



430 Hartsell Avenue
Lakeland, FL 33815

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<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

Shelly Asbury, Chairman
David Samples, Vice-Chairman
Annie Gibson
Dewey Chancey
Charles Welch
Don Brown

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

November 18, 2024

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, November 18, 2024 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Swearing In of New Commissioner

2. Approval of the Meeting Agenda

3. Approval of the Board Meeting Minutes for October 28, 2024

Commissioners present during last meeting were Asbury, Samples, Gibson, Brown, Chancey, and Welch

4. Public Forum

5. Old Business

6. New Business

- Employee of the Month

7. Committee Reports

- Finance

8. Secretary's Report

- Housing and Operations
- Administration and Finance

9. Legal Report

10. Resolutions

Resolution No. 24-1553 - The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director is requested to approve the 2025 Annual Budgets for Housing Authority of the City of Lakeland as presented by staff.

Resolution No. 24-1554 - The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to approve and adopt an Extensive Public Records Policy for the Lakeland Housing Authority

11. Other Business

- LHA Board Meeting December 2024
- 2025 LHA Board Meeting Calendar

12. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, October 28, 2024
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Shelly Asbury, Chairman
David Samples, Commissioner
Don Brown, Commissioner
Annie Gibson, Commissioner
Dewey Chancey, Commissioner
Charles Welch, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

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

APPROVAL OF THE AGENDA

- Motion to approve the agenda.

Motion by Commissioner Brown, seconded by Commissioner Chancey.

Vote:

Shelly Asbury – Aye
David Samples – Aye

Annie Gibson – Aye
Don Brown – Aye

Dewey Chancey – Aye
Charles Welch – Aye

APPROVAL OF THE MINUTES

Commissioner Gibson motioned to approve the minutes from September 16, 2024, with one correction. On page 2, the minutes read “CGBD.” The correct word is “CDBG.”

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on September 16, 2024, with the correction.

Motion by Commissioner Gibson, seconded by Commissioner Chancey

Vote:

Shelly Asbury – Aye
David Samples – Present

Annie Gibson – Aye
Don Brown – Aye

Dewey Chancey – Aye
Charles Welch – Aye

PUBLIC FORUM

Joseph DiCesare spoke in representation of his mother, Harriet DiCesare. Ms. DiCesare is the owner of the property adjacent to Colton Meadows Apartments. He stated his father was asked to give LHA permission to put a culvert in to manage the overflow for retention pond. His father gave permission with no monetary charge. In 2011/2012 LHA did major remodel of Colton Meadows. The only way that could be done was to bring the property up to standard. Unfortunately, the retention washed out the fence and the property. Currently it presents a very dangerous situation for the cattle and maintaining the property. Mr. DiCesare indicated he has discussed the matter with LHA staff and legal counsel. He is coming before the Board to present this concern. Mr. DiCesare asked that the matter be reviewed again. He left photos for the Board to review.

Mr. Gilmore advised the Board that the matter is currently under review, and they will receive a summary of the matter.

OLD BUSINESS

None.

NEW BUSINESS

Employee of The Month

Willie Easmon, Human Resource Manager, presented the September Employee of the Month, Santiago Rodriguez Lugo, maintenance worker at the Renaissance property. Mr. Lugo is accompanied by his manager, Gladys Delagado. Ms. Delagado gave brief remarks regarding her gratitude to Mr. Lugo for being a good worker and valued team member.

Mr. Lugo stated he loves his job and is grateful for the opportunity to work for such a good agency.

COMMITTEE REPORTS

Commissioner Samples gave updates from the Finance Committee monthly meeting held on Thursday, October 24, 2024. The Committee reviewed the Finance Report and status of the various properties. The staff will give a more detailed report and presentation during this

meeting. He stated that staff would present Resolution No. 24-1550 tonight. It was reviewed with the Committee.

SECRETARY

Mr. Stevenson gave updates on several funding applications. The Renaissance tax credit application was kicked out on a technicality. There are payments that must be made to Florida Finance Corporation on a regular basis. The payments were paid late. The information was not corrected before LHA was put on the delinquency list. There is no appeal process. There will be another funding opportunity in December. The Developing Partner will be resubmitting another application for Twin Lake Estates Phase III.

The Sebring application for the Section-202 Elderly grant funds received an update from HUD. Staff was aware of some deficiencies with the application. LHA were given an opportunity to cure the deficiencies. Those deficiencies have been cured and submitted to HUD.

HOUSING AND OPERATION

Carlos Pizarro gave updates on the properties, post Hurricane Milton. The properties held up pretty good. There are about six roof leaks at Renaissance. Those leaks basically occurred due to the roof currently being repaired and the roofers did not have time to secure the roof before the storm hit. The staff is currently working with roofers and the insurance company to expeditiously get the roof repaired. The property at The Manor of West Bartow has about thirteen units with leaks from window damage. Staff are currently working with investors to replace the windows. John Wright Property had fallen trees. The West Lake Management Landscaping crew worked long hours to get up the debris cleaned up at the various properties.

Mr. Pizarro stated the Finance staff has finished the 2023 financial audit. He gave “a very special thank you” to Valerie Turner and the Finance Department staff for their diligent work to complete requirements and findings.

FINANCE AND ADMINISTRATION

Ms. Turner gave an overview of the Financial Report and grants updates.

LEGAL REPORT

Mr. Gilmore stated he will be conducting another commissioner’s training session in November. The training will be virtual training. Mr. Gilmore will provide Mr. Stevenson with registration date and information.

RESOLUTION

Resolution No. 24-1550

Resolution No. 24-1550 - The Board of Commissioners is requested to authorize the Executive Director to enter into an agreement with Advanced Roofing Inc. for roof replacements of twelve (12) multifamily buildings located within the Lake Ridge neighborhood at Renaissance at Washington Ridge.

- Motion to approve Resolution No 24-1550.

Motion by Commissioner Brown and seconded by Commissioner Gibson.

Vote:

Shelly Asbury – Aye

David Samples – Aye

Annie Gibson – Aye

Don Brown – Aye

Dewey Chancey – Aye

Charles Welch – Aye

OTHER BUSINESS

None.

The meeting adjourned at 6:32 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ **November 2024**

Secretary's Report
November 2024
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 received the Local Government Contribution designation from the City of Lakeland. The City of Lakeland City Council approved the award at their meeting on Monday, July 1, 2024. The designation is necessary in order to submit an application for 9% low-income housing tax credits. The Florida Housing Finance Corporation application process opened in July of this year. Applications are awarded based upon a lottery system. Unfortunately, our application did not receive a good lottery number. So, the project was not selected for funding. The Developer Partner will be submitting another application during the next round of tax credits which is expected to be in December 2024.

The Developer Partner submitted an application for a 4% bond and Community Development Block Grant (CDBG) funding to Florida Housing Finance Corporation on September 5, 2024. LHA will make a

Secretary's Report**November 2024**

contribution of public housing funds and Section 8 Project-Based Vouchers to support the financial structure of the deal.

West Lake Phase III Disposition and Demolition

All families were relocated off-site last year. Due to illegal dumping, LHA placed a fence around the property. The contractor has been given a Notice to Proceed with demolition activities. LHA anticipates the demolition of buildings in Phase III to be completed within the next 60-90 days.

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 implemented the new strategy to submit an application for low-income housing tax credits via a 4% bond and SAIL (State Apartment Incentive Loan) Program funds on September 12, 2024. As of now, LHA is currently in the funding range. We must go through the review and appeal process before the award becomes final. The 4% bond will be combined with a RAD application that will provide project-based vouchers for the property. The consultant will continue to assist LHA with the RAD application process as well as the tax credit application review/appeal process.

Carrington Place formerly known as Dakota 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 seventy affordable housing units to replace the existing forty housing units. If all continues to go well, we will be submitting the application later this year.

Eddie Woodard Apartments

Secretary's Report

November 2024

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

Section 202 Elderly Grant Application

LHA partnered with Alexander Goshen LLC to submit an application for Section 202 elderly grant funds on July 18, 2024. We received a request from HUD to provide some additional information during the curable period of the application process. Staff sees the request for additional information as an extremely positive sign for our application. If successful, the funds will be used to help finance a senior development in Sebring. Previously, I attended a meeting of the Highlands County Board of Commissioners with their senior staff where we received approval for a Letter of Support for the application. Highlands County staff are still supportive of a partnership to create an elderly community. The new development will provide 100 2-bedroom affordable rental housing units for senior citizens. The goal is to combine the grant funds with low-income housing tax credits and private financing in order to cover the construction costs.

Secretary's Report
November 2024
Wille Downs Apartments

The Owner received Temporary Certificates of Occupancy (TCOs) for four (4) buildings at the Willie Downs property. Families were allowed to start the move in process for the approved housing units on November 7, 2024. We are hopeful of receiving Final Certificates of Occupancy (COs) soon.

10th Street Apartments

A resolution was approved in June 2021 by the Board of Commissioners granting permission for the Executive Director to complete all necessary documents to apply and receive funding for this new development with Zions Bank and partners. A proposal was submitted to the lender. (A copy of the proposal/project description is included in Resolution #22-1213). LHA received verbal approval. Later, LHA staff received the written approval letter. The offer letter, however, included a stipulation that the lender had to also serve as the developer. This stipulation means LHA would have to serve as a development partner, while the Lender serves as Project Developer while providing the financing for construction of the development. The Lender will also select the General Contractor.

The staff is considering purchase and construction build options with Zions Bank at two locations. The first project will be construction of a 100-unit lease purchase affordable housing community. Basically, a portion of the properties will be made available for purchase by the potential buyer leasing the unit for a 3-year period prior to completing the purchase. LHA legal counsel, Saxon Gilmore, has written a Developer Agreement for this project. We have agreed on terms and hope to execute the document within the next week or so. The agreement will be used as a template for future projects with Zion Bank.

