00	100.00	2,300.00
4130-03-000 Tenant Screening	15.00	0.00	-15.00	N/A	15.00	0.00	-15.00	N/A	0.00
4130-04-000 General Legal Expense	0.00	450.00	-450.00	100.00	0.00	450.00	-450.00	100.00	10,350.00
4130-99-000 Total Legal Expense	15.00	1,075.00	-1,060.00	98.60	15.00	1,075.00	-1,060.00	98.60	24,725.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	30.06	100.00	-69.94	69.94	30.06	100.00	-69.94	69.94	2,300.00
4140-00-100 Travel/Mileage	0.00	25.00	-25.00	100.00	0.00	25.00	-25.00	100.00	575.00
4170-00-000 Accounting/Bookkeeping Fees	0.00	1,470.00	-1,470.00	100.00	0.00	1,470.00	-1,470.00	100.00	33,810.00
4171-00-000 Auditing Fees	3,403.24	3,403.24	0.00	0.00	3,403.24	3,403.24	0.00	0.00	78,274.52
4173-00-000 Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	13,218.59	11,297.72	-1,920.87	-17.00	259,847.56
4173-01-000 Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	1,440.00	0.00	-1,440.00	N/A	0.00
4173-02-000 Asset Management Fee	1,070.00	1,080.00	-10.00	0.93	1,070.00	1,080.00	-10.00	0.93	24,840.00

Renaissance Partnership (.partren)  
**Budget Comparison**  
 Period = Jan 2026  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4182-00-000	Consultants	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	1,725.00
4189-00-000	Total Other Admin Expenses	19,161.89	17,450.96	-1,710.93	-9.80	19,161.89	17,450.96	-1,710.93	-9.80	401,372.08
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	20.00	20.00	100.00	0.00	20.00	20.00	100.00	460.00
4190-02-000	Printing/Publications & Subscriptions	99.83	130.00	30.17	23.21	99.83	130.00	30.17	23.21	2,990.00
4190-03-000	Advertising Publications	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	575.00
4190-04-000	Stationery & Office Supplies	552.37	450.00	-102.37	-22.75	552.37	450.00	-102.37	-22.75	10,350.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	6,900.00
4190-07-000	Telephone	1,912.14	1,253.00	-659.14	-52.60	1,912.14	1,253.00	-659.14	-52.60	28,819.00
4190-08-000	Postage	769.41	225.00	-544.41	-241.96	769.41	225.00	-544.41	-241.96	5,175.00
4190-09-000	Computer Software License Fees/Exp	1,099.79	1,051.81	-47.98	-4.56	1,099.79	1,051.81	-47.98	-4.56	24,191.63
4190-10-000	Copiers - Lease & Service	317.58	409.00	91.42	22.35	317.58	409.00	91.42	22.35	9,407.00
4190-13-000	Internet	681.76	649.75	-32.01	-4.93	681.76	649.75	-32.01	-4.93	14,944.25
4190-19-000	IT Contract Fees	180.50	825.00	644.50	78.12	180.50	825.00	644.50	78.12	18,975.00
4190-22-000	Other Misc Admin Expenses	280.71	920.00	639.29	69.49	280.71	920.00	639.29	69.49	21,160.00
4190-22-100	Other Misc Expenses	188.73	0.00	-188.73	N/A	188.73	0.00	-188.73	N/A	0.00
4190-23-000	Compliance Fees	0.00	863.40	863.40	100.00	0.00	863.40	863.40	100.00	19,858.20
4190-24-000	Govt Licenses-Fees-Permits	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	5,750.00
4190-30-000	Equipment Service Contracts	642.00	0.00	-642.00	N/A	642.00	0.00	-642.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	6,724.82	7,371.96	647.14	8.78	6,724.82	7,371.96	647.14	8.78	169,555.08
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	39,872.32	41,597.54	1,725.22	4.15	39,872.32	41,597.54	1,725.22	4.15	1,003,998.72
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	310.09	200.00	-110.09	-55.04	310.09	200.00	-110.09	-55.04	4,600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	310.09	200.00	-110.09	-55.04	310.09	200.00	-110.09	-55.04	4,600.00
4300-00-000	UTILITIES									
4310-00-000	Water	239.78	1,600.00	1,360.22	85.01	239.78	1,600.00	1,360.22	85.01	36,800.00
4320-00-000	Electricity	4,079.05	4,200.00	120.95	2.88	4,079.05	4,200.00	120.95	2.88	96,600.00
4320-01-000	Electricity-Vacant Units	43.65	0.00	-43.65	N/A	43.65	0.00	-43.65	N/A	0.00
4340-00-000	Garbage/Trash Removal	1,980.26	1,850.00	-130.26	-7.04	1,980.26	1,850.00	-130.26	-7.04	42,550.00
4390-00-000	Sewer	1,336.88	4,200.00	2,863.12	68.17	1,336.88	4,200.00	2,863.12	68.17	96,600.00
4399-00-000	TOTAL UTILITY EXPENSES	7,679.62	11,850.00	4,170.38	35.19	7,679.62	11,850.00	4,170.38	35.19	272,550.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	16,141.59	17,017.95	876.36	5.15	16,141.59	17,017.95	876.36	5.15	421,358.99
4410-06-000	401K-401A Maintenance	1,206.51	1,446.53	240.02	16.59	1,206.51	1,446.53	240.02	16.59	35,088.30
4410-07-000	Payroll Taxes Maintenance	1,343.91	1,361.44	17.53	1.29	1,343.91	1,361.44	17.53	1.29	33,708.76
4410-08-000	Health/Life Insurance Maint.	3,607.29	6,213.95	2,606.66	41.95	3,607.29	6,213.95	2,606.66	41.95	142,920.85
4410-09-000	Workers Comp Maintenance	249.31	680.72	431.41	63.38	249.31	680.72	431.41	63.38	16,854.38
4410-10-000	Payroll Prep Fees Maint.	265.58	170.18	-95.40	-56.06	265.58	170.18	-95.40	-56.06	4,213.59
4410-11-000	Legal Shield - Maint	137.65	137.65	0.00	0.00	137.65	137.65	0.00	0.00	3,165.95
4411-00-000	Maintenance Uniforms	288.76	300.00	11.24	3.75	288.76	300.00	11.24	3.75	6,900.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	613.60	970.00	356.40	36.74	613.60	970.00	356.40	36.74	22,310.00
4419-00-000	Total General Maint Expense	23,854.20	28,298.42	4,444.22	15.70	23,854.20	28,298.42	4,444.22	15.70	686,520.82
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	695.71	450.00	-245.71	-54.60	695.71	450.00	-245.71	-54.60	10,350.00
4420-02-000	Supplies-Appliance Parts	2,095.87	950.00	-1,145.87	-120.62	2,095.87	950.00	-1,145.87	-120.62	21,850.00
4420-03-000	Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	0.00	290.00	290.00	100.00	6,670.00
4420-03-100	Hardware Doors/Windows/Locks	977.73	350.00	-627.73	-179.35	977.73	350.00	-627.73	-179.35	8,050.00
4420-03-200	Window Treatments	1,262.31	200.00	-1,062.31	-531.16	1,262.31	200.00	-1,062.31	-531.16	4,600.00
4420-04-000	Electrical - Supplies/Fixtures	525.23	750.00	224.77	29.97	525.23	750.00	224.77	29.97	17,250.00
4420-06-000	Supplies-Janitorial/Cleaning	779.04	280.00	-499.04	-178.23	779.04	280.00	-499.04	-178.23	6,440.00
4420-07-000	Repairs - Materials & Supplies	658.49	350.00	-308.49	-88.14	658.49	350.00	-308.49	-88.14	8,050.00
4420-08-000	Supplies-Plumbing	3,394.56	780.00	-2,614.56	-335.20	3,394.56	780.00	-2,614.56	-335.20	17,940.00
4420-09-000	Supplies- Tools Equipmt	79.09	50.00	-29.09	-58.18	79.09	50.00	-29.09	-58.18	1,150.00
4420-10-000	Maint - Miscellaneous Supplies	500.00	200.00	-300.00	-150.00	500.00	200.00	-300.00	-150.00	4,600.00
4420-10-100	Countertops/Cabinets	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	9,200.00

Renaissance Partnership (.partren)  
**Budget Comparison**  
 Period = Jan 2026  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4420-10-200	Carpet and Flooring Supplies	1,014.56	0.00	-1,014.56	N/A	1,014.56	0.00	-1,014.56	N/A	0.00
4420-11-000	Supplies- HVAC	1,046.88	375.00	-671.88	-179.17	1,046.88	375.00	-671.88	-179.17	8,625.00
4420-12-000	Supplies- Painting	1,676.24	330.00	-1,346.24	-407.95	1,676.24	330.00	-1,346.24	-407.95	7,590.00
4429-00-000	Total Materials	14,705.71	5,755.00	-8,950.71	-155.53	14,705.71	5,755.00	-8,950.71	-155.53	132,365.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	10,350.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	6,900.00
4430-03-300	Repairs - Windows/Glass	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	8,050.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	2,300.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	2,300.00
4430-07-000	Contract-Exterminating/Pest Control	979.00	987.00	8.00	0.81	979.00	987.00	8.00	0.81	22,701.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	3,450.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,800.00	1,000.00	-800.00	-80.00	1,800.00	1,000.00	-800.00	-80.00	23,000.00
4430-17-000	Contract-Elevator Monitoring	0.00	800.00	800.00	100.00	0.00	800.00	800.00	100.00	18,400.00
4430-18-000	Contract-Alarm Monitoring	0.00	1,707.00	1,707.00	100.00	0.00	1,707.00	1,707.00	100.00	39,261.00
4430-23-000	Contract-Consultants	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	2,300.00
4430-24-000	Contract-Grounds-Landscaping	4,000.00	5,000.00	1,000.00	20.00	4,000.00	5,000.00	1,000.00	20.00	115,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	1,100.00	1,100.00	100.00	25,300.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	23,000.00
4430-27-000	Contract - Lease	2,808.56	1,110.69	-1,697.87	-152.87	2,808.56	1,110.69	-1,697.87	-152.87	25,545.87
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	0.00	850.00	850.00	100.00	19,550.00
4439-00-000	Total Contract Costs	9,587.56	15,104.69	2,517.13	16.66	12,587.56	15,104.69	2,517.13	16.66	347,407.87
4499-00-000	TOTAL MAINTENANCE EXPENSES	48,147.47	49,158.11	-1,989.36	-123.17	51,147.47	49,158.11	-1,989.36	-123.17	1,166,293.69
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,120.68	27,766.02	23,645.34	85.16	4,120.68	27,766.02	23,645.34	85.16	638,618.46
4510-01-000	General Liability Insurance - Auto	269.45	810.00	540.55	66.73	269.45	810.00	540.55	66.73	18,630.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	8,050.00
4599-00-000	TOTAL GENERAL EXPENSES	4,390.13	28,926.02	24,535.89	84.82	4,390.13	28,926.02	24,535.89	84.82	665,298.46
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	3,627.00	1,539.00	-2,088.00	-135.67	3,627.00	1,539.00	-2,088.00	-135.67	35,397.00
4715-03-000	FSS Escrow Payments	4,096.99	3,304.00	-792.99	-24.00	4,096.99	3,304.00	-792.99	-24.00	75,992.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	7,723.99	4,843.00	-2,880.99	-59.49	7,723.99	4,843.00	-2,880.99	-59.49	111,389.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	24,579.53	20,639.37	-3,940.16	-19.09	24,579.53	20,639.37	-3,940.16	-19.09	474,705.51
4857-00-000	Debt Service Contra Account	-15,999.18	-16,314.22	-315.04	-1.93	-15,999.18	-16,314.22	-315.04	-1.93	-375,227.06
4899-00-000	TOTAL FINANCING EXPENSES	8,580.35	4,325.15	-4,255.20	-98.38	8,580.35	4,325.15	-4,255.20	-98.38	99,478.45
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	67,122.00	9,468.78	14.11	57,653.22	67,122.00	9,468.78	14.11	1,543,806.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	247.99	247.99	0.00	0.00	5,703.77
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	67,370.00	9,468.78	14.11	57,901.21	67,370.00	9,468.78	14.11	1,549,509.77
8000-00-000	TOTAL EXPENSES	166,925.56	145,369.81	-24,555.75	-501.90	169,925.56	145,369.81	-24,555.75	-501.90	3,426,418.09
9000-00-000	NET INCOME	-56,109.87	-10,615.25	616.88	484.14	-59,109.87	-10,615.25	616.88	484.14	-327,063.21
	<b>Net Income After Depreciation</b>	<b>1,791.34</b>				<b>1,791.34</b>				

Renaissance Partnership (.partren)

## Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	150,545.50
1111-15-000	Cash-Payroll	-2,330.60
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	149,214.90
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	61,251.99
1112-02-000	Cash Restricted - FSS Escrow	94,297.51
1112-02-100	Cash Restricted - FSS Escrow Forfei	21,633.43
1112-04-000	Cash Restricted-Reserve for Replac	69,238.83
1112-06-000	Cash Restricted - Reserve/Escrow	595,896.50
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	81,380.16
1112-09-000	Restricted Cash - AA Reserve	49,810.59
1112-99-000	Total Restricted Cash	974,688.17
1119-00-000	TOTAL CASH	1,123,903.07
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	55,607.25
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,470.00
1122-99-000	TOTAL: AR	46,137.25
1129-00-000	A/R-Other	1,927.36
1129-16-000	Due from Dakota Park Non-ACC	64,234.64
1129-56-000	Due from Colton Meadow	230,647.25
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	360,340.20
1138-14-000	Renaissance Family-Operating Subsidy	61,603.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	470,007.81
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	5,518.00
1211-01-000	Prepaid Insurance	39,017.26
1211-02-000	Prepaid Software Licenses	8,848.26
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	75,883.52
1300-00-000	TOTAL CURRENT ASSETS	1,669,794.40
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	21,105,584.03
1400-06-200	Building Improvements	504,645.82

1400-07-000	Machinery & Equipment	150,483.39
1400-07-001	Automobiles/Vehicles	9,799.80
1400-08-000	Furniture & Fixtures	658,917.68
1400-10-000	Site Improvement-Infrastructure	2,382,356.15
1400-15-000	Construction In Progress	95,500.35
1405-01-000	Accum Depreciation-Buildings	-11,775,283.61
1405-02-000	Accum Depreciation- Misc FF&E	-767,567.29
1405-03-000	Accum Depreciation-Infrastructure	-2,659,749.32
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	91,968.00
1410-01-001	Amortization Loan Cost	-6,131.00
1410-02-000	Compliance Fees	100.00
1410-03-000	Monitoring Fees	131,658.00
1411-01-000	AA Compliance Fees	-80.08
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-30,964.31
1420-00-000	TOTAL FIXED ASSETS (NET)	9,771,841.61
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	9,776,304.61
1999-00-000	TOTAL ASSETS	11,446,099.01
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	161,372.72
2114-00-000	Tenant Security Deposits	55,196.39
2114-02-000	Security Deposit Clearing Account	3,038.00
2114-03-000	Security Deposit-Pet	6,505.60
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17
2138-00-000	Accrued Audit Fees	-23,985.90
2138-00-001	Accrued audit fees - LHA	4,602.12
2145-00-000	Due to Federal Master	62,112.52
2146-00-000	Due to LPHC General	10,000.00
2149-27-000	Due to West Lake Mgmt.	1,623.00
2149-96-000	Due to Central Office Cost Center	355.13
2150-00-000	HAP Overpayments	900.00
2240-00-000	Tenant Prepaid Rents	68,680.51
2250-00-000	Contract Retentions	38,732.51
2260-00-000	Accrued Compensated Absences-Currel	6,941.44
2299-00-000	TOTAL CURRENT LIABILITIES	407,050.21
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,891.24
2307-00-000	FSS Due to Tenant Long Term	94,297.51
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,829,802.71

2310-40-001	Short Term - Note Payable	9,885.72
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,328,077.50</u>
2499-00-000	TOTAL LIABILITIES	<u>2,735,127.71</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	6,924,129.41
2802-02-000	Capital - GP2	7,123,264.00
2803-00-000	GP Equity	<u>1,308,453.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	15,355,846.41
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-6,644,875.11</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-6,644,875.11
2899-00-000	TOTAL EQUITY	<u>8,710,971.30</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>11,446,099.01</u>

**Colton Meadow, LLLP (56)**  
**Budget Comparison**

Period = Jan 2026  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	51,395.00	55,720.00	-4,325.00	-7.76	51,395.00	55,720.00	-4,325.00	-7.76	668,640.00
3112-02-000	27,108.00	27,504.00	-396.00	-1.44	27,108.00	27,504.00	-396.00	-1.44	330,048.00
3119-00-000	78,503.00	83,224.00	-4,721.00	-5.67	78,503.00	83,224.00	-4,721.00	-5.67	998,688.00
3120-00-000	Other Tenant Income								
3120-03-000	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	1,800.00
3120-04-000	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-05-000	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-06-000	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3120-09-000	0.00	15.00	-15.00	-100.00	0.00	15.00	-15.00	-100.00	180.00
3120-10-000	60.00	60.00	0.00	0.00	60.00	60.00	0.00	0.00	720.00
3120-11-000	400.00	100.00	300.00	300.00	400.00	100.00	300.00	300.00	1,200.00
3129-00-000	460.00	450.00	10.00	2.22	460.00	450.00	10.00	2.22	5,400.00
3199-00-000	78,963.00	83,674.00	-4,711.00	-5.63	78,963.00	83,674.00	-4,711.00	-5.63	1,004,088.00
3600-00-000	OTHER INCOME								
3610-00-000	2,091.15	2,167.75	-76.60	-3.53	2,091.15	2,167.75	-76.60	-3.53	26,013.00
3610-01-000	0.00	35.00	-35.00	-100.00	0.00	35.00	-35.00	-100.00	420.00
3699-00-000	2,091.15	2,202.75	-111.60	-5.07	2,091.15	2,202.75	-111.60	-5.07	26,433.00
3999-00-000	81,054.15	85,876.75	-4,822.60	-5.62	81,054.15	85,876.75	-4,822.60	-5.62	1,030,521.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	4,197.47	8,933.01	4,735.54	53.01	4,197.47	8,933.01	4,735.54	53.01	69,584.68
4110-00-001	333.16	759.31	426.15	56.12	333.16	759.31	426.15	56.12	5,115.42
4110-00-002	378.40	714.64	336.24	47.05	378.40	714.64	336.24	47.05	5,566.80
4110-00-004	64.63	357.32	292.69	81.91	64.63	357.32	292.69	81.91	2,783.36
4110-00-006	36.90	36.90	0.00	0.00	36.90	36.90	0.00	0.00	442.80
4110-00-007	69.00	89.33	20.33	22.76	69.00	89.33	20.33	22.76	695.88
4110-07-000	696.02	1,394.07	698.05	50.07	696.02	1,394.07	698.05	50.07	16,728.84
4110-99-000	5,775.58	12,284.58	6,509.00	52.99	5,775.58	12,284.58	6,509.00	52.99	100,917.78
4130-00-000	Legal Expense								
4130-00-001	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	4,200.00
4130-02-000	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
4130-04-000	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4130-99-000	0.00	575.00	575.00	100.00	0.00	575.00	575.00	100.00	6,900.00
4139-00-000	Other Admin Expenses								
4140-00-000	30.06	420.00	389.94	92.84	30.06	420.00	389.94	92.84	5,040.00
4170-00-000	540.00	540.00	0.00	0.00	540.00	540.00	0.00	0.00	6,480.00
4171-00-000	922.92	992.22	69.30	6.98	922.92	992.22	69.30	6.98	11,906.64
4173-00-000	5,338.55	4,674.86	-663.69	-14.20	5,338.55	4,674.86	-663.69	-14.20	56,098.32
4173-03-000	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4189-00-000	6,831.53	7,027.08	195.55	2.78	6,831.53	7,027.08	195.55	2.78	84,324.96
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4190-02-000	320.26	95.00	-225.26	-237.12	320.26	95.00	-225.26	-237.12	1,140.00
4190-03-000	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	5,400.00
4190-04-000	39.92	290.00	250.08	86.23	39.92	290.00	250.08	86.23	3,480.00
4190-06-000	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	720.00
4190-07-000	150.88	150.00	-0.88	-0.59	150.88	150.00	-0.88	-0.59	1,800.00
4190-08-000	219.41	25.00	-194.41	-777.64	219.41	25.00	-194.41	-777.64	300.00

**Colton Meadow, LLLP (56)**  
**Budget Comparison**

Period = Jan 2026  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000 Computer Software License Fees/Exp	388.86	388.86	0.00	0.00	388.86	388.86	0.00	0.00	4,666.32
4190-10-000 Copiers - Lease & Service	246.17	75.00	-171.17	-228.23	246.17	75.00	-171.17	-228.23	900.00
4190-13-000 Internet	230.97	260.00	29.03	11.17	230.97	260.00	29.03	11.17	3,120.00
4190-19-000 IT Contract Fees	182.56	560.00	377.44	67.40	182.56	560.00	377.44	67.40	6,720.00
4190-22-000 Other Misc Admin Expenses	391.02	200.00	-191.02	-95.51	391.02	200.00	-191.02	-95.51	2,400.00
4190-23-000 Compliance Fees	0.00	348.80	348.80	100.00	0.00	348.80	348.80	100.00	4,185.60
4190-24-000 Govt Licenses-Fees-Permits	0.00	315.00	315.00	100.00	0.00	315.00	315.00	100.00	3,780.00
4191-00-000 Total Miscellaneous Admin Expenses	2,170.05	3,367.66	1,197.61	35.56	2,170.05	3,367.66	1,197.61	35.56	40,411.92
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	14,777.16	23,254.32	8,477.16	36.45	14,777.16	23,254.32	8,477.16	36.45	232,554.66
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4300-00-000 UTILITIES									
4320-00-000 Electricity	502.81	800.00	297.19	37.15	502.81	800.00	297.19	37.15	9,600.00
4340-00-000 Garbage/Trash Removal	1,410.97	3,500.00	2,089.03	59.69	1,410.97	3,500.00	2,089.03	59.69	42,000.00
4390-01-100 Water/Sewer Combined	6,148.15	5,900.00	-248.15	-4.21	6,148.15	5,900.00	-248.15	-4.21	70,800.00
4399-00-000 TOTAL UTILITY EXPENSES	8,061.93	10,200.00	2,138.07	20.96	8,061.93	10,200.00	2,138.07	20.96	122,400.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	4,236.72	7,779.55	3,542.83	45.54	4,236.72	7,779.55	3,542.83	45.54	68,382.75
4410-06-000 401K-401A Maintenance	297.24	661.26	364.02	55.05	297.24	661.26	364.02	55.05	5,253.00
4410-07-000 Payroll Taxes Maintenance	358.72	622.36	263.64	42.36	358.72	622.36	263.64	42.36	5,470.62
4410-08-000 Health/Life Insurance Maint.	1,127.88	1,824.18	696.30	38.17	1,127.88	1,824.18	696.30	38.17	21,890.16
4410-09-000 Workers Comp Maintenance	66.11	311.18	245.07	78.76	66.11	311.18	245.07	78.76	2,735.27
4410-10-000 Payroll Prep Fees Maint.	69.93	77.80	7.87	10.12	69.93	77.80	7.87	10.12	683.84
4410-11-000 Legal Shield - Maint	36.90	36.90	0.00	0.00	36.90	36.90	0.00	0.00	442.80
4411-00-000 Maintenance Uniforms	104.12	60.00	-44.12	-73.53	104.12	60.00	-44.12	-73.53	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	171.09	190.00	18.91	9.95	171.09	190.00	18.91	9.95	2,280.00
4419-00-000 Total General Maint Expense	6,468.71	11,563.23	5,094.52	44.06	6,468.71	11,563.23	5,094.52	44.06	107,858.44
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	650.00	650.00	100.00	0.00	650.00	650.00	100.00	7,800.00
4420-02-000 Supplies-Appliance Parts	684.24	1,000.00	315.76	31.58	684.24	1,000.00	315.76	31.58	12,000.00
4420-03-000 Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-03-200 Window Treatments	0.00	130.00	130.00	100.00	0.00	130.00	130.00	100.00	1,560.00
4420-04-000 Electrical - Supplies/Fixtures	747.50	900.00	152.50	16.94	747.50	900.00	152.50	16.94	10,800.00
4420-06-000 Supplies-Janitorial/Cleaning	106.54	150.00	43.46	28.97	106.54	150.00	43.46	28.97	1,800.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-08-000 Supplies-Plumbing	0.00	870.00	870.00	100.00	0.00	870.00	870.00	100.00	10,440.00
4420-09-000 Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4420-11-000 Supplies- HVAC	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4420-12-000 Supplies- Painting	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4429-00-000 Total Materials	1,538.28	5,375.00	3,836.72	71.38	1,538.28	5,375.00	3,836.72	71.38	64,500.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	0.00	160.00	160.00	100.00	1,920.00
4430-03-000 Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4430-03-100 Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4430-03-300 Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4430-05-000 Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
4430-07-000 Contract-Exterminating/Pest Control	425.02	550.00	124.98	22.72	425.02	550.00	124.98	22.72	6,600.00
4430-13-000 Contract-HVAC - Repairs & Maint	450.00	1,000.00	550.00	55.00	450.00	1,000.00	550.00	55.00	12,000.00
4430-18-000 Contract-Alarm Monitoring	647.48	594.00	-53.48	-9.00	647.48	594.00	-53.48	-9.00	7,128.00
4430-24-000 Contract-Grounds-Landscaping	2,000.00	2,585.00	585.00	22.63	2,000.00	2,585.00	585.00	22.63	31,020.00
4430-24-300 Contract-Pressure Wash	0.00	739.58	739.58	100.00	0.00	739.58	739.58	100.00	8,874.96