Resolution #22-1513 was presented to the Board at the Special Board meeting held on June 13, 2022. This resolution requested authorization for the Executive Director to sign all documents necessary to complete a financial closing for this project. This project is currently on hold. The Partner is waiting for the market to improve, which should cause the expense of this project to decrease.

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 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.

Secretary's Report November 2024

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

LHA staff is 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

The objective of the program is to assist families in obtaining employment that will allow them to become self-sufficient, reducing 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 and 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.

Secretary's Report

November 2024

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 and other services. A doctor visits the clinic at least once a week and 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.

LHA-IRS Volunteer Income Tax Assistance (VITA) Program is a partnership between LHA and the IRS to assist low-income persons with filing their tax returns for the 2022 Tax Year. LHA staff received training and certification from IRS in order to assist underserved taxpayers with preparation of their tax returns free of charge. Specifically, the program services help low- to moderate-income individuals, persons with disabilities, elderly and limited English speakers file their tax returns. IRS has asked LHA to extend this service through October 2023.

Community and Other Activities

The new website for the agency is up and running. Commissioners may review the website by visiting 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 staff continues to work Career Source Polk to establish a partnership with the Youth-Build Lakeland Program. The partnership will provide additional training, stipends, financial support for college and other benefits for the participants in the Youth-Build program. The new partnership will be memorialized with a Memorandum of Understanding at a later date. LHA's annual report was included in the CSP Partnership Annual Report and its advertising for their Annual Meeting. The Annual Meeting

Secretary's Report**November 2024**

and Best Places to Work Awards Breakfast was held on August 15, 2024. LHA received recognition as an Employer of Distinction at the event. This recognition was the result of a three consecutive year designation as a Polk County Best Places to Work agency.

I worked with the Southern Baptist Convention Florida Office and Lakes Church (formerly Church at the Mall) to provide hot meals for families in the local community after Hurricane Milton. Staff were able to give out 1,000 meals to families at our properties and the surrounding community. We used the Senior Building at Renaissance as the distribution center.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

November 2024

- **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 (Under leasing)
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Youth-Build of Lakeland
- Total number of visitors for the month of October 2024: **646**

News

HUD OIG Report Highlights Management Challenges at HUD

On October 17th, the HUD Office of Inspector General (OIG) released its fiscal year (FY) 2025 Top Management Challenges, an annual report which highlights “the most serious management and performance challenges facing the Department and progress made since last year.” HUD OIG has identified eight top management challenges for FY 2025.

1. Promoting Health and Safety in HUD-Assisted Housing

HUD is responsible for overseeing its assisted housing to ensure that properties are “decent, safe, sanitary, and in good repair and that its programs and projects comply with environmental regulations.”

OIG has identified two areas in which HUD faces difficulties: the risk of lead hazard in HUD-assisted housing and identification and remediation of health and safety deficiencies through its inspection processes. HUD OIG audits of large PHAs found that PHA’s lacked proper procedures to manage lead-based paint and in some instances, misinterpreted HUD’s requirements. With respect to inspection processes, two OIG audits found that PHAs lacked adequate oversight of Housing Choice Voucher (HCV) unit inspections and faced difficulties addressing unit deficiencies. Furthermore, a HUD OIG audit found inadequacies in HUD’s Real Estate Assessment Center (REAC)’s inspection process.

2. Increasing Access to Affordable Housing

Amid an ongoing shortage of affordable housing, HUD must continue to work with PHAs to expand access to affordable housing. HUD has faced challenges in maximizing and overseeing the HCV program. The national success rate for new voucher recipients has decreased from 65 percent in 2018 to 55 percent in 2022, underscoring the need to find new ways to increase landlord participation and leasing potential. Furthermore, the report finds that

HUD needs to enhance its oversight of PHA voucher programs and ensure that funds are being used to help the maximum number of families.

3. Mitigating Counterparty Risks

HUD OIG has identified multiple counterparty risks that HUD must mitigate including liquidity risks posed by Ginnie Mae’s nonbank counterparties, risks presented by reverse mortgages, and Ginnie Mae’s limited capacity. HUD must also work to improve FHA oversight of servicers that provide loss mitigation and address risks posed by lengthy foreclosure and conveyance processes.

4. Grants Management

Each year, through a diverse range of grant programs, HUD provides billions of dollars to States, cities, and other entities to advance HUD’s mission. However, HUD continues to face difficulties in “developing and implementing adequate policies, procedures, and other controls to oversee grantees’ and subrecipients’ compliance, performance, and effectiveness.” The report contends that HUD needs more reliable and complete financial and performance information and systems, enhanced subrecipients monitoring, and timeliness in grant fund spending and grant program execution.

5. Enhancing Oversight of Disaster Recovery

Each year, HUD administers and oversees billions of dollars in disaster recovery and mitigation grants. HUD OIG has recommended that HUD continue to seek permanent authorization of CDBG-DR programs, address data limitations, and improve oversight of grantees and grantee oversight of subrecipients.

6. Managing Fraud Risk and Improper Payments

Fraud against HUD diminishes HUD’s ability to meet the critical housing needs of its communities. HUD OIG has determined that HUD is “missing opportunities to mitigate fraud risks and detect improper and unknown payments”. HUD’s Chief Risk Officer must work to mature HUD’s fraud risk management program. Furthermore, HUD must address challenges in guaranteeing that whistleblowers are protected from retaliation.

7. Improving IT Modernization and Cybersecurity

HUD’s information technology (IT) and cybersecurity systems are crucial to their operation. The report highlights challenges HUD faces in closing IT project management gaps which hamper technology modernization efforts, increasing cyber compliance and an elevating the cyber portfolio, and improving data protection and privacy

8. Increasing Effectiveness in Procurement

HUD is responsible for meeting the procurement needs of its program offices. Although HUD has made progress, the report outlines acquisition and contract management challenges that remain.

Program type: All Relevant Programs/PH/S8HCV/Updated: 11/07/2024

Level of Information: Polk County vs State FL

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	40%	58%	0%	0%	0%	0%	1%
FL: Polk County	27%	72%	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%	72%
FL: Polk County	21%	79%

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
09/30/2024	95.58%	10/16/2024

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 2 port-outs in for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 1 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 two (2) active families.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 20 vouchers to movers. We received 27 Requests for Tenancy Approvals during the month. We processed 17 initial move-in and 0 port-ins, and 0 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

LHA is servicing 1,411 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1115
• Mainstream	69
• VASH	84
• Tenant Protection	91
• Port Out	6
• Port In	7
• Foster Youth	16
• EHV	87

EOP – End of Participation

LHA processed 1 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	0
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	4
Total	4

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
10/31/2024	103.92%	11/07/2024

General information and activities for the month

- The Housing Choice Voucher Department processed 89 annual certifications and 62 interim certifications.
- The Inspections Unit conducted a total of 53 inspections.
- A total of 0 hearings were conducted.



Reports from the Communities

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

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	Williamstown
Occupancy	100%	100%	98%	99%	100%	100%	99%	98%	100%	99%
Down units due to modernization/Insurance	4 offline fire units									
Vacant units	0	0	1	1	0	0	1	3	0	1
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	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>88</u>	<u>44</u>	<u>34%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>28</u>	<u>16</u>	<u>57%</u>

Escrow Balances

<u>Programs</u>	<u>Escrow Balances</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>\$250232</u>	<u>82</u>	<u>40</u>	<u>34</u>
<u>FSS Public Housing</u>	<u>\$83609</u>	<u>28</u>	<u>16</u>	<u>57</u>

Recruiting

- 66 Prospective persons are on the FSS Waiting List

FSS PROGRAM SERVICES AND ACTIVITIES:

- Housing Choice Voucher Program (Section 8)
- FSS Recruitment and Assessment
- Life Awareness Workshops – PCC Members and Community Providers/ Partners
- Credit Counseling Series – Tenants/ Residents -- Escrow Accruals

FSS participants 50058 data to Public and Indian Housing (PIC) are submitted in a timely manner, while ensuring that the information in PIC is current and up to date.

Graduation Preparation

FSS Participants that have requested to graduate (PH/HCV) files will be comprehensively reviewed to assess escrow accruals, completion status of ITSP goals, as indicated on their Contract of Participations and/or request an extension under the FSS New Final Rule will be considered. This is a timely process to conduct a thorough review of each file and to determine if CoP ITSP Goals have been reached for graduate consideration, or to grant extension under the FSS New Rule.

FSS participants – Millicent Whitehead and Nancy Rosa have requested to graduate, and the file is currently under review for COP completion to graduate at next month's board meeting. The Escrow Account Credit Worksheets will be reviewed by Finance before disbursements are granted.

FSS Assessments of Individual Training and Service Plans (ITSP) for Contract of Participation

This will be a continuous work in progress, which will entail conducting individual assessments of each FSS Program participant, in terms of their ITSP and to advise them of their eligibility to receive and extension, and/or to convert their FSS participation to the new FSS New Rule as well as to assess their need for employability skills training, life skills (Self Care), childcare, healthcare, technical/vocational training, educational assistance, credit counseling, homeownership, and other associated services. These program services will be coordinated with ITSPs (Individual Training and Services Plan) goals.

ENROLLED - Public Housing and Section 8:

Public Housing residents and Section 8 tenants will be notified for graduation and/or to extend their Contract of Participation, who has reached the end of their contract(s). Continuously, the remain a work in progress and very time consuming for the process of identifying Section 8 and Public Housing persons, who wish to graduate and/or to request an extension to their Contract of Participation under the new HUD - FSS Finale Rule. This is an ongoing effort with reviewing the escrow accruals and to fact check the Income Limits from 2017-2023.

- Public Housing – Residents will be notified for graduation and/or to extend that FSS Contraction of Participation

COMMUNITY NETWORKING

Agency Connection Network Meeting every Wednesday via Zoom Monthly Meeting. This partner meeting will be held on the first - 1st Wednesday of every month. The LHA will join Homeless Coalition of Polk County monthly

meeting every third - 3rd Wednesday. 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
- Dr Sallie – The Well – Community Workshops
- Women Resource Center – Sophia Harris
- Mid Florida Financial Services
- Polk County United Way – Community Wellness Program
- Polk County Healthy Families

FSS PROGRAM COORDINATING COMMITTEE

Program Coordinating Committee (PCC) meeting has been canceled until further notice due to the coordination of New FSS Final Rule. However, outreach and recruitment are forthcoming to redevelop the Program Coordinating Committee. The new LHA FSS communication pattern will be developed for a hybrid/virtual meeting committee. An update of the community partners will be forthcoming.

UPCOMING SERVICES AND ACTIVITIES

- The Credit Repair and Life Skills Workshop Series has been cancelled due to the instructor no longer being available.
- Program Coordinating Committee
- Credit Counseling Workshops – Consumer Financial Protection Bureau Toolkit
- Life Planning Workshops
- Women Empowerment Support Group
- Childcare Services

Portability Processing:

Applications received and being review, the next briefing will be scheduled through Microsoft Teams call. Briefings will take place twice a month. One mid-month and one at the end of the month.

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



October 2024 Report



- During the month of October, Ms. Jennifer Read, Representative for Penn Foster education, followed up with staff to identify any software issue we may be experiencing.
- Our YouthBuild-Lakeland Case Manager continues to spend a significant amount of time on the implementation of participants Individual Development Plan (IDP'S). This is a living document which will be updated frequently.
- CEO and President of Career Source Polk, Stacy Campbell- Dominique at my request donated several bus passes to those participants that were in desperate need of transportation to get to our program each day.
- Academic Case Manager has completed the scheduling of the participants, for TABE Testing, has enrollment of 50% in Penn Foster, and 50% in Home Building Institute and Prologis Logistics Learning Academy
- Job Placement Specialist is preparing to submit the DYB and GPMS Report to YouthBuild USA and the Department of Labor respectively.
- The Federal Program Officer assigned to oversee our program, Ms. Glenda Foy- Young, enjoyed reading our monthly report and requested that we continue to send her a copy of our monthly report.
- During the month our staffing plan was completed.
- During the month our Technical Assistance Coach, Dawn Anderson shared information about DEIA in Action Strategies to support LGBTQIA Youth Webcast and on Thursday, October 17,

2024 our TA and YouthBuild-Global Consultant and I participated in the Dream Builder's Presentation. The facilitator was Jennifer Underwood.



- On October 25, 2024, Emma Block and Shanijah Jackson, representatives of the Lakeland Regional Health's Talent Acquisition Team, facilitated a career development workshop at YouthBuild-Lakeland. They shared valuable information with Cycle 23 participants to prepare them to submit an application for entry level employment, interview techniques, proper dress for an interview and what is expected of employees of Lakeland Regional Health. Participants asked a lot of questions during and after the presentation. Pictured above are the LRH representatives with the participants of YouthBuild-Lakeland Cycle 23.
- Staff is in the process of conducting a Leadership Workshop, prior to the selection of officers for the Cycle 23 Leadership and Policy Committee.

Overview and History of YouthBuild

The first YouthBuild program was started in 1978 in East Harlem. There are now 273 YouthBuild programs supported by YouthBuild USA, a national nonprofit organization founded in 1990. Since 1994, more than 21,000 units of affordable housing have been produced by approximately 110,000 YouthBuild participants. There are more than 8,000 young adults who participate in YouthBuild every year who work towards making a profound difference in their own lives as well as their local communities.

YouthBuild-Lakeland was founded in 2007 in an effort to help young adults, 16 to 24 years of age, who have dropped out of high school and want to work towards improving their lives. While in the six-month program, participants receive classroom instruction in preparation for the GED or High School Diploma. Which option a participant prepares for is determined by the Academic Instructor. In addition, participants work on a construction site where they receive hands-on training by building affordable housing for low-income families. There is also a strong emphasis placed on career development, personal development, and leadership development. During the program cycle, participants have an opportunity to earn many different types of certifications. A few of the certifications that we offer include nationally recognized certification in P.A.C.T. (Pre-Apprenticeship Construction Training) Carpentry/Painting and certifications in CPR/First Aid, Basic Forklift Operation, typing, Certified Nursing Assistant (C.N.A.) and financial literacy. Participants will also earn a stipend every two weeks for their full participation in the program.

Academic Case Manager

- TABE TESTING occurred on October 2, 3, and the 7th. All students have completed their TABE TESTING.
- Students in Team One have all been enrolled in Prologis and have successfully completed certifications.

- Transcript request was sent to Stephanie of Pupil Accounting. Student in Team I were registered in Penn Foster except for Jahcel Wilson.
- TEAM II transition took place on October 23rd, 2024. They were registered with HBI and Prologis.
- Students in team II are expected to work on HBI and Prologis the following week as well.
- Reach out to LHA finance department via email regarding PO for the amount 1611.26. Ana confirmed that she sent the check this week.
- The following students are HBI certified, Tre'Narriah Link, Kylie Hubbard, Daniel Lee.
- Employment applications for YouthBuild students have been provided to HR. We are just waiting for Jahcel to provide a copy of his id, once provided his application will be provided to HR.

Earl W. Haynes
Senior Program Manager

Cynthia E. Zorn-Shaw
Job Placement Specialist

Katherine Ruiz
Academic Case Manager

Nyshia Parker
Case Manager

Billy Morris
Office Assistant

ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and eight (10) months (Year to Date) ending October 31st, 2024

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of **-\$43,387.38**, for the year-to-date. However, the current month NOI is positive \$3,600.37.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV program has a NOI of **-\$98,953.69**, for the year-to-date. The program counts with over \$162,000 in HUD held reserves.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is **\$33,146.02**, for the year-to-date.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is **-\$7,200.77**, for the year-to-date. However, the current month NOI is positive \$3,105.78.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is **\$18,395.40**, for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is **\$73,024.53** for the year-to-date.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet have an NOI of **\$88,141.76**, for the year-to-date.
8. West Bartow Partnership, LTD, LLLP:
The property has an NOI of **\$61,491.59** for the year-to-date.
9. Hampton Hills (AMP 4):
This item number is reserved for the former AMP.
10. YouthBuild:
YouthBuild has an NOI of **-\$402,635**, for the year-to-date.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of **\$14,139.53**, for the year-to-date.





12. West Lake 1, LTD (AMP 6):

The property has an NOI of \$101,354, for the year-to-date.

The table below summarizes LHA's current financial position for its 11 most active properties.

LAKELAND HOUSING AUTHORITY (FL011) Affordable Housing Portfolio				
Item #	Property #	Name	NOI Before Depreciation	NOI Prior Period
			October 2024	September 2024
1	96	Central Office Cost Center (COCC)	-\$43,387.38	-\$18,327
2	80	Housing Choice Voucher (HCV)	-\$98,954	-\$99,256
3	10	Public Housing General (AMP 1) – West Lake/Cecil Gober Villas/John Wright Homes	\$33,146.02	-\$7,417
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	-\$7,200.77	-\$8,374
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$18,395.40	\$6,748
6	56	Colton Meadow, LLLP	\$73,024.53	\$11,719
7	57	Bonnet Shores, LLLP	\$88,141.76	\$6,914
8	62	West Bartow Partnership, Ltd., LLLP	\$61,491.59	\$5,693
9	12	Hampton Hills (AMP 4)	Reserved	Reserved
10	49	YouthBuild-Lakeland	-\$402,635	-\$402,635
11	99	Williamstown, LLLP (AMP 5)	\$14,139.53	\$908
12	100	West Lake 1, LTD (AMP 6)	\$101,354	\$74,667

Conclusion: Six (6) of the eleven (11) properties continue to have positive Net Operating Income (NOI). Four (4) properties/Programs now have negative NOI. However, note one property (YouthBuild) is a reimbursable grant. Additionally, HCV has HUD held reserves that address PHAs shortfalls in funding as they review the monthly submission to HUD's Voucher Management System (VMS). Accordingly, negative NOI for YouthBuild is simply due to timing of the vouchers for reimbursement. Shortfalls within LHA's HCV Program are addressed monthly via VMS.