**Colton Meadow, LLLP (56)**  
**Budget Comparison**

Period = Jan 2026  
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-27-000	Contract - Lease	449.26	1,271.52	822.26	64.67	449.26	1,271.52	822.26	64.67	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4439-00-000	Total Contract Costs	3,971.76	7,900.10	3,928.34	49.73	3,971.76	7,900.10	3,928.34	49.73	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	11,978.75	24,838.33	12,859.58	51.77	11,978.75	24,838.33	12,859.58	51.77	267,159.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	8,614.06	8,613.27	-0.79	-0.01	8,614.06	8,613.27	-0.79	-0.01	103,359.24
4510-01-000	General Liability Insurance - Auto	800.13	835.00	34.87	4.18	800.13	835.00	34.87	4.18	10,020.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	3,485.63	2,769.95	-715.68	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	12,899.82	12,468.22	-431.60	-3.46	12,899.82	12,468.22	-431.60	-3.46	149,618.64
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	223.20	223.20	100.00	0.00	223.20	223.20	100.00	2,678.40
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	1,026.19	1,026.19	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	144.88	152.16	7.28	4.78	144.88	152.16	7.28	4.78	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	2,818.00	2,818.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	3,989.07	4,219.55	230.48	5.46	3,989.07	4,219.55	230.48	5.46	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	39,177.19	39,177.19	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	1,159.42	1,159.42	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	40,336.61	0.00	0.00	40,336.61	40,336.61	0.00	0.00	484,039.32
8000-00-000	TOTAL EXPENSES	92,043.34	115,367.03	23,323.69	211.18	92,043.34	115,367.03	23,323.69	211.18	1,307,006.86
9000-00-000	NET INCOME	-10,989.19	-29,490.28	-28,146.29	-216.80	-10,989.19	-29,490.28	-28,146.29	-216.80	-276,485.86
	<b>Net Income After Depreciation</b>	<b>29,347.42</b>				<b>29,347.42</b>				

## Colton Meadow, LLLP (56) Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-10,450.89
1111-15-000	Cash-Payroll	-9,283.75
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	-19,134.64
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	28,225.00
1112-03-000	Cash Restricted-Operating Reserve	470,256.15
1112-04-000	Cash Restricted-Reserve for Replac	194,131.76
1112-05-000	Cash-Tax & Insurance Escrow	161,982.77
1112-99-000	Total Restricted Cash	854,595.68
1119-00-000	TOTAL CASH	835,461.04
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	12,506.99
1122-99-000	TOTAL: AR	12,506.99
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61
1129-99-000	TOTAL: DUE FROM	101,151.61
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	113,658.60
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	638.97
1211-01-000	Prepaid Insurance	13,838.27
1211-02-000	Prepaid Software Licenses	6,331.14
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	27,808.38
1300-00-000	TOTAL CURRENT ASSETS	976,928.02
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	856,353.89
1400-06-100	Building Acquisition	2,010,000.00
1400-06-200	Building Improvements	5,861,925.11
1400-07-000	Machinery & Equipment	67,970.48
1400-07-001	Automobiles/Vehicles	15,484.50
1400-08-000	Furniture & Fixtures	1,503,657.00
1400-10-000	Site Improvement-Infrastructure	1,496,187.97
1405-01-000	Accum Depreciation-Buildings	-6,304,403.86
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	29,500.00

1410-02-001	Amortization Tax Credit Fees	-208,680.74
1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	5,836,689.35
1450-01-000	Site Improvement	16,364.00
1470-01-000	Non-Dwelling Structures	28,019.32
1475-01-000	Non-Dwelling Equipment	60,262.45
1499-00-000	TOTAL NONCURRENT ASSETS	5,941,335.12
1999-00-000	TOTAL ASSETS	6,918,263.14
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	5,249.83
2114-00-000	Tenant Security Deposits	27,625.00
2114-02-000	Security Deposit Clearing Account	-2,851.00
2114-03-000	Security Deposit-Pet	1,400.00
2119-92-000	Accrued Property Taxes	48,798.77
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	23,112.06
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	8,490.39
2145-05-000	Due to (17) Renaissance Family Non-AI	230,647.25
2149-27-000	Due to West Lake Mgmt.	5,422.56
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	5,266.68
2260-00-000	Accrued Compensated Absences-Curren	-54.14
2296-00-000	First Mortgage - TCAP	1,231,424.00
2296-01-000	Tax Credit Exchange Program (TCEP)	351,564.40
2296-02-000	HOME Funds	115,899.60
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	2,869,024.87
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,471.23
2399-00-000	TOTAL NONCURRENT LIABILITIES	5,471.23
2499-00-000	TOTAL LIABILITIES	2,874,496.10
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	1,205,286.00
2803-00-000	GP Equity	46.12
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12
2809-00-000	RETAINED EARNINGS	

2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>2,838,434.92</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,838,434.92
2899-00-000	TOTAL EQUITY	<u>4,043,767.04</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>6,918,263.14</u>

Villas at Lake Bonnet, LLLP (57)  
Budget Comparison

Period = Jan 2026  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	51,014.00	51,414.00	-400.00	-0.78	51,014.00	51,414.00	-400.00	-0.78	616,968.00
3112-02-000	Gain to Lease Sec8	24,876.00	28,476.00	-3,600.00	-12.64	24,876.00	28,476.00	-3,600.00	-12.64	341,712.00
3119-00-000	Total Rental Income	75,890.00	79,890.00	-4,000.00	-5.01	75,890.00	79,890.00	-4,000.00	-5.01	958,680.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	65.00	-65.00	-100.00	780.00
3120-04-000	Late and Admin Charges	30.00	50.00	-20.00	-40.00	30.00	50.00	-20.00	-40.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-10-000	Application Fees	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	100.00	-100.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	30.00	365.00	-335.00	-91.78	30.00	365.00	-335.00	-91.78	4,380.00
3199-00-000	TOTAL TENANT INCOME	75,920.00	80,255.00	-4,335.00	-5.40	75,920.00	80,255.00	-4,335.00	-5.40	963,060.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,355.30	2,532.00	-176.70	-6.98	2,355.30	2,532.00	-176.70	-6.98	30,384.00
3610-01-000	Interest Income - Unrestricted	46.39	35.00	11.39	32.54	46.39	35.00	11.39	32.54	420.00
3699-00-000	TOTAL OTHER INCOME	2,401.69	2,567.00	-165.31	-6.44	2,401.69	2,567.00	-165.31	-6.44	30,804.00
3999-00-000	TOTAL INCOME	78,321.69	82,822.00	-4,500.31	-5.43	78,321.69	82,822.00	-4,500.31	-5.43	993,864.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,197.47	7,134.02	2,936.55	41.16	4,197.47	7,134.02	2,936.55	41.16	61,596.72
4110-00-001	401K-401A Admin	333.16	606.39	273.23	45.06	333.16	606.39	273.23	45.06	4,725.48
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	359.59	570.72	211.13	36.99	359.59	570.72	211.13	36.99	4,927.76
4110-00-004	Workers Comp Admin	64.63	285.36	220.73	77.35	64.63	285.36	220.73	77.35	2,463.84
4110-00-006	Legal Shield - Administrative	36.90	36.90	0.00	0.00	36.90	36.90	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	69.00	71.34	2.34	3.28	69.00	71.34	2.34	3.28	616.00
4110-07-000	Health/Life Insurance	924.86	1,853.11	928.25	50.09	924.86	1,853.11	928.25	50.09	22,237.32
4110-99-000	Total Administrative Salaries	5,985.61	10,557.84	4,572.23	43.31	5,985.61	10,557.84	4,572.23	43.31	97,009.92
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4130-99-000	Total Legal Expense	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	30.06	150.00	119.94	79.96	30.06	150.00	119.94	79.96	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	562.50	562.50	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	922.92	922.92	0.00	0.00	11,075.04
4173-00-000	Management Fee	5,331.48	5,592.30	260.82	4.66	5,331.48	5,592.30	260.82	4.66	67,107.60
4173-03-000	Asset Management Fee-FHFC	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4189-00-000	Total Other Admin Expenses	6,846.96	7,502.72	655.76	8.74	6,846.96	7,502.72	655.76	8.74	90,032.64
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4190-02-000	Printing/Publications & Subscriptions	595.26	50.00	-545.26	-1,090.52	595.26	50.00	-545.26	-1,090.52	600.00
4190-03-000	Advertising Publications	0.00	225.00	225.00	100.00	0.00	225.00	225.00	100.00	2,700.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4190-07-000	Telephone	66.32	125.00	58.68	46.94	66.32	125.00	58.68	46.94	1,500.00

Villas at Lake Bonnet, LLLP (57)  
Budget Comparison

Period = Jan 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-08-000 Postage	469.41	25.00	-444.41	-1,777.64	469.41	25.00	-444.41	-1,777.64	300.00	
4190-09-000 Computer Software License Fees/Exp	428.54	404.55	-23.99	-5.93	428.54	404.55	-23.99	-5.93	4,854.60	
4190-10-000 Copiers - Lease & Service	74.20	80.00	5.80	7.25	74.20	80.00	5.80	7.25	960.00	
4190-13-000 Internet	242.17	209.33	-32.84	-15.69	242.17	209.33	-32.84	-15.69	2,511.96	
4190-19-000 IT Contract Fees	180.56	800.00	619.44	77.43	180.56	800.00	619.44	77.43	9,600.00	
4190-22-000 Other Misc Admin Expenses	251.93	220.00	-31.93	-14.51	251.93	220.00	-31.93	-14.51	2,640.00	
4190-23-000 Compliance Fees	0.00	361.25	361.25	100.00	0.00	361.25	361.25	100.00	4,335.00	
4190-24-000 Govt Licenses-Fees-Permits	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00	
4191-00-000 Total Miscellaneous Admin Expenses	2,308.39	3,075.13	766.74	24.93	2,308.39	3,075.13	766.74	24.93	36,901.56	
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	15,140.96	21,285.69	6,144.73	28.87	15,140.96	21,285.69	6,144.73	28.87	225,744.12	
<b>TENANT SERVICES</b>										
4230-00-000 Resident Services Exp	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00	
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00	
<b>UTILITIES</b>										
4320-00-000 Electricity	347.60	400.00	52.40	13.10	347.60	400.00	52.40	13.10	4,800.00	
4340-00-000 Garbage/Trash Removal	1,736.26	4,073.00	2,336.74	57.37	1,736.26	4,073.00	2,336.74	57.37	39,823.00	
4390-01-100 Water/Sewer Combined	5,338.68	4,600.00	-738.68	-16.06	5,338.68	4,600.00	-738.68	-16.06	55,200.00	
4399-00-000 TOTAL UTILITY EXPENSES	7,422.54	9,073.00	1,650.46	18.19	7,422.54	9,073.00	1,650.46	18.19	99,823.00	
<b>MAINTENANCE AND OPERATIONS</b>										
General Maint Expense										
4410-00-000 Maintenance Salaries	4,236.72	6,854.79	2,618.07	38.19	4,236.72	6,854.79	2,618.07	38.19	63,978.04	
4410-06-000 401K-401A Maintenance	297.24	582.66	285.42	48.99	297.24	582.66	285.42	48.99	5,049.72	
4410-07-000 Payroll Taxes Maintenance	373.50	548.38	174.88	31.89	373.50	548.38	174.88	31.89	5,118.24	
4410-08-000 Health/Life Insurance Maint.	1,092.56	1,806.52	713.96	39.52	1,092.56	1,806.52	713.96	39.52	21,678.24	
4410-09-000 Workers Comp Maintenance	66.10	274.19	208.09	75.89	66.10	274.19	208.09	75.89	2,559.08	
4410-10-000 Payroll Prep Fees Maint.	69.92	68.55	-1.37	-2.00	69.92	68.55	-1.37	-2.00	639.80	
4410-11-000 Legal Shield - Maint	36.90	36.90	0.00	0.00	36.90	36.90	0.00	0.00	442.80	
4411-00-000 Maintenance Uniforms	0.00	65.00	65.00	100.00	0.00	65.00	65.00	100.00	660.00	
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	105.61	200.00	94.39	47.20	105.61	200.00	94.39	47.20	2,400.00	
4419-00-000 Total General Maint Expense	6,278.55	10,436.99	4,158.44	39.84	6,278.55	10,436.99	4,158.44	39.84	102,525.92	
Materials										
4420-01-000 Supplies-Grounds	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00	
4420-02-000 Supplies-Appliance Parts	0.00	675.00	675.00	100.00	0.00	675.00	675.00	100.00	8,100.00	
4420-03-000 Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00	
4420-03-100 Hardware Doors/Windows/Locks	26.34	100.00	73.66	73.66	26.34	100.00	73.66	73.66	1,200.00	
4420-03-200 Window Treatments	455.67	50.00	-405.67	-811.34	455.67	50.00	-405.67	-811.34	600.00	
4420-04-000 Electrical - Supplies/Fixtures	824.20	650.00	-174.20	-26.80	824.20	650.00	-174.20	-26.80	7,800.00	
4420-05-000 Supplies-Exterminating	10.67	0.00	-10.67	N/A	10.67	0.00	-10.67	N/A	0.00	
4420-06-000 Supplies-Janitorial/Cleaning	197.58	200.00	2.42	1.21	197.58	200.00	2.42	1.21	2,400.00	
4420-07-000 Repairs - Materials & Supplies	106.91	25.00	-81.91	-327.64	106.91	25.00	-81.91	-327.64	300.00	
4420-08-000 Supplies-Plumbing	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00	
4420-09-000 Supplies- Tools Equipmt	34.20	100.00	65.80	65.80	34.20	100.00	65.80	65.80	1,200.00	
4420-10-000 Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00	
4420-11-000 Supplies- HVAC	0.00	700.00	700.00	100.00	0.00	700.00	700.00	100.00	8,400.00	
4420-12-000 Supplies- Painting	2,116.94	400.00	-1,716.94	-429.24	2,116.94	400.00	-1,716.94	-429.24	4,800.00	
4429-00-000 Total Materials	3,772.51	3,975.00	202.49	5.09	3,772.51	3,975.00	202.49	5.09	47,700.00	
Contract Costs										
4430-01-100 Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
4430-05-000 Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
4430-07-000 Contract-Exterminating/Pest Control	419.52	548.50	128.98	23.52	419.52	548.50	128.98	23.52	6,582.00	
4430-11-000 Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00	
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	0.00	900.00	900.00	100.00	10,800.00	
4430-18-000 Contract-Alarm Monitoring	622.21	570.82	-51.39	-9.00	622.21	570.82	-51.39	-9.00	6,849.84	
4430-23-000 Contract-Consultants	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
4430-24-000 Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	2,083.33	2,700.00	616.67	22.84	32,400.00	
4430-24-200 Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00	