COCC (.cocc)
Budget Comparison

Period = Oct 2024

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	10,000.00	10,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	12.17	0.00	12.17	N/A	215.78	0.00	215.78	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,441.37	9,049.70	-1,608.33	-17.77	102,357.20	90,497.00	11,860.20	13.11	108,596.40
3620-00-600	Mgmt Fee Income - HCV	17,568.00	35,832.50	-18,264.50	-50.97	272,619.00	358,325.00	-85,706.00	-23.92	429,990.00
3620-00-700	Mgmt Fee Income - PH	3,865.16	6,906.33	-3,041.17	-44.03	41,996.45	69,063.30	-27,066.85	-39.19	82,875.96
3620-01-000	Bookkeeping Fee Income	10,980.00	667.50	10,312.50	1,544.94	36,345.00	6,675.00	29,670.00	444.49	8,010.00
3620-02-000	Asset Management Fee Income	0.00	570.00	-570.00	-100.00	5,130.00	5,700.00	-570.00	-10.00	6,840.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	3,383.14	4,833.40	-1,450.26	-30.00	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	154,000.00	0.00	154,000.00	N/A	0.00
3690-00-000	Other Income	7,104.89	7,402.18	-297.29	-4.02	70,360.35	74,021.80	-3,661.45	-4.95	88,826.16
3690-01-000	Grants Salary Cont.(YB-Director)	0.00	825.67	-825.67	-100.00	4,954.02	8,256.70	-3,302.68	-40.00	9,908.04
3691-09-001	Front Line Activities & Other Income	18,603.42	15,000.00	3,603.42	24.02	186,034.20	150,000.00	36,034.20	24.02	180,000.00
3699-00-000	TOTAL OTHER INCOME	80,058.35	76,737.22	3,321.13	4.33	877,395.14	767,372.20	110,022.94	14.34	920,846.64
3999-00-000	TOTAL INCOME	81,058.35	77,737.22	3,321.13	4.27	887,395.14	777,372.20	110,022.94	14.15	932,846.64
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	52,480.21	43,461.74	-9,018.47	-20.75	643,277.26	496,810.01	-146,467.25	-29.48	603,464.36
4110-00-001	401K-401A Admin	1,459.89	1,738.47	-278.58	16.02	20,066.66	19,872.39	-194.27	-0.98	24,138.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,838.55	3,476.94	-361.61	-10.40	42,010.57	39,744.81	-2,265.76	-5.70	48,277.16
4110-00-004	Workers Comp Admin	1,525.15	1,738.47	-213.32	12.27	15,626.92	19,872.39	-4,245.47	-21.36	24,138.56
4110-00-006	Legal Shield - Administrative	0.00	245.35	-245.35	100.00	2,281.30	2,453.50	-172.20	7.02	2,944.20
4110-00-007	Payroll Prep Fees	550.89	434.62	-116.27	-26.75	4,981.32	4,968.13	-13.19	-0.27	6,034.68
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-60,452.26	0.00	60,452.26	N/A	0.00
4110-07-000	Health/Life Insurance	7,056.88	4,845.93	-2,210.95	-45.62	74,796.14	48,459.30	-26,336.84	-54.35	58,151.16
4110-99-000	Total Administrative Salaries	66,911.57	55,941.52	-10,970.05	-19.61	742,587.91	632,180.53	-110,407.38	-17.46	767,148.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	0.00	75.00	-75.00	100.00	0.00	750.00	-750.00	100.00	900.00
4130-04-000	General Legal Expense	1,133.60	300.00	-833.60	-277.87	15,033.35	3,000.00	-12,033.35	-401.11	3,600.00
4130-99-000	Total Legal Expense	1,133.60	375.00	-758.60	-202.29	15,033.35	3,750.00	-11,283.35	-300.89	4,500.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	1,896.20	2,500.00	-603.80	24.15	30,883.80	25,000.00	-5,883.80	-23.54	30,000.00
4140-00-100	Travel/Mileage	5.36	90.00	-84.64	94.04	123.01	900.00	-776.99	86.33	1,080.00
4182-00-000	Consultants	0.00	100.00	-100.00	100.00	2,091.60	1,000.00	-1,091.60	-109.16	1,200.00
4189-00-000	Total Other Admin Expenses	1,901.56	2,690.00	-788.44	29.31	33,098.41	26,900.00	-6,198.41	-23.04	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	750.00	-750.00	100.00	8,288.16	7,500.00	-788.16	-10.51	9,000.00
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	600.13	0.00	-600.13	N/A	0.00
4190-03-000	Advertising Publications	0.00	90.00	-90.00	100.00	421.76	900.00	-478.24	53.14	1,080.00
4190-04-000	Stationery & Office Supplies	59.48	800.00	-740.52	92.56	5,952.70	8,000.00	-2,047.30	25.59	9,600.00
4190-06-000	Computer Equipment	0.00	200.00	-200.00	100.00	1,910.14	2,000.00	-89.86	4.49	2,400.00

COCC (.cocc)
Budget Comparison

Period = Oct 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000	Telephone	399.90	1,300.00	900.10	69.24	12,307.18	13,000.00	692.82	5.33	15,600.00
4190-08-000	Postage	10.07	160.00	149.93	93.71	364.43	1,600.00	1,235.57	77.22	1,920.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	50.30	0.00	-50.30	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	160.00	160.00	100.00	2,654.81	1,600.00	-1,054.81	-65.93	1,920.00
4190-10-000	Copiers - Lease & Service	764.20	650.00	-114.20	-17.57	8,397.35	6,500.00	-1,897.35	-29.19	7,800.00
4190-11-001	Fee Accounting Contract	0.00	1,500.00	1,500.00	100.00	544.99	15,000.00	14,455.01	96.37	18,000.00
4190-13-000	Internet	829.47	850.00	20.53	2.42	7,786.89	8,500.00	713.11	8.39	10,200.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	1,776.99	0.00	-1,776.99	N/A	0.00
4190-19-000	IT Contract Fees	0.00	200.00	200.00	100.00	1,773.75	2,000.00	226.25	11.31	2,400.00
4190-20-100	Bank Fees - Unrestricted	0.00	0.00	0.00	N/A	744.89	0.00	-744.89	N/A	0.00
4190-22-000	Other Misc Admin Expenses	3,583.45	1,500.00	-2,083.45	-138.90	17,426.58	15,000.00	-2,426.58	-16.18	18,000.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	225.00	0.00	-225.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	5,646.57	8,160.00	2,513.43	30.80	71,226.05	81,600.00	10,373.95	12.71	97,920.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	75,593.30	67,166.52	-8,426.78	-12.55	861,945.72	744,430.53	-117,515.19	-15.79	901,848.68
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	409.27	0.00	-409.27	N/A	4,092.70	0.00	-4,092.70	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	409.27	0.00	-409.27	N/A	4,092.70	0.00	-4,092.70	N/A	0.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	390.91	775.00	384.09	49.56	6,280.15	7,750.00	1,469.85	18.97	9,300.00
4419-00-000	Total General Maint Expense	390.91	775.00	384.09	49.56	6,280.15	7,750.00	1,469.85	18.97	9,300.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	450.00	450.00	100.00	540.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	40.56	0.00	-40.56	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	55.00	55.00	100.00	99.95	550.00	450.05	81.83	660.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	1,801.50	1,500.00	-301.50	-20.10	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	1,558.65	3,000.00	1,441.35	48.04	3,600.00
4420-07-000	Repairs - Materials & Supplies	61.60	0.00	-61.60	N/A	61.60	0.00	-61.60	N/A	0.00
4420-08-000	Supplies-Plumbing	91.86	0.00	-91.86	N/A	91.86	0.00	-91.86	N/A	0.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	378.44	0.00	-378.44	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	1,202.15	0.00	-1,202.15	N/A	0.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	514.22	250.00	-264.22	-105.69	300.00
4429-00-000	Total Materials	153.46	600.00	446.54	74.42	5,748.93	6,000.00	251.07	4.18	7,200.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	50.00	90.00	40.00	44.44	400.00	900.00	500.00	55.56	1,080.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	0.00	55.00	55.00	100.00	386.16	550.00	163.84	29.79	660.00
4430-24-400	Unit Turn Services	75.50	0.00	-75.50	N/A	75.50	0.00	-75.50	N/A	0.00
4439-00-000	Total Contract Costs	125.50	165.00	39.50	23.94	861.66	1,650.00	788.34	47.78	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	669.87	1,540.00	870.13	56.50	12,890.74	15,400.00	2,509.26	16.29	18,480.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	618.42	646.84	28.42	4.39	7,983.71	6,468.40	-1,515.31	-23.43	7,762.08
4510-01-000	General Liability Insurance - Auto	0.00	332.25	332.25	100.00	1,993.50	3,322.50	1,329.00	40.00	3,987.00
4525-10-100	Other Taxes	0.00	0.00	0.00	N/A	1,540.49	0.00	-1,540.49	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	618.42	979.09	360.67	36.84	11,517.70	9,790.90	-1,726.80	-17.64	11,749.08
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	167.12	59.70	-107.42	-179.93	707.42	597.00	-110.42	-18.50	716.40
4899-00-000	TOTAL FINANCING EXPENSES	167.12	59.70	-107.42	-179.93	707.42	597.00	-110.42	-18.50	716.40
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	0.00	366.05	366.05	100.00	2,819.38	3,660.50	841.12	22.98	4,392.60

COCC (.cocc)
Budget Comparison

Period = Oct 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5100-50-000	Amortization Expense	9,391.21	3,214.04	-6,177.17	-192.19	44,494.74	32,140.40	-12,354.34	-38.44	38,568.48
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	9,391.21	3,580.09	-5,811.12	-162.32	-7,685.88	35,800.90	43,486.78	121.47	42,961.08
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-55,000.00	0.00	55,000.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	86,849.19	73,325.40	-13,523.79	-18.44	938,468.40	806,019.33	-132,449.07	-16.43	975,755.24
9000-00-000	NET INCOME	-5,790.84	4,411.82	-10,202.66	-231.26	-51,073.26	-28,647.13	-22,426.13	-78.28	-42,908.60
	Net Income after depreciation	3,600.37				-43,387.38				

COCC (.cocc)

Balance Sheet (With Period Change)

Period = Oct 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	10,932.80	13,528.75	-2,595.95
1111-15-000	Cash-Payroll	-59,253.06	6,293.36	-65,546.42
1111-99-000	Total Unrestricted Cash	-48,320.26	19,822.11	-68,142.37
1119-00-000	TOTAL CASH	-48,320.26	19,822.11	-68,142.37
1125-00-000	Cash - Vending	3,116.05	3,116.05	0.00
1128-99-000	Cleared Interfund Account	-58,952.45	-58,952.45	0.00
1129-10-000	Due from Public Housing General	284,566.19	265,962.77	18,603.42
1129-11-000	A/R - ROSS/HUD	5,316.50	4,833.16	483.34
1129-17-000	Due from Renaissance FAM Non ACC	355.13	355.13	0.00
1129-28-000	Due from West Lake Management, LLC	-2,996.45	-2,996.45	0.00
1129-49-000	A/R - Youthbuild DOL	-16,204.63	-16,204.63	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	126,090.04	118,648.67	7,441.37
1129-61-000	Due From Twin Lakes I	1,709.40	1,709.40	0.00
1129-61-002	Due From Twin Lakes II	1,295.00	1,295.00	0.00
1129-80-000	Due from Section 8 HCV	1,475.90	1,475.90	0.00
1129-99-000	TOTAL: DUE FROM	401,251.95	374,723.82	26,528.13
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	345,770.68	319,242.55	26,528.13
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	4,215.39	4,215.39	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,215.39	4,215.39	0.00
1300-00-000	TOTAL CURRENT ASSETS	301,665.81	343,280.05	-41,614.24
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-07-001	Automobiles/Vehicles	-57.50	-57.50	0.00
1400-08-000	Furniture & Fixtures	32,301.60	32,301.60	0.00
1400-08-100	Furn, Fixt, & Equip	24,482.83	24,482.83	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-50,861.06	-50,861.06	0.00
1410-00-000	Intangible Assets			
1410-04-000	Lease-Right of Use Asset	446,515.00	446,515.00	0.00
1410-04-001	Lease Amortization	200,477.91	191,086.70	9,391.21
1420-00-000	TOTAL FIXED ASSETS (NET)	251,902.96	261,294.17	-9,391.21
1499-00-000	TOTAL NONCURRENT ASSETS	251,902.96	261,294.17	-9,391.21
1999-00-000	TOTAL ASSETS	553,568.77	604,574.22	-51,005.45
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	15,834.91	54,032.87	-38,197.96
2117-03-000	Misc Payroll Withholdings	46.16	46.16	0.00
2117-10-000	Workers Compensation	36,092.19	35,306.17	786.02
2117-11-000	401 Plan Payable	10,949.22	10,949.22	0.00
2117-12-000	457 Plan Payable	2,872.88	2,872.88	0.00
2117-13-000	Aflac Payable	-10,863.99	-12,567.25	1,703.26
2117-17-000	Health Insurance Payable	14,757.33	13,804.84	952.49
2119-90-000	Other Current Liabilities	65,458.31	65,458.31	0.00
2130-00-001	Lease payable-Short Term	17,809.17	28,267.59	-10,458.42

2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88	14,039.88	0.00
2145-00-000	Due to Federal Master	17,558.88	17,558.88	0.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78	315,837.78	0.00
2146-00-000	Due to LPHC General	50,000.00	50,000.00	0.00
2149-01-000	Due to Magnolia Pointe	110,000.00	110,000.00	0.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75	-62,527.75	0.00
2149-70-000	Due to Development	242,500.00	242,500.00	0.00
2149-96-000	Due to Central Office Cost Center	126.29	126.29	0.00
2260-00-000	Accrued Compensated Absences-Curre	27,206.58	27,206.58	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	867,697.84	912,912.45	-45,214.61
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	50,526.48	50,526.48	0.00
2321-00-000	Lease Payable	76,288.56	76,288.56	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	126,815.04	126,815.04	0.00
2499-00-000	TOTAL LIABILITIES	994,512.88	1,039,727.49	-45,214.61
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2805-01-000	Donations	-2,500.00	-2,500.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-2,500.00	-2,500.00	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net As	-438,444.11	-432,653.27	-5,790.84
2809-99-000	TOTAL RETAINED EARNINGS:	-438,444.11	-432,653.27	-5,790.84
2899-00-000	TOTAL EQUITY	-440,944.11	-435,153.27	-5,790.84
2999-00-000	TOTAL LIABILITIES AND EQUITY	553,568.77	604,574.22	-51,005.45

Section 8 (.sec8) Budget Comparison

Period = Oct 2024

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	1,412,165.00	1,357,923.00	54,242.00	3.99	14,124,557.00	13,579,230.00	545,327.00	4.02	16,295,076.00
3410-02-000	Section 8 Admin. Fee Income	98,635.00	98,384.00	251.00	0.26	1,195,884.00	983,840.00	212,044.00	21.55	1,180,608.00
3410-04-000	Section 8 Port-In Admin Fees	541.26	0.00	541.26	N/A	1,187.33	0.00	1,187.33	N/A	0.00
3410-06-000	Port In HAP Earned	12,071.00	0.00	12,071.00	N/A	28,485.00	0.00	28,485.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	47,354.00	53,816.00	-6,462.00	-12.01	628,454.00	538,160.00	90,294.00	16.78	645,792.00
3410-08-000	Section 8 EHV Admin Fee	4,027.00	4,434.00	-407.00	-9.18	50,995.00	44,340.00	6,655.00	15.01	53,208.00
3410-09-000	Section 8 EHV Service Fee	0.00	0.00	0.00	N/A	800.00	0.00	800.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	1,574,793.26	1,514,557.00	60,236.26	3.98	16,030,362.33	15,145,570.00	884,792.33	5.84	18,174,684.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	201.35	25.00	176.35	705.40	1,842.48	250.00	1,592.48	636.99	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	5,500.00	-5,500.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	5,500.00	-5,500.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	4,054.00	6,000.00	-1,946.00	-32.43	7,200.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	59.68	0.00	59.68	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	201.35	1,750.00	-1,548.65	-88.49	5,956.16	17,500.00	-11,543.84	-65.96	21,000.00
3999-00-000	TOTAL INCOME	1,574,994.61	1,516,307.00	58,687.61	3.87	16,036,318.49	15,163,070.00	873,248.49	5.76	18,195,684.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	35,021.98	32,297.00	-2,724.98	-8.44	417,994.14	376,062.23	-41,931.91	-11.15	458,353.64
4110-00-001	401K-401A Admin	1,125.95	1,291.88	165.93	12.84	13,366.21	15,042.50	-1,676.29	-11.14	18,334.16
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,648.64	2,583.76	-64.88	-2.51	30,349.71	30,084.97	-264.74	-0.88	36,668.28
4110-00-004	Workers Comp Admin	1,092.90	968.91	-123.99	-12.80	11,337.06	11,281.86	-55.20	-0.49	13,750.60
4110-00-006	Legal Shield - Administrative	0.00	433.53	-433.53	100.00	3,662.35	4,335.30	-672.95	-15.52	5,202.36
4110-00-007	Payroll Prep Fees	251.64	322.97	-71.33	22.09	3,648.07	3,760.61	-112.54	-2.99	4,583.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-12,410.22	0.00	12,410.22	N/A	0.00
4110-07-000	Health/Life Insurance	6,281.94	5,026.00	-1,255.94	-24.99	50,511.51	50,260.00	-251.51	-0.50	60,312.00
4110-99-000	Total Administrative Salaries	46,423.05	42,924.05	-3,499.00	-8.15	518,458.83	490,827.47	-27,631.36	-5.63	597,204.56
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	5.00	5,000.00	4,995.00	99.90	314.50	50,000.00	49,685.50	99.37	60,000.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	42.50	0.00	-42.50	N/A	0.00
4130-04-000	General Legal Expense	682.50	200.00	-482.50	-241.25	11,797.50	2,000.00	-9,797.50	-489.88	2,400.00
4130-99-000	Total Legal Expense	687.50	5,200.00	4,512.50	86.78	12,154.50	52,000.00	39,845.50	76.63	62,400.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	5,286.93	1,900.00	-3,386.93	-178.26	42,206.63	19,000.00	-23,206.63	-122.14	22,800.00
4172-00-000	Port Out Admin Fee Paid	1,518.24	1,380.00	-138.24	-10.02	14,386.82	13,800.00	-586.82	-4.25	16,560.00
4173-00-000	Management Fee	17,568.00	33,832.50	16,264.50	48.07	171,600.00	338,325.00	166,725.00	49.28	405,990.00
4173-01-000	Bookkeeping Fee	10,980.00	0.00	-10,980.00	N/A	107,250.00	0.00	-107,250.00	N/A	0.00
4182-00-000	Consultants	2,238.00	2,000.00	-238.00	-11.90	13,019.00	20,000.00	6,981.00	34.90	24,000.00
4189-00-000	Total Other Admin Expenses	37,591.17	39,112.50	1,521.33	3.89	348,462.45	391,125.00	42,662.55	10.91	469,350.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	75.00	-75.00	100.00	1,070.07	750.00	-320.07	-42.68	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	-25.00	100.00	237.61	250.00	-12.39	4.96	300.00
4190-04-000	Stationery & Office Supplies	697.89	800.00	102.11	12.76	8,287.16	8,000.00	-287.16	-3.59	9,600.00
4190-06-000	Computer Equipment	64.74	175.00	110.26	63.01	474.81	1,750.00	1,275.19	72.87	2,100.00