Villas at Lake Bonnet, LLLP (57)  
Budget Comparison

Period = Jan 2026  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-24-300 Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
4430-27-000 Contract - Lease	649.89	379.43	-270.46	-71.28	649.89	379.43	-270.46	-71.28	4,553.16
4430-28-000 Unit Inspections	0.00	420.00	420.00	100.00	0.00	420.00	420.00	100.00	5,040.00
4439-00-000 Total Contract Costs	3,774.95	7,318.75	3,543.80	48.42	3,774.95	7,318.75	3,543.80	48.42	87,825.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	13,826.01	21,730.74	7,904.73	36.38	13,826.01	21,730.74	7,904.73	36.38	238,050.92
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	9,605.35	9,582.04	-23.31	-0.24	9,605.35	9,582.04	-23.31	-0.24	114,984.48
4510-01-000 General Liability Insurance - Auto	800.13	628.75	-171.38	-27.26	800.13	628.75	-171.38	-27.26	7,545.00
4521-00-000 Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4525-00-000 Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	4,044.81	3,523.52	-521.29	-14.79	42,282.24
4570-00-000 Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	14,450.29	13,809.31	-640.98	-4.64	14,450.29	13,809.31	-640.98	-4.64	165,711.72
4800-00-000 FINANCING EXPENSE									
4853-02-000 Loan Servicing Fee	0.00	645.98	645.98	100.00	0.00	645.98	645.98	100.00	7,751.76
4855-00-000 Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	3,182.71	3,182.71	0.00	0.00	38,192.52
4855-03-000 Interest Expense - Home Loan	163.79	171.98	8.19	4.76	163.79	171.98	8.19	4.76	2,063.76
4855-04-000 Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	6,311.73	6,311.73	0.00	0.00	75,740.76
4899-00-000 TOTAL FINANCING EXPENSES	9,658.23	10,312.40	654.17	6.34	9,658.23	10,312.40	654.17	6.34	123,748.80
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	39,609.87	42,300.06	2,690.19	6.36	39,609.87	42,300.06	2,690.19	6.36	507,600.72
5100-50-000 Amortization Expense	1,542.52	1,542.52	0.00	0.00	1,542.52	1,542.52	0.00	0.00	18,510.24
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	41,152.39	30,342.58	-10,809.81	-35.63	41,152.39	30,342.58	-10,809.81	-35.63	364,110.96
8000-00-000 TOTAL EXPENSES	101,650.42	106,578.72	4,928.30	149.51	101,650.42	106,578.72	4,928.30	149.51	1,217,489.52
9000-00-000 NET INCOME	-23,328.73	-23,756.72	-9,428.61	-154.94	-23,328.73	-23,756.72	-9,428.61	-154.94	-223,625.52
<b>Net Income After Depreciation</b>	<b>17,823.66</b>				<b>17,823.66</b>				

## Villas at Lake Bonnet, LLLP (57) Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	51,950.07
1111-15-000	Cash-Payroll	-14.34
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	52,535.73
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	30,615.00
1112-03-000	Cash Restricted-Operating Reserve	490,902.11
1112-04-000	Cash Restricted-Reserve for Replac	285,967.97
1112-05-000	Cash-Tax & Insurance Escrow	159,445.57
1112-99-000	Total Restricted Cash	966,930.65
1119-00-000	TOTAL CASH	1,019,466.38
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	17,992.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-65.00
1122-99-000	TOTAL: AR	17,927.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	17,927.35
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	688.50
1211-01-000	Prepaid Insurance	24,236.45
1211-02-000	Prepaid Software Licenses	9,195.41
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	41,120.36
1300-00-000	TOTAL CURRENT ASSETS	1,078,514.09
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	11,478,455.60
1400-06-200	Building Improvements	20,181.47
1400-07-000	Machinery & Equipment	498.98
1400-07-001	Automobiles/Vehicles	24,842.11
1400-08-000	Furniture & Fixtures	437,374.39
1400-10-000	Site Improvement-Infrastructure	688,655.00
1405-01-000	Accum Depreciation-Buildings	-6,350,953.46
1405-02-000	Accum Depreciation- Misc FF&E	-464,982.30
1405-03-000	Accum Depreciation-Infrastructure	-687,168.14
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00

1410-01-001	Amortization Loan Cost	31,257.22
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-247,960.50
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,455,693.93</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,455,693.93
1999-00-000	TOTAL ASSETS	<u>6,534,208.02</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	7,407.98
2114-00-000	Tenant Security Deposits	28,075.00
2114-02-000	Security Deposit Clearing Account	150.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	56,627.34
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	76,020.22
2131-03-000	Accrued Interest - Home Loan	4,128.00
2132-00-000	Accrued Interest - 2nd Mortgage	991,507.57
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	8,490.39
2240-00-000	Tenant Prepaid Rents	5,769.00
2260-00-000	Accrued Compensated Absences-Currel	2,840.12
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	1,009,877.00
2299-00-000	TOTAL CURRENT LIABILITIES	<u>6,147,908.56</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	4,914.46
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>16,283.46</u>
2499-00-000	TOTAL LIABILITIES	<u>6,164,192.02</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26
2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	-40,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>6,710,357.74</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-6,340,341.74
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-6,340,341.74</u>

2899-00-000	TOTAL EQUITY	<hr/>	370,016.00
2999-00-000	TOTAL LIABILITIES AND EQUITY	<hr/>	6,534,208.02

**The Manor at West Bartow (62)**  
**Budget Comparison**

Period = Jan 2026  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	25,175.00	25,445.00	-270.00	-1.06	25,175.00	25,445.00	-270.00	-1.06	305,340.00
3112-02-000	126,898.00	122,034.00	4,864.00	3.99	126,898.00	122,034.00	4,864.00	3.99	1,464,408.00
3119-00-000	152,073.00	147,479.00	4,594.00	3.12	152,073.00	147,479.00	4,594.00	3.12	1,769,748.00
3120-00-000	Other Tenant Income								
3120-01-100	0.00	175.00	-175.00	-100.00	0.00	175.00	-175.00	-100.00	2,100.00
3120-03-000	115.00	30.00	85.00	283.33	115.00	30.00	85.00	283.33	360.00
3120-04-000	0.00	10.00	-10.00	-100.00	0.00	10.00	-10.00	-100.00	120.00
3120-06-000	0.00	10.00	-10.00	-100.00	0.00	10.00	-10.00	-100.00	120.00
3120-06-100	-1,000.00	-1,000.00	0.00	0.00	-1,000.00	-1,000.00	0.00	0.00	-12,000.00
3120-09-000	50.00	25.00	25.00	100.00	50.00	25.00	25.00	100.00	300.00
3120-10-000	0.00	100.00	-100.00	-100.00	0.00	100.00	-100.00	-100.00	1,200.00
3120-11-000	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3129-00-000	-835.00	-600.00	-235.00	-39.17	-835.00	-600.00	-235.00	-39.17	-7,200.00
3199-00-000	151,238.00	146,879.00	4,359.00	2.97	151,238.00	146,879.00	4,359.00	2.97	1,762,548.00
3600-00-000	OTHER INCOME								
3610-00-000	60.59	185.00	-124.41	-67.25	60.59	185.00	-124.41	-67.25	2,220.00
3610-01-000	59.31	110.00	-50.69	-46.08	59.31	110.00	-50.69	-46.08	1,320.00
3699-00-000	119.90	295.00	-175.10	-59.36	119.90	295.00	-175.10	-59.36	3,540.00
3999-00-000	151,357.90	147,174.00	4,183.90	2.84	151,357.90	147,174.00	4,183.90	2.84	1,766,088.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	9,508.87	13,998.97	4,490.10	32.07	9,508.87	13,998.97	4,490.10	32.07	125,124.84
4110-00-001	808.26	1,189.91	381.65	32.07	808.26	1,189.91	381.65	32.07	9,724.82
4110-00-002	766.20	1,119.92	353.72	31.58	766.20	1,119.92	353.72	31.58	10,010.00
4110-00-004	130.40	559.96	429.56	76.71	130.40	559.96	429.56	76.71	4,313.68
4110-00-006	87.80	87.80	0.00	0.00	87.80	87.80	0.00	0.00	1,053.60
4110-00-007	151.14	139.99	-11.15	-7.96	151.14	139.99	-11.15	-7.96	1,251.24
4110-07-000	1,835.40	2,955.89	1,120.49	37.91	1,835.40	2,955.89	1,120.49	37.91	35,470.68
4110-99-000	13,288.07	20,052.44	6,764.37	33.73	13,288.07	20,052.44	6,764.37	33.73	186,948.86
4130-00-000	Legal Expense								
4130-00-001	0.00	98.00	98.00	100.00	0.00	98.00	98.00	100.00	1,176.00
4130-03-000	0.00	110.00	110.00	100.00	0.00	110.00	110.00	100.00	1,320.00
4130-04-000	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4130-99-000	0.00	608.00	608.00	100.00	0.00	608.00	608.00	100.00	7,296.00
4139-00-000	Other Admin Expenses								
4140-00-000	30.05	370.00	339.95	91.88	30.05	370.00	339.95	91.88	4,440.00
4140-00-100	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4171-00-000	922.92	922.22	-0.70	-0.08	922.92	922.22	-0.70	-0.08	11,066.64
4173-00-000	8,403.00	8,848.74	445.74	5.04	8,403.00	8,848.74	445.74	5.04	106,184.88
4189-00-000	9,355.97	10,165.96	809.99	7.97	9,355.97	10,165.96	809.99	7.97	121,991.52
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	0.00	102.00	102.00	100.00	0.00	102.00	102.00	100.00	1,224.00
4190-02-000	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-03-000	275.00	275.00	0.00	0.00	275.00	275.00	0.00	0.00	3,300.00
4190-04-000	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00

**The Manor at West Bartow (62)**  
**Budget Comparison**

Period = Jan 2026  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-06-000 Computer Equipment	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
4190-07-000 Telephone	826.16	1,100.00	273.84	24.89	826.16	1,100.00	273.84	24.89	13,200.00	
4190-08-000 Postage	319.41	75.00	-244.41	-325.88	319.41	75.00	-244.41	-325.88	900.00	
4190-09-000 Computer Software License Fees/Exp	587.38	539.40	-47.98	-8.90	587.38	539.40	-47.98	-8.90	6,472.80	
4190-10-000 Copiers - Lease & Service	0.00	170.00	170.00	100.00	0.00	170.00	170.00	100.00	2,040.00	
4190-13-000 Internet	507.70	126.46	-381.24	-301.47	507.70	126.46	-381.24	-301.47	1,517.52	
4190-19-000 IT Contract Fees	678.32	800.00	121.68	15.21	678.32	800.00	121.68	15.21	9,600.00	
4190-20-000 Bank Fees - Restricted	27.00	250.00	223.00	89.20	27.00	250.00	223.00	89.20	3,000.00	
4190-22-000 Other Misc Admin Expenses	269.88	100.00	-169.88	-169.88	269.88	100.00	-169.88	-169.88	1,200.00	
4190-24-000 Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00	
4190-30-000 Equipment Service Contracts	1,309.18	1,400.00	90.82	6.49	1,309.18	1,400.00	90.82	6.49	16,800.00	
4191-00-000 Total Miscellaneous Admin Expenses	4,800.03	5,212.86	412.83	7.92	4,800.03	5,212.86	412.83	7.92	62,554.32	
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	27,444.07	36,039.26	8,595.19	23.85	27,444.07	36,039.26	8,595.19	23.85	378,790.70	
<b>TENANT SERVICES</b>										
4200-00-000 Resident Services Exp	91.43	90.00	-1.43	-1.59	91.43	90.00	-1.43	-1.59	1,080.00	
4299-00-000 TOTAL TENANT SERVICES EXPENSES	91.43	90.00	-1.43	-1.59	91.43	90.00	-1.43	-1.59	1,080.00	
<b>UTILITIES</b>										
4300-00-000 Water	2,111.83	1,680.00	-431.83	-25.70	2,111.83	1,680.00	-431.83	-25.70	20,160.00	
4320-00-000 Electricity	2,033.86	2,192.00	158.14	7.21	2,033.86	2,192.00	158.14	7.21	26,304.00	
4320-01-000 Electricity-Vacant Units	46.63	0.00	-46.63	N/A	46.63	0.00	-46.63	N/A	0.00	
4330-00-000 Gas	800.42	825.00	24.58	2.98	800.42	825.00	24.58	2.98	9,900.00	
4340-00-000 Garbage/Trash Removal	1,870.55	1,501.88	-368.67	-24.55	1,870.55	1,501.88	-368.67	-24.55	18,022.56	
4390-00-000 Sewer	2,694.40	2,900.00	205.60	7.09	2,694.40	2,900.00	205.60	7.09	34,800.00	
4399-00-000 TOTAL UTILITY EXPENSES	9,557.69	9,098.88	-458.81	-5.04	9,557.69	9,098.88	-458.81	-5.04	109,186.56	
<b>MAINTENANCE AND OPERATIONS</b>										
4400-00-000 General Maint Expense										
4410-00-000 Maintenance Salaries	8,421.97	12,843.03	4,421.06	34.42	8,421.97	12,843.03	4,421.06	34.42	122,997.32	
4410-06-000 401K-401A Maintenance	534.53	1,091.66	557.13	51.04	534.53	1,091.66	557.13	51.04	9,793.52	
4410-07-000 Payroll Taxes Maintenance	683.21	1,027.44	344.23	33.50	683.21	1,027.44	344.23	33.50	9,839.76	
4410-08-000 Health/Life Insurance Maint.	1,452.12	2,924.80	1,472.68	50.35	1,452.12	2,924.80	1,472.68	50.35	24,978.88	
4410-09-000 Workers Comp Maintenance	124.16	513.72	389.56	75.83	124.16	513.72	389.56	75.83	4,203.60	
4410-10-000 Payroll Prep Fees Maint.	136.66	128.43	-8.23	-6.41	136.66	128.43	-8.23	-6.41	1,229.96	
4410-11-000 Legal Shield - Maint	43.90	43.90	0.00	0.00	43.90	43.90	0.00	0.00	535.60	
4411-00-000 Maintenance Uniforms	159.12	160.00	0.88	0.55	159.12	160.00	0.88	0.55	1,920.00	
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	298.91	602.00	303.09	50.35	298.91	602.00	303.09	50.35	7,224.00	
4419-00-000 Total General Maint Expense	11,854.58	19,334.98	7,480.40	38.69	11,854.58	19,334.98	7,480.40	38.69	182,722.64	
4420-00-000 Materials										
4420-01-000 Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	540.00	
4420-02-000 Supplies-Appliance Parts	29.98	260.00	230.02	88.47	29.98	260.00	230.02	88.47	3,120.00	
4420-03-100 Hardware Doors/Windows/Locks	378.80	200.00	-178.80	-89.40	378.80	200.00	-178.80	-89.40	2,400.00	
4420-03-200 Window Treatments	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00	
4420-04-000 Electrical - Supplies/Fixtures	927.25	800.00	-127.25	-15.91	927.25	800.00	-127.25	-15.91	9,600.00	
4420-06-000 Supplies-Janitorial/Cleaning	329.70	500.00	170.30	34.06	329.70	500.00	170.30	34.06	6,000.00	
4420-08-000 Supplies-Plumbing	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00	
4420-11-000 Supplies- HVAC	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00	
4420-12-000 Supplies- Painting	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00	
4429-00-000 Total Materials	1,665.73	2,605.00	939.27	36.06	1,665.73	2,605.00	939.27	36.06	31,260.00	
4430-00-000 Contract Costs										
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00	
4430-07-000 Contract-Exterminating/Pest Control	374.00	400.00	26.00	6.50	374.00	400.00	26.00	6.50	4,800.00	
4430-11-000 Contract-Plumbing	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00	
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	0.00	1,125.00	1,125.00	100.00	13,500.00	
4430-13-400 Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00	
4430-17-000 Contract-Elevator Monitoring	1,238.17	545.00	-693.17	-127.19	1,238.17	545.00	-693.17	-127.19	6,540.00	
4430-18-000 Contract-Alarm Monitoring	444.90	700.00	255.10	36.44	444.90	700.00	255.10	36.44	8,400.00	
4430-24-000 Contract-Grounds-Landscaping	1,135.00	2,500.00	1,365.00	54.60	1,135.00	2,500.00	1,365.00	54.60	30,000.00	

**The Manor at West Bartow (62)**  
**Budget Comparison**

Period = Jan 2026  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4430-24-200	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.04	
4430-24-300	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00	
4430-24-400	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00	
4430-26-000	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00	
4430-28-000	0.00	583.33	583.33	100.00	0.00	583.33	583.33	100.00	6,999.96	
4430-99-000	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
4439-00-000	3,192.07	8,920.00	5,727.93	64.21	3,192.07	8,920.00	5,727.93	64.21	107,040.00	
4499-00-000	16,712.38	30,859.98	14,147.60	45.84	16,712.38	30,859.98	14,147.60	45.84	321,022.64	
4500-00-000	GENERAL EXPENSES									
4510-00-000	11,241.93	12,293.36	1,051.43	8.55	11,241.93	12,293.36	1,051.43	8.55	147,520.32	
4510-01-000	800.13	658.75	-141.38	-21.46	800.13	658.75	-141.38	-21.46	7,905.00	
4521-00-000	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00	
4525-00-000	444.72	119.62	-325.10	-271.78	444.72	119.62	-325.10	-271.78	1,435.44	
4599-00-000	12,486.78	13,096.73	609.95	4.66	12,486.78	13,096.73	609.95	4.66	157,160.76	
4800-00-000	FINANCING EXPENSE									
4853-02-000	0.00	225.00	225.00	100.00	0.00	225.00	225.00	100.00	2,700.00	
4855-00-000	0.00	19,000.00	19,000.00	100.00	0.00	19,000.00	19,000.00	100.00	228,000.00	
4855-01-000	1,659.36	464.28	-1,195.08	-257.40	1,659.36	464.28	-1,195.08	-257.40	5,571.36	
4899-00-000	1,659.36	19,689.28	18,029.92	91.57	1,659.36	19,689.28	18,029.92	91.57	236,271.36	
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	31,003.74	31,003.74	0.00	0.00	31,003.74	31,003.74	0.00	0.00	372,044.88	
5100-50-000	2,665.70	2,665.70	0.00	0.00	2,665.70	2,665.70	0.00	0.00	31,988.40	
5199-00-000	33,669.44	22,494.44	-11,175.00	-49.68	33,669.44	22,494.44	-11,175.00	-49.68	269,933.28	
8000-00-000	101,621.15	153,718.57	52,097.42	33.89	101,621.15	153,718.57	52,097.42	33.89	1,741,645.30	
9000-00-000	49,736.75	-6,544.57	56,281.32	859.97	49,736.75	-6,544.57	56,281.32	859.97	24,442.70	
	<b>Net Income After Depreciaton</b>	<b>83,406.19</b>			<b>83,406.19</b>					

## The Manor at West Bartow (62) Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	145,038.72
1111-15-000	Cash-Payroll	-69,032.04
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	76,606.68
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	10,700.00
1112-03-000	Cash Restricted-Operating Reserve	19.62
1112-04-000	Cash Restricted-Reserve for Replac	147,610.28
1112-05-000	Cash-Tax & Insurance Escrow	128,340.88
1112-12-000	Restricted Investment	158,582.85
1112-99-000	Total Restricted Cash	445,253.63
1119-00-000	TOTAL CASH	521,860.31
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	21,472.00
1122-99-000	TOTAL: AR	21,472.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	21,472.00
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	1,807.28
1211-01-000	Prepaid Insurance	44,174.26
1211-02-000	Prepaid Software Licenses	9,060.55
1299-00-000	TOTAL OTHER CURRENT ASSETS	55,542.09
1300-00-000	TOTAL CURRENT ASSETS	598,874.40
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	432,717.00
1400-06-000	Buildings	12,796,743.00
1400-06-200	Building Improvements	53,499.32
1400-08-100	Furn, Fixt, & Equip	1,212,730.94
1405-01-000	Accum Depreciation-Buildings	-5,349,796.10
1405-02-000	Accum Depreciation- Misc FF&E	-1,235,545.40
1405-03-000	Accum Depreciation-Infrastructure	-590,033.91
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42
1410-01-001	Amortization Loan Cost	308,731.41
1410-02-000	Compliance Fees	200,558.00
1410-02-001	Amortization Tax Credit Fees	-215,042.89
1420-00-000	TOTAL FIXED ASSETS (NET)	7,332,219.97

1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	<u>8,043,816.97</u>
1999-00-000	TOTAL ASSETS	<u>8,642,691.37</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-17,068.58
2114-00-000	Tenant Security Deposits	9,400.00
2114-02-000	Security Deposit Clearing Account	175.00
2114-03-000	Security Deposit-Pet	1,350.00
2119-92-000	Accrued Property Taxes	-736.44
2131-01-000	Accrued Interest NLP Loan	11,573.56
2131-02-000	Accrued Interest - Pacific Life Loan	16,077.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31
2138-00-000	Accrued Audit Fees	8,796.64
2149-27-000	Due to West Lake Mgmt.	25,000.00
2149-29-000	Due to Polk County Developers, Inc.	61,150.00
2240-00-000	Tenant Prepaid Rents	1,446.01
2260-00-000	Accrued Compensated Absences-Currel	1,555.80
2297-00-000	Mortgage Note Payable	2,478,125.50
2297-02-000	Second Mortgage Payable	850,000.00
2297-03-000	Third Mortgage Payable	246,752.38
2297-04-000	Fourth Mortgage Payable	400,000.00
2298-00-000	Note Payable-City of Bartow Impact Fe	<u>564,621.00</u>
2299-00-000	TOTAL CURRENT LIABILITIES	4,663,527.18
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,889.35
2310-01-000	Due to Affiliates	<u>10,600.00</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	13,489.35
2499-00-000	TOTAL LIABILITIES	<u>4,677,016.53</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,437,398.00
2803-00-000	GP Equity	-89.00
2803-01-000	Special LP Equity	1,530,905.56
2804-00-000	Syndication Costs	<u>-30,000.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-2,972,539.72</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-2,972,539.72

2899-00-000	TOTAL EQUITY	<hr/>	3,965,674.84
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2999-00-000	TOTAL LIABILITIES AND EQUITY	<hr/>	8,642,691.37
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**Youthbuild (.ybuild)  
Budget Comparison**