Section 8 (.sec8) Budget Comparison

Period = Oct 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000	Telephone	405.01	800.00	394.99	49.37	6,889.35	8,000.00	1,110.65	13.88	9,600.00
4190-08-000	Postage	10.07	1,200.00	1,189.93	99.16	13,424.31	12,000.00	-1,424.31	-11.87	14,400.00
4190-09-000	Computer Software License Fees/Exp	7,551.55	0.00	-7,551.55	N/A	15,292.88	0.00	-15,292.88	N/A	0.00
4190-10-000	Copiers - Lease & Service	816.26	650.00	-166.26	-25.58	11,670.85	6,500.00	-5,170.85	-79.55	7,800.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	349.03	0.00	-349.03	N/A	0.00
4190-12-000	Computer Software Exp.	0.00	0.00	0.00	N/A	120.00	0.00	-120.00	N/A	0.00
4190-13-000	Internet	485.06	900.00	414.94	46.10	4,870.75	9,000.00	4,129.25	45.88	10,800.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000	IT Contract Fees	3,913.80	2,250.00	-1,663.80	-73.95	23,372.42	22,500.00	-872.42	-3.88	27,000.00
4190-22-000	Other Misc Admin Expenses	671.48	600.00	-71.48	-11.91	6,223.50	6,000.00	-223.50	-3.72	7,200.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	14,615.86	7,500.00	-7,115.86	-94.88	92,450.10	75,000.00	-17,450.10	-23.27	90,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	99,317.58	94,736.55	-4,581.03	-4.84	971,525.88	1,008,952.47	37,426.59	3.71	1,218,954.56
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	600.00	600.00	100.00	720.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	313.76	150.00	-163.76	-109.17	3,828.82	1,650.00	-2,178.82	-132.05	1,950.00
4419-00-000	Total General Maint Expense	313.76	210.00	-103.76	-49.41	3,828.82	2,250.00	-1,578.82	-70.17	2,670.00
4420-00-000	Materials									
4420-06-000	Supplies-Janitorial/Cleaning	0.00	250.00	250.00	100.00	0.00	2,550.00	2,550.00	100.00	3,050.00
4420-07-000	Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4420-11-000	Supplies- HVAC	0.00	0.00	0.00	N/A	406.56	0.00	-406.56	N/A	0.00
4429-00-000	Total Materials	0.00	350.00	350.00	100.00	406.56	3,550.00	3,143.44	88.55	4,250.00
4430-00-000	Contract Costs									
4430-09-000	Contract-Other	0.00	350.00	350.00	100.00	2,838.52	3,500.00	661.48	18.90	4,200.00
4430-18-000	Contract-Alarm Monitoring	0.00	27.96	27.96	100.00	241.37	279.60	38.23	13.67	335.52
4430-23-000	Contract-Consultants	150.00	150.00	0.00	0.00	1,350.00	1,500.00	150.00	10.00	1,800.00
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	50.00	0.00	-50.00	N/A	0.00
4430-27-000	Contract - Lease	845.18	370.25	-474.93	-128.27	10,455.35	3,702.50	-6,752.85	-182.39	4,443.00
4439-00-000	Total Contract Costs	995.18	898.21	-96.97	-10.80	14,935.24	8,982.10	-5,953.14	-66.28	10,778.52
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,308.94	1,458.21	149.27	10.24	19,170.62	14,782.10	-4,388.52	-29.69	17,698.52
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,327.19	413.12	-3,914.07	-947.44	36,291.02	4,131.20	-32,159.82	-778.46	4,957.44
4510-01-000	General Liability Insurance - Auto	0.00	180.00	180.00	100.00	1,589.83	1,800.00	210.17	11.68	2,160.00
4599-00-000	TOTAL GENERAL EXPENSES	4,327.19	593.12	-3,734.07	-629.56	37,880.85	5,931.20	-31,949.65	-538.67	7,117.44
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	1,440,142.00	1,338,652.00	-101,490.00	-7.58	14,443,445.00	13,386,520.00	-1,056,925.00	-7.90	16,063,824.00
4715-01-000	Tenant Utility Payments-S8	24,739.00	26,762.00	2,023.00	7.56	251,081.00	267,620.00	16,539.00	6.18	321,144.00
4715-02-000	Portable Out HAP Payments	47,446.00	39,219.00	-8,227.00	-20.98	376,218.00	392,190.00	15,972.00	4.07	470,628.00
4715-03-000	FSS Escrow Payments	5,781.95	7,681.00	1,899.05	24.72	74,197.92	76,810.00	2,612.08	3.40	92,172.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	0.00	0.00	0.00	N/A	46,901.59	0.00	46,901.59	N/A	0.00
4715-04-001	EHV Landlord Unit Damages	0.00	0.00	0.00	N/A	8,654.50	0.00	-8,654.50	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,518,108.95	1,412,314.00	-105,794.95	-7.49	15,106,694.83	14,123,140.00	-983,554.83	-6.96	16,947,768.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	0.00	267.04	267.04	100.00	0.00	2,670.40	2,670.40	100.00	3,204.48
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	0.00	267.04	267.04	100.00	-229,102.00	2,670.40	231,772.40	8,679.31	3,204.48
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-229,102.00	0.00	229,102.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	1,623,062.66	1,509,368.92	-113,693.74	-7.53	16,135,272.18	15,155,476.17	-979,796.01	-6.46	18,194,743.00
9000-00-000	NET INCOME	-48,068.05	6,938.08	-55,006.13	-792.81	-98,953.69	7,593.83	-106,547.52	-1,403.08	941.00

Balance Sheet (With Period Change)

Period = Oct 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	35,342.98	5,095.43	30,247.55
1111-15-000	Cash-Payroll	19,896.20	20,389.19	-492.99
1111-20-100	Cash Operating 2B	41,181.34	92,310.34	-51,129.00
1111-50-000	Negative Cash S8	8,879.92	8,879.92	0.00
1111-86-000	EHV Admin Cash Account	14,487.25	14,487.25	0.00
1111-99-000	Total Unrestricted Cash	119,787.69	141,162.13	-21,374.44
1112-00-000	Restricted Cash			
1112-02-000	Cash Restricted - FSS Escrow	368,562.12	361,960.38	6,601.74
1112-99-000	Total Restricted Cash	368,562.12	361,960.38	6,601.74
1119-00-000	TOTAL CASH	488,349.81	503,122.51	-14,772.70
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	294,466.05	301,333.21	-6,867.16
1122-00-001	AR Port in Hap-Suspense	-25,978.97	-26,474.97	496.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-250,141.92	-250,141.92	0.00
1122-05-000	AR-TPA/Fraud Recovery	623.44	832.28	-208.84
1122-99-000	TOTAL: AR	18,968.60	25,548.60	-6,580.00
1123-01-000	Allowance for Doubtful Accounts-Aff. H	-4,550.48	-4,550.48	0.00
1129-81-000	Due from Section 8 Mainstream	-64,059.75	-63,375.75	-684.00
1129-86-000	Due from Section 8 Emergency Housin	-260,048.00	-267,279.00	7,231.00
1129-87-000	Due from Section 8 HCV FSS	0.00	200.00	-200.00
1129-90-000	Due from Portpay	-4,386.74	-4,386.74	0.00
1129-99-000	TOTAL: DUE FROM	-4,386.74	-4,386.74	0.00
1135-03-000	A/R-Other Government	3,377.37	3,669.67	-292.30
1135-03-001	AR Port in Fee Suspense	-622.56	-517.10	-105.46
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-311,321.56	-310,690.80	-630.76
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	-1,089.37	-1,089.37	0.00
1211-02-000	Prepaid Software Licenses	75,515.44	83,066.99	-7,551.55
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45	56,671.45	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	131,097.52	138,649.07	-7,551.55
1300-00-000	TOTAL CURRENT ASSETS	308,125.77	331,080.78	-22,955.01
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-07-001	Automobiles/Vehicles	15,900.00	15,900.00	0.00
1400-08-000	Furniture & Fixtures	29,333.07	29,333.07	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08	-44,767.08	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99	465.99	0.00
1475-01-000	Non-Dwelling Equipment	2,406.00	2,406.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99	2,871.99	0.00
1999-00-000	TOTAL ASSETS	310,997.76	333,952.77	-22,955.01
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			

2111-00-000	A/P Vendors and Contractors	-354,181.07	-362,567.08	8,386.01
2114-00-000	Tenant Security Deposits	300.00	300.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32	14,329.32	0.00
2145-00-000	Due to Federal Master	27,918.34	23,969.09	3,949.25
2148-00-000	Due to Section 8	-328,332.49	-334,679.49	6,347.00
2149-01-000	Due to Magnolia Pointe	25,000.00	25,000.00	0.00
2149-96-000	Due to Central Office Cost Center	1,521.06	1,521.06	0.00
2240-00-000	Tenant Prepaid Rents	14,098.54	14,098.54	0.00
2255-00-004	State of FL Unclaimed Funds	20,932.76	20,932.76	0.00
2260-00-000	Accrued Compensated Absences-Curre	7,038.23	7,038.23	0.00
2298-03-000	Deferred Revenue	534.30	534.30	0.00
2298-03-001	Deferred Revenue EHV	47,115.60	47,115.60	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	-523,725.41	-542,407.67	18,682.26
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	13,071.00	13,071.00	0.00
2307-00-000	FSS Due to Tenant Long Term	321,405.35	314,974.57	6,430.78
2399-00-000	TOTAL NONCURRENT LIABILITIES	334,476.35	328,045.57	6,430.78
2499-00-000	TOTAL LIABILITIES	-189,249.06	-214,362.10	25,113.04
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net As	500,246.82	548,314.87	-48,068.05
2809-99-000	TOTAL RETAINED EARNINGS:	500,246.82	548,314.87	-48,068.05
2899-00-000	TOTAL EQUITY	500,246.82	548,314.87	-48,068.05
2999-00-000	TOTAL LIABILITIES AND EQUITY	310,997.76	333,952.77	-22,955.01