Period = Jan 2026  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3415-00-000	Other Government Grants	0.00	41,667.00	-41,667.00	-100.00	0.00	41,667.00	-41,667.00	-100.00	500,004.00
3499-00-000	TOTAL GRANT INCOME	0.00	41,667.00	-41,667.00	-100.00	0.00	41,667.00	-41,667.00	-100.00	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	67.96	0.00	67.96	N/A	67.96	0.00	67.96	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	67.96	0.00	67.96	N/A	67.96	0.00	67.96	N/A	0.00
3999-00-000	TOTAL INCOME	67.96	41,667.00	-41,599.04	-99.84	67.96	41,667.00	-41,599.04	-99.84	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	17,153.86	15,288.49	-1,865.37	-12.20	17,153.86	15,288.49	-1,865.37	-12.20	183,461.88
4110-00-001	401K-401A Admin	1,458.08	1,299.52	-158.56	-12.20	1,458.08	1,299.52	-158.56	-12.20	15,594.24
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,399.40	1,133.00	-266.40	-23.51	1,399.40	1,133.00	-266.40	-23.51	13,596.00
4110-00-004	Workers Comp Admin	258.88	566.00	307.12	54.26	258.88	566.00	307.12	54.26	6,792.00
4110-00-006	Legal Shield - Administrative	36.90	36.90	0.00	0.00	36.90	36.90	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	280.27	142.00	-138.27	-97.37	280.27	142.00	-138.27	-97.37	1,704.00
4110-07-000	Health/Life Insurance	2,579.20	4,460.96	1,881.76	42.18	2,579.20	4,460.96	1,881.76	42.18	53,531.52
4110-99-000	Total Administrative Salaries	23,166.59	22,926.87	-239.72	-1.05	23,166.59	22,926.87	-239.72	-1.05	275,122.44
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	0.00	141.00	141.00	100.00	1,692.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	138.00	138.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	0.00	1,279.00	1,279.00	100.00	0.00	1,279.00	1,279.00	100.00	15,348.00
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Stationery & Office Supplies	0.00	2,288.00	2,288.00	100.00	0.00	2,288.00	2,288.00	100.00	27,456.00
4190-07-000	Telephone	168.46	250.00	81.54	32.62	168.46	250.00	81.54	32.62	3,000.00
4190-08-000	Postage	50.00	30.00	-20.00	-66.67	50.00	30.00	-20.00	-66.67	360.00
4190-09-000	Computer Software License Fees/Exp	23.99	0.00	-23.99	N/A	23.99	0.00	-23.99	N/A	0.00
4190-10-000	Copiers - Lease & Service	0.00	289.00	289.00	100.00	0.00	289.00	289.00	100.00	3,468.00
4190-11-000	Admin Service Contracts	825.67	1,514.00	688.33	45.46	825.67	1,514.00	688.33	45.46	18,168.00
4190-19-000	IT Contract Fees	542.96	150.00	-392.96	-261.97	542.96	150.00	-392.96	-261.97	1,800.00
4190-22-000	Other Misc Admin Expenses	251.93	0.00	-251.93	N/A	251.93	0.00	-251.93	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,863.01	4,521.00	2,657.99	58.79	1,863.01	4,521.00	2,657.99	58.79	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	25,029.60	28,726.87	3,697.27	12.87	25,029.60	28,726.87	3,697.27	12.87	344,722.44
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries									
4210-00-002	Payroll Taxes - Tenant Svc	473.48	528.00	54.52	10.33	473.48	528.00	54.52	10.33	6,336.00
4210-00-004	Workers Comp - Tenant Svc	0.00	264.00	264.00	100.00	0.00	264.00	264.00	100.00	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	65.02	66.00	0.98	1.48	65.02	66.00	0.98	1.48	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	3,247.00	3,247.00	100.00	38,964.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	6,208.50	10,710.00	4,501.50	42.03	6,208.50	10,710.00	4,501.50	42.03	128,520.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	275.00	275.00	100.00	0.00	275.00	275.00	100.00	3,300.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	275.00	275.00	100.00	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									

**Youthbuild (.ybuild)**  
**Budget Comparison**

Period = Jan 2026  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	276.91	300.00	23.09	7.70	276.91	300.00	23.09	7.70	3,600.00
4419-00-000 Total General Maint Expense	276.91	300.00	23.09	7.70	276.91	300.00	23.09	7.70	3,600.00
4420-00-000 Materials									
4420-06-000 Supplies-Janitorial/Cleaning	762.70	0.00	-762.70	N/A	762.70	0.00	-762.70	N/A	0.00
4429-00-000 Total Materials	762.70	0.00	-762.70	N/A	762.70	0.00	-762.70	N/A	0.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,039.61	300.00	-739.61	-246.54	1,039.61	300.00	-739.61	-246.54	3,600.00
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	872.74	1,255.00	382.26	30.46	872.74	1,255.00	382.26	30.46	15,060.00
4510-01-000 General Liability Insurance - Auto	170.99	400.00	229.01	57.25	170.99	400.00	229.01	57.25	4,800.00
4599-00-000 TOTAL GENERAL EXPENSES	1,043.73	1,655.00	611.27	36.93	1,043.73	1,655.00	611.27	36.93	19,860.00
8000-00-000 TOTAL EXPENSES	33,321.44	41,666.87	8,345.43	-54.71	33,321.44	41,666.87	8,345.43	-54.71	500,002.44
9000-00-000 <b>NET INCOME</b>	<b>-33,253.48</b>	0.13	-49,944.47	-45.13	-33,253.48	0.13	-49,944.47	-45.13	1.56

Youthbuild (.ybuild)

## Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	46,028.03
1111-15-000	Cash-Payroll	-26,088.41
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	<u>20,939.62</u>
1119-00-000	TOTAL CASH	<u>20,939.62</u>
1129-27-000	Due from West Lake Realty	-280.07
1129-99-000	TOTAL: DUE FROM	<u>-280.07</u>
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,781.85
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>4,781.85</u>
1300-00-000	TOTAL CURRENT ASSETS	25,441.40
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,780.25
1400-07-001	Automobiles/Vehicles	21,299.00
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,780.25</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,780.25
1999-00-000	TOTAL ASSETS	<u>31,221.65</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	757.44
2149-33-000	Due to Magnolia Pointe Sales	346,600.00
2149-96-000	Due to Central Office Cost Center	48,610.07
2260-00-000	Accrued Compensated Absences-Curren	6,678.41
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	<u>406,618.37</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,402.76
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>12,402.76</u>
2499-00-000	TOTAL LIABILITIES	<u>419,021.13</u>

2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-401,071.48
2809-03-000	Retained Earnings - Restricted Net Ass	<u>13,272.00</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-387,799.48</u>
2899-00-000	TOTAL EQUITY	<u>-387,799.48</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>31,221.65</u>

**Micro Cottages at Williamstown (99)  
Budget Comparison**

Period = Jan 2026  
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	12,896.00	13,550.00	-654.00	-4.83	12,896.00	13,550.00	-654.00	-4.83	162,600.00
3119-00-000 Total Rental Income	12,896.00	13,550.00	-654.00	-4.83	12,896.00	13,550.00	-654.00	-4.83	162,600.00
3120-00-000 Other Tenant Income									
3120-01-100 Laundry Room Income	0.00	350.00	-350.00	-100.00	0.00	350.00	-350.00	-100.00	4,200.00
3120-03-000 Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-04-000 Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3120-06-000 NSF Charges	10.00	0.00	10.00	N/A	10.00	0.00	10.00	N/A	0.00
3129-00-000 Total Other Tenant Income	10.00	425.00	-415.00	-97.65	10.00	425.00	-415.00	-97.65	5,100.00
3199-00-000 TOTAL TENANT INCOME	12,906.00	13,975.00	-1,069.00	-7.65	12,906.00	13,975.00	-1,069.00	-7.65	167,700.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	7,755.00	12,865.00	-5,110.00	-39.72	7,755.00	12,865.00	-5,110.00	-39.72	154,380.00
3499-00-000 TOTAL GRANT INCOME	7,755.00	12,865.00	-5,110.00	-39.72	7,755.00	12,865.00	-5,110.00	-39.72	154,380.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	418.24	10.00	408.24	4,082.40	418.24	10.00	408.24	4,082.40	120.00
3699-00-000 TOTAL OTHER INCOME	418.24	10.00	408.24	4,082.40	418.24	10.00	408.24	4,082.40	120.00
3999-00-000 TOTAL INCOME	21,079.24	26,850.00	-5,770.76	-21.49	21,079.24	26,850.00	-5,770.76	-21.49	322,200.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	2,364.40	2,323.41	-40.99	-1.76	2,364.40	2,323.41	-40.99	-1.76	27,880.92
4110-00-001 401K-401A Admin	186.05	197.49	11.44	5.79	186.05	197.49	11.44	5.79	2,369.88
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	181.65	185.87	4.22	2.27	181.65	185.87	4.22	2.27	2,230.44
4110-00-004 Workers Comp Admin	36.49	92.94	56.45	60.74	36.49	92.94	56.45	60.74	1,115.28
4110-00-007 Payroll Prep Fees	38.89	23.23	-15.66	-67.41	38.89	23.23	-15.66	-67.41	278.76
4110-07-000 Health/Life Insurance	443.06	886.13	443.07	50.00	443.06	886.13	443.07	50.00	10,633.56
4110-99-000 Total Administrative Salaries	3,250.54	3,709.07	458.53	12.36	3,250.54	3,709.07	458.53	12.36	44,508.84
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	120.00
4130-02-000 Criminal Background / Credit Checks/I	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	120.00
4130-04-000 General Legal Expense	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4130-99-000 Total Legal Expense	0.00	170.00	170.00	100.00	0.00	170.00	170.00	100.00	2,040.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	30.05	0.00	-30.05	N/A	30.05	0.00	-30.05	N/A	0.00
4170-00-000 Accounting/Bookkeeping Fees	0.00	360.00	360.00	100.00	0.00	360.00	360.00	100.00	4,320.00
4171-00-000 Auditing Fees	2,025.28	2,025.28	0.00	0.00	2,025.28	2,025.28	0.00	0.00	24,303.36
4173-00-000 Management Fee	3,906.64	3,567.84	-338.80	-9.50	3,906.64	3,567.84	-338.80	-9.50	42,814.08
4173-01-000 Bookkeeping Fee	352.50	0.00	-352.50	N/A	352.50	0.00	-352.50	N/A	0.00
4173-02-000 Asset Management Fee	470.00	480.00	10.00	2.08	470.00	480.00	10.00	2.08	5,760.00
4182-00-000 Consultants	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4189-00-000 Total Other Admin Expenses	6,784.47	6,683.12	-101.35	-1.52	6,784.47	6,683.12	-101.35	-1.52	80,197.44
4190-00-000 Miscellaneous Admin Expenses									
4190-02-000 Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-04-000 Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-07-000 Telephone	321.38	137.39	-183.99	-133.92	321.38	137.39	-183.99	-133.92	1,648.68
4190-08-000 Postage	350.00	25.00	-325.00	-1,300.00	350.00	25.00	-325.00	-1,300.00	300.00
4190-09-000 Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	261.65	261.65	0.00	0.00	3,139.80
4190-13-000 Internet	1,182.72	1,332.62	149.90	11.25	1,182.72	1,332.62	149.90	11.25	15,991.44
4190-18-000 Small Office Equipment	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00

**Micro Cottages at Williamstown (99)  
Budget Comparison**

Period = Jan 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-22-000 Other Misc Admin Expenses	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4191-00-000 Total Miscellaneous Admin Expenses	2,115.75	1,906.66	-209.09	-10.97	2,115.75	1,906.66	-209.09	-10.97	22,879.92
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	12,150.76	12,468.85	318.09	2.55	12,150.76	12,468.85	318.09	2.55	149,626.20
<b>UTILITIES</b>									
4300-00-000 UTILITIES									
4310-00-000 Water	4,195.25	1,163.00	-3,032.25	-260.73	4,195.25	1,163.00	-3,032.25	-260.73	13,956.00
4320-00-000 Electricity	343.06	300.00	-43.06	-14.35	343.06	300.00	-43.06	-14.35	3,600.00
4340-00-000 Garbage/Trash Removal	635.10	545.68	-89.42	-16.39	635.10	545.68	-89.42	-16.39	6,548.16
4390-00-000 Sewer	636.74	560.28	-76.46	-13.65	636.74	560.28	-76.46	-13.65	6,723.36
4399-00-000 TOTAL UTILITY EXPENSES	5,810.15	2,568.96	-3,241.19	-126.17	5,810.15	2,568.96	-3,241.19	-126.17	30,827.52
<b>MAINTENANCE AND OPERATIONS</b>									
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	2,675.82	2,886.23	210.41	7.29	2,675.82	2,886.23	210.41	7.29	34,634.76
4410-06-000 401K-401A Maintenance	187.73	115.45	-72.28	-62.61	187.73	115.45	-72.28	-62.61	1,385.40
4410-07-000 Payroll Taxes Maintenance	209.42	230.90	21.48	9.30	209.42	230.90	21.48	9.30	2,770.80
4410-08-000 Health/Life Insurance Maint.	712.34	1,152.11	439.77	38.17	712.34	1,152.11	439.77	38.17	13,825.32
4410-09-000 Workers Comp Maintenance	41.79	115.45	73.66	63.80	41.79	115.45	73.66	63.80	1,385.40
4410-10-000 Payroll Prep Fees Maint.	44.16	28.86	-15.30	-53.01	44.16	28.86	-15.30	-53.01	346.32
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	149.21	250.00	100.79	40.32	149.21	250.00	100.79	40.32	3,000.00
4419-00-000 Total General Maint Expense	4,020.47	4,779.00	758.53	15.87	4,020.47	4,779.00	758.53	15.87	57,348.00
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-02-000 Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-03-000 Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-03-200 Window Treatments	48.13	0.00	-48.13	N/A	48.13	0.00	-48.13	N/A	0.00
4420-04-000 Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-06-000 Supplies-Janitorial/Cleaning	32.03	50.00	17.97	35.94	32.03	50.00	17.97	35.94	600.00
4420-07-000 Repairs - Materials & Supplies	86.37	25.00	-61.37	-245.48	86.37	25.00	-61.37	-245.48	300.00
4420-08-000 Supplies-Plumbing	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-11-000 Supplies- HVAC	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-12-000 Supplies- Painting	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4429-00-000 Total Materials	166.53	525.00	358.47	68.28	166.53	525.00	358.47	68.28	6,300.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4430-07-000 Contract-Exterminating/Pest Control	0.00	165.00	165.00	100.00	0.00	165.00	165.00	100.00	1,980.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4430-18-000 Contract-Alarm Monitoring	0.00	185.00	185.00	100.00	0.00	185.00	185.00	100.00	2,220.00
4430-24-000 Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	1,000.00	1,100.00	100.00	9.09	13,200.00
4430-24-300 Contract-Pressure Wash	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4430-28-000 Unit Inspections	0.00	280.00	280.00	100.00	0.00	280.00	280.00	100.00	3,360.00
4439-00-000 Total Contract Costs	1,000.00	2,280.00	1,280.00	56.14	1,000.00	2,280.00	1,280.00	56.14	27,360.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	5,187.00	7,584.00	2,397.00	31.61	5,187.00	7,584.00	2,397.00	31.61	91,008.00
<b>GENERAL EXPENSES</b>									
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	4,079.09	4,000.00	-79.09	-1.98	4,079.09	4,000.00	-79.09	-1.98	48,000.00
4570-00-000 Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	4,079.09	4,050.00	-29.09	-0.72	4,079.09	4,050.00	-29.09	-0.72	48,600.00
<b>HOUSING ASSISTANCE PAYMENTS</b>									
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-001 Tenant Utility Payments-PH	71.00	0.00	-71.00	N/A	71.00	0.00	-71.00	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	71.00	0.00	-71.00	N/A	71.00	0.00	-71.00	N/A	0.00
<b>NON-OPERATING ITEMS</b>									
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	7,814.69	7,814.69	0.00	0.00	7,814.69	7,814.69	0.00	0.00	93,776.28
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	7,814.69	914.69	-6,900.00	-754.35	10,976.28

**Micro Cottages at Williamstown (99)**  
**Budget Comparison**

Period = Jan 2026  
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8000-00-000	TOTAL EXPENSES	35,112.69	27,586.50	-7,526.19	-847.08	35,041.69	27,586.50	-7,455.19	-847.08	331,038.00
9000-00-000	NET INCOME	-14,033.45	-736.50	1,755.43	825.59	-13,962.45	-736.50	1,684.43	825.59	-8,838.00
	<b>Net Income After Depreciation</b>	<b>-6,218.76</b>				<b>-6,147.76</b>				

## Micro Cottages at Williamstown (99) Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	165,005.29
1111-15-000	Cash-Payroll	92,718.59
1111-99-000	Total Unrestricted Cash	257,723.88
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	13,800.00
1112-04-000	Cash Restricted-Reserve for Replac	83,008.76
1112-99-000	Total Restricted Cash	96,808.76
1119-00-000	TOTAL CASH	354,532.64
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	8,502.00
1122-99-000	TOTAL: AR	8,502.00
1138-99-000	Williamstown Operating Subsidy Rec	26,582.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	35,084.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	28,553.70
1211-02-000	Prepaid Software Licenses	6,981.08
1299-00-000	TOTAL OTHER CURRENT ASSETS	35,534.78
1300-00-000	TOTAL CURRENT ASSETS	425,151.42
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	296,687.00
1400-06-000	Buildings	3,751,341.13
1400-08-000	Furniture & Fixtures	8,494.29
1405-01-000	Accum Depreciation-Buildings	-665,977.69
1405-02-000	Accum Depreciation- Misc FF&E	-8,493.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,382,051.14
1499-00-000	TOTAL NONCURRENT ASSETS	3,382,051.14
1999-00-000	TOTAL ASSETS	3,807,202.56
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	8,680.67
2114-00-000	Tenant Security Deposits	14,100.00
2114-03-000	Security Deposit-Pet	300.00

2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	9,297.95
2138-00-001	Accrued audit fees - LHA	19,993.63
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	26,955.00
2260-00-000	Accrued Compensated Absences-Currel	976.91
2299-00-000	TOTAL CURRENT LIABILITIES	<u>87,119.08</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,814.26
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>1,814.26</u>
2499-00-000	TOTAL LIABILITIES	<u>88,933.34</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,718,269.22
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,718,269.22</u>
2899-00-000	TOTAL EQUITY	<u>3,718,269.22</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>3,807,202.56</u>

# **RESOLUTIONS**

# The Housing Authority of the City of Lakeland Request for Board Action

**1. Describe Board Action Requested and why it is necessary:**

**Re: Resolution # 26-1567**

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to execute and submit the Fiscal Year 2025 Section 8 Management Assessment Program (SEMAP) report and certification to the U.S. Department of Housing and Urban Development.

**2. Who is making request:**

A. Entity: The Housing Authority of the City of Lakeland

B. Project: Submittal of the FY2025 Section 8 Management Assessment Program (SEMAP) report

C. Originator: Carlos Pizarro

**3. Cost Estimate:**

N/A

**Narrative:**

The Section 8 Management Assessment Program (also known as SEMAP) was implemented by the U.S. Department of Housing and Urban Development in October 1998 to objectively monitor the performance of Housing Agencies in the administration of the Housing Choice Voucher program. The SEMAP includes (14) fourteen key indicators that measure a Public Housing Agency's management factor in the operation of the Housing Choice Voucher program. The results of this evaluation will indicate if a Housing Agency is rated as a *high, standard, or troubled* performer.

The Code of Federal Regulations, Section 985.101, requires that Public Housing Agency which administers a Section 8 program to annually submit a SEMAP certification to the Department of Housing and Urban Development within 60 calendar days after the end of the Public Housing Agency's fiscal year.

Each of the fourteen SEMAP indicators has an assigned point value. A PHA quasi self-certifies each of the indicators and the Department of Housing and Urban Development verifies the self-certification through annual audits, submission of documents, and through a tenant reporting database system called the *Public and Indian Housing Information Center* (also known as PIC).

The Housing Authority of the City of Lakeland Housing Choice Voucher Program staff have audited the tenant files and conducted quality control inspections to determine the program performance and to prepare the certification form. The overall SEMAP score is based on the cumulative scores of all fourteen indicators.

The following documentation is attached to this narrative:

- Attachment 1 is a matrix of the *Section 8 Management Assessment Program* indicators and comparison with prior year submission (2024 and 2025). This matrix indicates the maximum points available for each indicator as well as the Housing Authority's score based on the self-assessment.
- Board Resolution #26-1567 which is a required submittal.
- A completed copy of the HUD Form 52648-*Section 8 Management Assessment Program (SEMAP) Certification*-to be signed by the Executive Director (or his designee) and the Chairman of the Housing Authority of the City of Lakeland Board of Commissioners.

According to the results indicated on Attachment 1 for Fiscal Year 2025, the Housing Authority of the City of Lakeland achieved a total of 145 of 145 maximum possible points. The Housing Authority overall rating is 100%. A housing authority that achieves a score of at least 90% is considered to be a ***High Performer Program***.

RESOLUTION NO. 26-1567

**APPROVING THE SUBMITTAL OF THE 2025 FISCAL YEAR SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION**

**WHEREAS**, on October 13, 1998, the U.S. Department of Housing and Urban Development established the *Section 8 Management Assessment Program* to objectively measure a public housing agency's performance in administering a Section 8 Housing Choice Voucher tenant-based program; and

**WHEREAS**, the Department of Housing and Urban Development established fourteen performance indicators that address key areas in the management of the Section 8 Housing Choice Voucher program; and

**WHEREAS**, the Department of Housing and Urban Development established the *Public and Indian Housing Information Center* as a database system to monitor the housing authorities' compliance with the designated performance indicators; and

**WHEREAS**, Code of Federal Regulations, Section 985.101 requires that each housing authority administers a Section 8 tenant-based assistance program annually submit a *Section 8 Management Assessment Program* certification within 60 days after the end of its fiscal year; and

**WHEREAS**, the *Section 8 Management Assessment Program* certification for the Housing Authority of the City of Lakeland is due to the Department of Housing and Urban Development by March 1, 2026.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby:

1. That the Executive Director (or his designee) is hereby authorized and directed to prepare a *Section 8 Management Assessment Program* certification attesting that there is no evidence to indicate seriously deficient performance in the operation of the Housing Authority of the City of Lakeland's Section 8 program; and
2. That the Executive Director (or his designee) and the Chairman of the Housing Authority of the City of Lakeland Board of Commissioners are hereby authorized to execute said certification on behalf of the Housing Authority of the City of Lakeland and to submit same to the Department of Housing and Urban Development.

**CERTIFICATE OF COMPLIANCE**

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted Resolution No. 26-1567 dated February 23, 2026.

Attested by:

\_\_\_\_\_  
Benjamin Stevenson, Secretary

\_\_\_\_\_  
David Samples, Chairman

Lakeland Housing Authority

Section 8 Management Assessment Program (SEMAP) Scores

Prepared: January 2026

SEMAP Indicator	Indicator Description	Possible Points	Maximum Score	FY 2024 Final Score	2025 Score	Comments
1. Selection & Admission from the Waiting List	The HA can demonstrate that 98% of applicants were selected from the waiting list in accordance with written policies included in the Administrative Plan.	0 or 15	15	15	15	
2. Reasonable Rent	Measures if HA has implemented a reasonable method to determine and document, for each unit leased, that the rent payable to the owner is reasonable based on current rents for comparable unassisted units.	0, 15 or 20	20	20	20	
3. Determination of Adjusted Income	At the time of admission and annual reexamination, the HA verifies and correctly determines adjusted annual income for each assisted family. Where the family is responsible for utilities under the lease, the HA uses the appropriate utility allowance.	0, 15 or 20	20	20	20	
4. Utility Allowance Schedule	The HA maintains an up-to-date utility allowance schedule.	0 or 5	5	5	5	
5. HQS Quality Control (QC) Inspections	A qualified person reinspects a sample of the total units under contract during the HA's last fiscal year. The sample must be drawn from recently completed HQS Inspections.	0 or 5	5	5	5	
6. HQS Enforcement	For each HQS fail cited, life threatening deficiencies are corrected within 24 hours and all other deficiencies are corrected within 30 days or extension approved. If Deficiencies are not corrected payment is abate.	0 or 10	10	10	10	
7. Expanding Housing Opportunities	The HA has adopted and implemented a written policy to encourage participation by owners of units outside areas of poverty or minority concentration. The HA informs families of the full range of areas where they may lease units including a list of available units	0 or 5	5	5	5	
8. Fair Market Rent (FMR) Limit and Payment Standards	LHA has adopted Payment Standards (PS) schedule that establishes voucher PS amounts by unit size for each FMR area. PS do not exceed 110% or are below 90% of the current published FMR's.	0 or 5	5	5	5	
9. Annual Reexaminations	LHA completes a reexamination for each participating family at least every 12 months.	0, 5, or 10	10	10	10	
10. Correct Tenant Rent Calculations	LHA correctly calculates the tenant's share of the rent.	0 or 5	5	5	5	
11. Pre-Contract HQS Inspections	Newly leased units passed HQS inspection on or before the beginning date of the assisted lease and HAP contract.	0 or 5	5	5	5	
12. Annual HQS Inspections	LHA inspects each unit under contract at least annually.	0, 5 or 10	10	10	10	
13. Lease-Up	LHA leased a percentage of units during fiscal year or expended a percentage of allocated budget to support lease up. The percentage for 98% or higher, 95% or higher or less than 95%.	0,15 or 20	20	20	20	
14. Family Self-Sufficiency	The HA has: a) enrolled families in FSS as required; and, b) the extent of the HAs progress by measuring the Percent of current FSS participants with progress reports entered in MTCs that have had increases in earned income that resulted in escrow account	0, 3, 5, 8 or 10	10	10	10	
15. Bonus Indicator - Deconcentration	Metropolitan HAs are entitled to bonus points if the following deconcentration criteria are met; a) Half or more of all Section 8 families with children reside in low poverty census tracts; OR, b) The percent of Section 8 families with children who moved to low poverty census tract's in MHA is at least 2% higher than the % of families with children residing in low poverty areas at the end of FY	0 or 5	5	0	0	Will not use
NOTES	Scores Rating	90% + High Performance		Total	145	145
		61-89% Standard		Percentage	100.0%	100.00%
		Less 60% Troubled		Total Possible Points*	145	145