AMP 1-LHA Owned (.amp1)
Budget Comparison

Period = Oct 2024

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	15,222.00	14,084.00	1,138.00	8.08	148,225.00	140,840.00	7,385.00	5.24	169,008.00
3119-00-000	Total Rental Income	15,222.00	14,084.00	1,138.00	8.08	148,225.00	140,840.00	7,385.00	5.24	169,008.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	305.70	1,500.00	-1,194.30	-79.62	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,500.00	-1,500.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	305.70	4,250.00	-3,944.30	-92.81	5,100.00
3199-00-000	TOTAL TENANT INCOME	15,222.00	14,509.00	713.00	4.91	148,530.70	145,090.00	3,440.70	2.37	174,108.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	27,738.00	27,491.84	246.16	0.90	297,854.00	274,918.40	22,935.60	8.34	329,902.08
3499-00-000	TOTAL GRANT INCOME	27,738.00	27,491.84	246.16	0.90	297,854.00	274,918.40	22,935.60	8.34	329,902.08
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	91,297.30	91,297.30	0.00	0.00	109,556.76
3610-01-000	Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,154.73	-25.00	-0.27	91,297.30	91,547.30	-250.00	-0.27	109,856.76
3999-00-000	TOTAL INCOME	52,089.73	51,155.57	934.16	1.83	537,682.00	511,555.70	26,126.30	5.11	613,866.84
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,825.15	6,365.84	-1,459.31	-22.92	81,766.09	63,658.40	-18,107.69	-28.45	76,390.08
4110-00-001	401K-401A Admin	323.80	254.63	-69.17	-27.16	2,983.23	2,546.30	-436.93	-17.16	3,055.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	600.92	509.27	-91.65	-18.00	5,875.75	5,092.70	-783.05	-15.38	6,111.24
4110-00-004	Workers Comp Admin	255.80	254.63	-1.17	-0.46	2,233.16	2,546.30	313.14	12.30	3,055.56
4110-00-006	Legal Shield - Administrative	0.00	134.03	134.03	100.00	872.50	1,340.30	467.80	34.90	1,608.36
4110-00-007	Payroll Prep Fees	59.21	63.66	4.45	6.99	697.69	636.60	-61.09	-9.60	763.92
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,617.76	0.00	1,617.76	N/A	0.00
4110-07-000	Health/Life Insurance	1,856.30	735.82	-1,120.48	-152.28	17,698.50	7,358.20	-10,340.30	-140.53	8,829.84
4110-99-000	Total Administrative Salaries	10,921.18	8,317.88	-2,603.30	-31.30	110,509.16	83,178.80	-27,330.36	-32.86	99,814.56
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4130-02-000	Criminal Background / Credit Checks/L	4.99	95.00	90.01	94.75	36.47	950.00	913.53	96.16	1,140.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	57.46	0.00	-57.46	N/A	0.00
4130-04-000	General Legal Expense	1,023.75	500.00	-523.75	-104.75	7,543.75	5,000.00	-2,543.75	-50.88	6,000.00
4130-99-000	Total Legal Expense	1,028.74	745.00	-283.74	-38.09	7,637.68	7,450.00	-187.68	-2.52	8,940.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	2,801.00	200.00	-2,601.00	-1,300.50	9,380.43	2,000.00	-7,380.43	-369.02	2,400.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	21.67	100.00	78.33	78.33	120.00
4150-00-000	Commissioner Travel	0.00	200.00	200.00	100.00	1,728.00	2,000.00	272.00	13.60	2,400.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	0.00	0.00	13,320.20	13,320.20	0.00	0.00	15,984.24
4173-00-000	Management Fee	3,865.16	4,236.81	371.65	8.77	41,996.45	42,368.10	371.65	0.88	50,841.72
4173-01-000	Bookkeeping Fee	0.00	427.50	427.50	100.00	3,847.50	4,275.00	427.50	10.00	5,130.00
4173-02-000	Asset Management Fee	0.00	570.00	570.00	100.00	5,130.00	5,700.00	570.00	10.00	6,840.00
4182-00-000	Consultants	0.00	200.00	200.00	100.00	4,960.84	2,000.00	-2,960.84	-148.04	2,400.00
4189-00-000	Total Other Admin Expenses	7,998.18	7,176.33	-821.85	-11.45	80,385.09	71,763.30	-8,621.79	-12.01	86,115.96
4190-00-000	Miscellaneous Admin Expenses									

AMP 1-LHA Owned (.amp1) Budget Comparison

Period = Oct 2024

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	834.52	25.00	-809.52	-3,238.08	1,044.52	250.00	-794.52	-317.81	300.00
4190-02-000	Printing/Publications & Subscriptions	13.08	90.00	76.92	85.47	354.90	900.00	545.10	60.57	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	100.00	100.00	100.00	1,916.66	1,000.00	-916.66	-91.67	1,200.00
4190-06-000	Computer Equipment	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4190-07-000	Telephone	812.61	800.00	-12.61	-1.58	10,427.18	8,000.00	-2,427.18	-30.34	9,600.00
4190-08-000	Postage	10.07	150.00	139.93	93.29	661.60	1,500.00	838.40	55.89	1,800.00
4190-09-000	Computer Software License Fees/Exp	1,558.85	2,163.97	605.12	27.96	32,880.58	21,639.70	-11,240.88	-51.95	25,967.64
4190-10-000	Copiers - Lease & Service	476.57	260.00	-216.57	-83.30	7,515.16	2,600.00	-4,915.16	-189.04	3,120.00
4190-11-000	Admin Service Contracts	18,603.42	0.00	-18,603.42	N/A	157,206.84	0.00	-157,206.84	N/A	0.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	677.28	950.00	272.72	28.71	7,342.26	9,500.00	2,157.74	22.71	11,400.00
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4190-19-000	IT Contract Fees	1,423.20	1,610.45	187.25	11.63	17,463.54	16,104.50	-1,359.04	-8.44	19,325.40
4190-20-100	Bank Fees - Unrestricted	280.00	85.56	-194.44	-227.26	2,310.00	855.60	-1,454.40	-169.99	1,026.72
4190-22-000	Other Misc Admin Expenses	128.42	150.00	21.58	14.39	3,831.44	1,500.00	-2,331.44	-155.43	1,800.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	234.30	250.00	15.70	6.28	300.00
4190-25-000	Office Cleaning and Repairs	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4190-30-000	Equipment Service Contracts	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	24,818.02	6,634.98	-18,183.04	-274.05	243,311.14	66,349.80	-176,961.34	-266.71	79,619.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	44,766.12	22,874.19	-21,891.93	-95.71	441,843.07	228,741.90	-213,101.17	-93.16	274,490.28
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Functions	0.00	250.00	250.00	100.00	0.00	2,500.00	2,500.00	100.00	3,000.00
4230-00-000	Resident Services Exp	0.00	75.00	75.00	100.00	0.00	750.00	750.00	100.00	900.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	325.00	325.00	100.00	0.00	3,250.00	3,250.00	100.00	3,900.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,825.98	969.97	-856.01	-88.25	17,486.98	9,699.70	-7,787.28	-80.28	11,639.64
4320-00-000	Electricity	2,718.94	2,298.10	-420.84	-18.31	21,845.87	22,981.00	1,135.13	4.94	27,577.20
4330-00-000	Gas	-52.75	0.00	52.75	N/A	-52.75	0.00	52.75	N/A	0.00
4340-00-000	Garbage/Trash Removal	6,146.56	4,638.55	-1,508.01	-32.51	61,326.76	46,385.50	-14,941.26	-32.21	55,662.60
4390-00-000	Sewer	2,970.97	2,086.65	-884.32	-42.38	29,216.29	20,866.50	-8,349.79	-40.02	25,039.80
4399-00-000	TOTAL UTILITY EXPENSES	13,609.70	9,993.27	-3,616.43	-36.19	129,823.15	99,932.70	-29,890.45	-29.91	119,919.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	1,896.48	4,270.21	2,373.73	55.59	47,037.92	42,702.10	-4,335.82	-10.15	51,242.52
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-1,561.14	0.00	1,561.14	N/A	0.00
4410-06-000	401K-401A Maintenance	73.31	170.81	97.50	57.08	1,597.32	1,708.10	110.78	6.49	2,049.72
4410-07-000	Payroll Taxes Maintenance	145.08	341.62	196.54	57.53	3,426.50	3,416.20	-10.30	-0.30	4,099.44
4410-08-000	Health/Life Insurance Maint.	944.72	760.05	-184.67	-24.30	16,131.89	7,600.50	-8,531.39	-112.25	9,120.60
4410-09-000	Workers Comp Maintenance	61.82	170.81	108.99	63.81	1,167.15	1,708.10	540.95	31.67	2,049.72
4410-10-000	Payroll Prep Fees Maint.	14.39	42.70	28.31	66.30	390.96	427.00	36.04	8.44	512.40
4410-11-000	Legal Shield - Maint	0.00	97.78	97.78	100.00	379.95	977.80	597.85	61.14	1,173.36
4411-00-000	Maintenance Uniforms	105.50	235.22	129.72	55.15	1,846.25	2,352.20	505.95	21.51	2,822.64
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	375.84	568.41	192.57	33.88	5,778.93	5,684.10	-94.83	-1.67	6,820.92
4419-00-000	Total General Maint Expense	3,617.14	6,657.61	3,040.47	45.67	76,195.73	66,576.10	-9,619.63	-14.45	79,891.32
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	490.92	250.00	-240.92	-96.37	300.00
4420-02-000	Supplies-Appliance Parts	0.00	75.00	75.00	100.00	298.75	750.00	451.25	60.17	900.00
4420-03-000	Supplies-Painting/Decorating	0.00	70.00	70.00	100.00	0.00	700.00	700.00	100.00	840.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	75.00	75.00	100.00	1,540.92	750.00	-790.92	-105.46	900.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	226.68	250.00	23.32	9.33	300.00
4420-04-000	Electrical - Supplies/Fixtures	819.18	150.00	-669.18	-446.12	2,438.19	1,500.00	-938.19	-62.55	1,800.00
4420-05-000	Supplies-Exterminating	0.00	25.00	25.00	100.00	63.30	250.00	186.70	74.68	300.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	3,012.27	500.00	-2,512.27	-502.45	600.00