# Section 8 Management Assessment Program (SEMAP) Certification

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

**Instructions** Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Lakeland Housing Authority	12/31/2025	02/23/2026

**Check here if the PHA expends less than \$300,000 a year in Federal awards**

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

## Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

**PHA Response** Yes  No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

**PHA Response** Yes  No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

**PHA Response** Yes  No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

**PHA Response**  At least 98% of units sampled  80 to 97% of units sampled  Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

**PHA Response**  At least 90% of files sampled  80 to 89% of files sampled  Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

**PHA Response** Yes  No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

**PHA Response** Yes  No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

**PHA Response**  At least 98% of cases sampled  Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).  
**Applies only to PHAs with jurisdiction in metropolitan FMR areas.**

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes  No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes  No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes  No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes  No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes  No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes  No

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes  No

Enter FMRs and payment standards (PS)

0-BR FMR <u>\$1226</u>	1-BR FMR <u>\$1230</u>	2-BR FMR <u>\$1497</u>	3-BR FMR <u>\$2023</u>	4-BR FMR <u>\$2511</u>
PS <u>\$1348</u>	PS <u>\$1353</u>	PS <u>\$1646</u>	PS <u>\$2225</u>	PS <u>\$2762</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes  No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes  No

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes  No

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes  No

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes  No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

**Applies only to PHAs required to administer an FSS program.**

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

15

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

174

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

1160

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

**Applies only to PHAs required to administer an FSS program .**

Check here if not applicable

PHA Response Yes  No

42

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

**Deconcentration Bonus Indicator** (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

**or**

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes  No  **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

**Warning:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) \_\_\_\_\_

Date (mm/dd/yyyy) \_\_\_\_\_

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

January 26, 2026

Mr. Benjamin Stevenson  
Executive Director  
Housing Authority of Lakeland  
430 Hartsell Avenue  
Lakeland, FL 33815

Subject: Moving to Work (MTW) Statutory Requirements Compliance Assessment for 2024

Dear Mr. Stevenson:

The U.S. Department of Housing and Urban Development has completed an assessment of your agency’s compliance with the five statutory requirements of the MTW Demonstration program for 2024. MTW agencies must continue to meet these five statutory requirements established by the 1996 MTW Statute and explained in the MTW Operations Notice throughout their participation in MTW.

Below is the assessment of your agency’s compliance with the five statutory requirements of the MTW program for 2024. Please note that this assessment only includes information about the five statutory requirements of the MTW program for 2024 and is not a measure of your agency’s overall performance.

<b>Lakeland (FL011)</b>	
<b>MTW Statutory Requirements - Compliance Determinations</b>	
<b>Statutory Requirement</b>	<b>2024</b>
<b>75% VLI</b> <i>(assessed according to PHA’s fiscal year 2024)</i>	Compliant: 97.12% of assisted families were VLI
<b>Reasonable Rent Policy</b> <i>(assessed according to PHA’s fiscal year 2024)</i>	Compliant
<b>Substantially the Same</b> <i>(assessed according to 2024 calendar year)</i>	Public Housing Program: Compliant: 98.55%
	Housing Choice Voucher (HCV) Program: Compliant: 109.96%
<b>Comparable Mix</b> <i>(assessed according to PHA’s fiscal year 2024)</i>	Compliant
<b>Housing Quality Standards</b> <i>(assessed according to PHA’s fiscal year 2024)</i>	Compliant
	Certifications of Compliance Submitted: Yes Public Housing Physical Inspection Score: 31

HUD's methodology for determining compliance with each MTW statutory requirement is described below. For purposes of this assessment, the Department has used agency-reported data in HUD systems (i.e., PIH Information Center (IMS/PIC), Voucher Management System (VMS) and MTW Supplements).

The five MTW statutory requirements include:

- 1) ***Very Low-Income (VLI) Requirement.*** MTW agencies must ensure that at least 75 percent of the families assisted are very low-income families, in each fiscal year, as defined in Section 3(b)(2) of the 1937 Act.

Initial household certification data recorded in IMS/PIC will be used for both the public housing and HCV programs for compliance monitoring purposes. The initial certification is comprised only of new admissions in the MTW agency's given fiscal year. Initial household certification data for families housed through local, non-traditional activities will be provided in a manner specified by the Department. An MTW agency's portfolio will then be weighed with respect to the number of households being served by each housing program type (i.e., public housing, HCV, and local, non-traditional). While the verification approach for this statutory requirement will be conducted based on initial certification in the MTW agency's given fiscal year, MTW agencies must continue to assist low-income families, which MTW agencies must monitor through the reexamination process, as may be amended by the MTW Operations Notice.

- 2) ***Reasonable Rent Policy.*** MTW agencies must establish a reasonable rent policy which shall be designed to encourage employment and self-sufficiency by participating families, consistent with the purpose of this demonstration, such as by excluding some or all of a family's earned income for purposes of determining rent.

HUD defines rent reform as any change in the regulations on how rent is calculated for a household. Upon designation into the MTW demonstration, MTW agencies are to submit their planned policy to implement a reasonable rent policy in the MTW Supplement. All activities falling under any of the activities in the Tenant Rent Policies waiver or the Alternate Reexamination Schedule waiver, as detailed in Appendix I of the MTW Operations Notice, meet the definition of a reasonable rent policy because these activities constitute a change from regulations on how rent is calculated for a household. In addition, implementation of any voluntary alternative rent calculation that is available for all PHAs would count towards meeting this statutory requirement. Finally, an MTW agency may propose, for HUD's approval, an Agency-Specific Waiver to establish a rent policy that is different from those listed in Appendix I. If approved, this alternate rent policy approved through an Agency-Specific Waiver would also meet this statutory requirement. An MTW agency must implement one or multiple reasonable rent policies during the term of its MTW designation.

3) **Substantially the Same Requirement.** *MTW agencies must continue to assist substantially the same total number of eligible low-income families as would have been served absent the MTW demonstration.*

Appendix III of the MTW Operations Notice details HUD's verification approach and the requirements for the Substantially the Same (STS) methodology which: ensures substantially the same number of families are housed; allows for local flexibility; is responsive to changing budgetary climates; is feasible for HUD to administer; is easy for MTW agencies to predict compliance; is straightforward to understand; is calculated each year; and has publicly available results.

An Excel workbook, showing your MTW agency's compliance with STS, is attached to this letter.

4) **Comparable Mix Requirement.** *MTW agencies must maintain a comparable mix of families (by family size) as would have been provided had the amounts not been used under the demonstration.*

In order to establish a comparable mix baseline, HUD will pull data, by family size, for occupied public housing units and leased vouchers at the time of entry into the demonstration. HUD will rely upon MTW agency-reported data into HUD systems (i.e., IMS/PIC, VMS). This information will be used to establish baseline percentages by family size, to which the agency is measured by for the remainder of participation. Following entry into the demonstration, agencies will provide comparable mix data and, if applicable, associated justifications in the MTW Supplement. HUD deems an acceptable level of variation to be no more than 10 percent from the baseline. Justifications or explanations for fluctuations greater than 10 percent are required and subject to HUD's review.

5) **Housing Quality Standards (HQS).** *MTW agencies must ensure that housing assisted under the demonstration meets HQS established or approved by the Secretary.*

In order to ensure that MTW agencies meet the housing quality standards requirement, HUD will verify compliance for each housing program type as follows:

- HCV - Program regulations at 24 CFR Part 982 set forth basic housing quality standards for housing assisted under the HCV program. These housing quality standards, or its successor regulations, are the standards used to determine if the agency is fulfilling its responsibilities to ensure owners are maintaining the units in accordance with HQS in the evaluation of an agency. Agencies with an HCV program must certify in the MTW Supplement that they have fulfilled their responsibilities to comply with and ensure enforcement of HQS under this requirement in accordance with the HQS regulations in 24 CFR part 982, as modified where applicable through the implementation of the discrete MTW Waivers approved by HUD provided in Appendix I or through an Agency-Specific Waiver.
- Public Housing - HUD will verify this requirement through its review of public housing physical inspection scores. Overall scores falling below 60 percent will be

identified as non-compliant with the statutory objective.

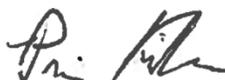
- Local Non-Traditional – In the MTW Supplement, MTW agencies must certify that local, non-traditional units meet HQS performance requirements (as provided in 24 CFR 982.401) as required in PIH Notice 2011-45, or successor notice.

Enforcement measures may be taken for any unmet MTW statutory requirement(s).

HUD will post compliance designations for the five MTW statutory requirements to the MTW webpage at [www.HUD.gov/mtw](http://www.HUD.gov/mtw) to provide full program transparency.

Please contact [MTWStatutoryRequirements@hud.gov](mailto:MTWStatutoryRequirements@hud.gov) if you have any questions.

Sincerely,



Pravin Krishnan  
MTW Program Director  
Office of Public Housing Investments

Encl.: STS Compliance Workbook

cc: Janice Clark, Jacksonville Field Office

PHA NAME:	Housing Authority of Lakeland
PHA #:	FL011
PHA FYE:	12/31
MTW ENTRY DATE:	11/03/22
PH ENTRY EXCEPTION?:	YES

**PUBLIC HOUSING**

CALENDAR YEAR	OCCUPANCY IN CALENDAR YEAR	BELOW 96%?	APPROVAL TO DIP BELOW 96%?	OCCUPANCY ACTION PLAN?	COMPLIANCE DETERMINATION
CY2023	97.16%	N	Y	N	COMPLIANT
CY2024	98.55%	N	Y	N	COMPLIANT
CY2025	0.00%	0	0	0	
CY2026	0.00%	0	0	0	
CY2027	0.00%	0	0	0	
CY2028	0.00%	0	0	0	
CY2029	0.00%	0	0	0	
CY2030	0.00%	0	0	0	
CY2031	0.00%	0	0	0	
CY2032	0.00%	0	0	0	
CY2033	0.00%	0	0	0	
CY2034	0.00%	0	0	0	
CY2035	0.00%	0	0	0	
CY2036	0.00%	0	0	0	
CY2037	0.00%	0	0	0	
CY2038	0.00%	0	0	0	
CY2039	0.00%	0	0	0	
CY2040	0.00%	0	0	0	
CY2041	0.00%	0	0	0	
CY2042	0.00%	0	0	0	
CY2043	0.00%	0	0	0	

**HCV**

CALENDAR YEAR	STS TARGET	ANNUAL FAMILIES SERVED	ANNUAL STS PERCENTAGE	COMPLIANCE DETERMINATION
CY2023	1,226	1,403	114.45%	COMPLIANT
CY2024	1,301	1,431	109.96%	COMPLIANT
CY2025	#DIV/0!	0	#DIV/0!	0
CY2026				
CY2027				
CY2028				
CY2029				
CY2030				
CY2031				
CY2032				
CY2033				
CY2034				
CY2035				
CY2036				
CY2037				
CY2038				
CY2039				
CY2040				
CY2041				
CY2042				
CY2043				

PHA NAME:	Housing Authority of Lakeland
PHA #:	FL011
PHA FYE:	12/31
MTW ENTRY DATE:	11/03/22
PH ENTRY EXCEPTION?:	YES

OBTAIN FROM PULLED REPORT DATA
ANALYST TO ENTER DATA
CALCULATION-DO NOT ENTER DATA

CALENDAR YEAR	MASS OCCUPANCY %	BELOW 96% (Y N)	APPROVAL TO DIP BELOW 96% (Y N)	OCCUPANCY ACTION PLAN? (Y N)	COMPLIANCE DETERMINATION
2023	97.16%	N	Y	N	COMPLIANT
2024	98.55%	N	Y	N	COMPLIANT
2025					
2026					
2027					
2028					
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					



File Name	2023-24 Family Protection
File No.	1272
Issue Review Date	12/01/23
Effective Date	2023

Annual Family Protection Review	2023-24
Annual Family Protection Review	2023-24
Annual Family Protection Review	2023-24

**ESTABLISHING ANNUAL STS TARGET**

SUBSEQUENT FULL CASHFLOW YEAR (FY) (2023)						
ANNUAL BUDGET YEAR (FY)		ANNUAL BUDGET YEAR (FY)		ANNUAL BUDGET YEAR (FY)		STS TARGET (2023-24)
2023	2024	2025	2026	2027	2028	1,351
100	100	100	100	100	100	1,351

**ESTABLISHING ANNUAL NUMBER OF FAMILIES HOUSED**

Annual Family Protection Review	2023-24
Annual Family Protection Review	2023-24

ANNUAL FAMILY PROTECTION REVIEW	2023-24
ANNUAL FAMILY PROTECTION REVIEW	2023-24

Annual Family Protection Review	2023-24
Annual Family Protection Review	2023-24

ANNUAL STS PERFORMANCE TARGET	2023-24
ANNUAL STS PERFORMANCE TARGET	2023-24

COMPLIANCE DETERMINATION: COMPLIANT





**END OF REPORT**