AMP 1-LHA Owned (.amp1)
Budget Comparison

Period = Oct 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-07-000	Repairs - Materials & Supplies	13.56	150.00	136.44	90.96	1,598.37	1,500.00	-98.37	-6.56	1,800.00
4420-08-000	Supplies-Plumbing	0.00	150.00	150.00	100.00	1,040.50	1,500.00	459.50	30.63	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	26.98	250.00	223.02	89.21	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4420-10-100	Countertops/Cabinets	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4420-11-000	Supplies- HVAC	0.00	225.00	225.00	100.00	713.36	2,250.00	1,536.64	68.30	2,700.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	1,057.61	250.00	-807.61	-323.04	300.00
4429-00-000	Total Materials	832.74	1,195.00	362.26	30.31	12,507.85	11,950.00	-557.85	-4.67	14,340.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	100.00	100.00	100.00	0.00	950.00	950.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	192.00	400.00	208.00	52.00	1,990.00	4,000.00	2,010.00	50.25	4,800.00
4430-11-000	Contract-Plumbing	0.00	200.00	200.00	100.00	4,633.70	1,900.00	-2,733.70	-143.88	2,300.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	800.00	800.00	100.00	1,209.98	8,000.00	6,790.02	84.88	9,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	0.00	4,500.00	4,500.00	100.00	51,200.00	45,000.00	-6,200.00	-13.78	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	2,000.00	2,000.00	100.00	3,500.00	20,000.00	16,500.00	82.50	24,000.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	10,000.00	10,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	850.00	0.00	-850.00	N/A	0.00
4430-27-000	Contract - Lease	1,110.69	1,110.69	0.00	0.00	11,106.90	11,106.90	0.00	0.00	13,328.28
4430-28-000	Unit Inspections	0.00	350.00	350.00	100.00	1,150.00	3,500.00	2,350.00	67.14	4,200.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4439-00-000	Total Contract Costs	1,302.69	11,260.69	9,958.00	88.43	75,640.58	112,456.90	36,816.32	32.74	134,978.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	5,752.57	19,113.30	13,360.73	69.90	164,344.16	190,983.00	26,638.84	13.95	229,209.60
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,481.36	6,738.31	2,256.95	33.49	44,316.56	67,383.10	23,066.54	34.23	80,859.72
4510-01-000	General Liability Insurance - Auto	0.00	1,408.05	1,408.05	100.00	4,398.30	14,080.50	9,682.20	68.76	16,896.60
4599-00-000	TOTAL GENERAL EXPENSES	4,481.36	8,146.36	3,665.00	44.99	48,714.86	81,463.60	32,748.74	40.20	97,756.32
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	133.00	580.00	447.00	77.07	2,341.00	5,800.00	3,459.00	59.64	6,960.00
4715-03-000	FSS Escrow Payments	639.99	1,150.00	510.01	44.35	10,425.97	11,500.00	1,074.03	9.34	13,800.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	772.99	1,730.00	957.01	55.32	12,766.97	17,300.00	4,533.03	26.20	20,760.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.07	8,329.85	547.78	6.58	78,030.15	83,298.50	5,268.35	6.32	99,958.20
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,782.07	8,329.85	547.78	6.58	132,108.15	83,298.50	-48,809.65	-58.60	99,958.20
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	54,078.00	0.00	-54,078.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	58,561.39	70,511.97	11,950.58	16.95	690,722.13	704,969.70	14,247.57	2.02	845,993.64
9000-00-000	NET INCOME	-6,471.66	-19,356.40	12,884.74	66.57	-153,040.13	-193,414.00	40,373.87	20.87	-232,126.80
	Net Income after Depreciation	1,310.41				33,146.02				

Balance Sheet (With Period Change)

Period = Oct 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	311,280.66	537,604.33	-226,323.67
1111-15-000	Cash-Payroll	28,379.97	24,780.53	3,599.44
1111-90-000	Petty Cash	500.00	500.00	0.00
1111-90-100	Petty Cash Public Housing	300.00	300.00	0.00
1111-99-000	Total Unrestricted Cash	340,460.63	563,184.86	-222,724.23
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	17,900.00	17,900.00	0.00
1112-02-000	Cash Restricted - FSS Escrow	52,633.78	51,622.42	1,011.36
1112-99-000	Total Restricted Cash	70,533.78	69,522.42	1,011.36
1118-00-000	Clearing	170.99	170.99	0.00
1119-00-000	TOTAL CASH	411,165.40	632,878.27	-221,712.87
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	16,616.44	14,438.87	2,177.57
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,956.31	-9,956.31	0.00
1122-99-000	TOTAL: AR	6,660.13	4,482.56	2,177.57
1123-04-000	Waste Deposit	547.00	547.00	0.00
1128-99-000	Cleared Interfund Account	58,952.45	58,952.45	0.00
1129-00-099	Due From Wiliamstown	23,272.11	18,661.01	4,611.10
1129-11-000	A/R - ROSS/HUD	14,355.98	10,155.98	4,200.00
1129-16-000	Due from Dakota Park Non-ACC	24,572.55	20,141.24	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	101,852.27	80,845.43	21,006.84
1129-26-000	Due from Arbor Manor LTD	190.95	190.95	0.00
1129-28-000	Due from West Lake Management, LLC	-1,302.89	-1,302.89	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	-913,275.58	-1,091,182.39	177,906.81
1129-56-000	Due from Colton Meadow	1,302.89	1,302.89	0.00
1129-78-000	Due From FSS	146,914.64	131,914.64	15,000.00
1129-80-000	Due from Section 8 HCV	27,918.34	23,969.09	3,949.25
1129-96-000	Due from Central Office Cost Center	8,041.22	8,041.22	0.00
1129-99-000	TOTAL: DUE FROM	-667,462.79	-877,561.26	210,098.47
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00	251,000.00	0.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40	50,034.40	0.00
1131-00-000	Colton Meadow Mortgage	450,845.00	450,845.00	0.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00	1,009,877.00	0.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interes	896,831.62	890,519.89	6,311.73
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,158,590.08	1,918,995.47	239,594.61
1160-00-000	OTHER CURRENT ASSETS			
1162-00-000	Investments-Unrestricted	38,346.00	38,346.00	0.00
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	-202.74	-202.74	0.00
1211-02-000	Prepaid Software Licenses	15,588.45	17,147.30	-1,558.85
1212-00-000	Insurance Deposit	37,400.00	37,400.00	0.00
1213-03-000	Utility Deposit - Electric	2,600.00	2,600.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	94,731.71	96,290.56	-1,558.85
1300-00-000	TOTAL CURRENT ASSETS	2,664,487.19	2,648,164.30	16,322.89
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	1,466,869.23	1,466,869.23	0.00

1400-06-000	Buildings	388,223.77	388,223.77	0.00
1400-07-000	Machinery & Equipment	6,687.73	6,687.73	0.00
1400-07-001	Automobiles/Vehicles	124,883.93	124,883.93	0.00
1400-08-000	Furniture & Fixtures	3,402.00	3,402.00	0.00
1400-10-000	Site Improvement-Infrastructure	582,079.00	582,079.00	0.00
1400-15-000	Construction In Progress	56,576.45	56,576.45	0.00
1405-01-000	Accum Depreciation-Buildings	-10,087,153.25	-10,083,644.14	-3,509.11
1405-02-000	Accum Depreciation- Misc FF&E	-783,447.61	-779,174.65	-4,272.96
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00	-582,079.00	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,823,957.75	-8,816,175.68	-7,782.07
1430-01-000	Fees & Costs - Architect & Engineering	72,255.82	72,255.82	0.00
1450-01-000	Site Improvement	4,064,767.49	4,064,767.49	0.00
1460-01-000	Dwelling Structures	5,154,722.42	5,154,722.42	0.00
1465-01-000	Dwelling Equipment	26,717.87	26,717.87	0.00
1470-01-000	Non-Dwelling Structures	679,307.53	679,307.53	0.00
1475-01-000	Non-Dwelling Equipment	737,435.65	737,435.65	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	1,911,249.03	1,919,031.10	-7,782.07
1999-00-000	TOTAL ASSETS	4,575,736.22	4,567,195.40	8,540.82
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	17,257.59	27,206.48	-9,948.89
2114-00-000	Tenant Security Deposits	17,300.00	17,300.00	0.00
2114-02-000	Security Deposit Clearing Account	1,131.28	1,131.28	0.00
2114-03-000	Security Deposit-Pet	900.00	900.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33	4,821.33	0.00
2138-00-001	Accrued audit fees - LHA	27,629.00	26,296.98	1,332.02
2145-00-000	Due to Federal Master	-948.71	-948.71	0.00
2145-29-000	Due to Polk County Housing Dev.	30,500.00	30,500.00	0.00
2149-12-000	Due to Hampton Hills	57,497.99	57,497.99	0.00
2149-33-000	Due to Magnolia Pointe Sales	95,000.00	95,000.00	0.00
2149-96-000	Due to Central Office Cost Center	50,955.09	32,351.67	18,603.42
2160-00-000	Dakota Park Subsidy Payable	-467.00	-467.00	0.00
2160-00-100	DAK CARES ACT Subsidy Payable	440.00	440.00	0.00
2162-00-000	Hampton Hills Subsidy Payable	0.01	0.01	0.00
2164-00-200	Twin Lake II Subsidy Payable	111,696.01	107,392.01	4,304.00
2202-00-000	Resident Participation Funds - LHA	-514.01	-514.01	0.00
2240-00-000	Tenant Prepaid Rents	6,130.05	6,119.48	10.57
2255-00-004	State of FL Unclaimed Funds	-175.00	-175.00	0.00
2260-00-000	Accrued Compensated Absences-Curre	2,884.33	2,884.33	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	422,037.96	407,736.84	14,301.12
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	5,356.63	5,356.63	0.00
2307-00-000	FSS Due to Tenant Long Term	52,633.78	51,922.42	711.36
2310-00-000	Notes Payable-LT	303,000.00	303,000.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	360,990.41	360,279.05	711.36
2499-00-000	TOTAL LIABILITIES	783,028.37	768,015.89	15,012.48
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00	5,668,053.00	0.00

2809-02-000	Retained Earnings-Unrestricted Net As	-1,875,345.15	-1,868,873.49	-6,471.66
2809-99-000	TOTAL RETAINED EARNINGS:	3,792,707.85	3,799,179.51	-6,471.66
2899-00-000	TOTAL EQUITY	3,792,707.85	3,799,179.51	-6,471.66
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,575,736.22	4,567,195.40	8,540.82

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Oct 2024

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		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	15,313.00	10,522.00	4,791.00	45.53	135,367.00	105,220.00	30,147.00	28.65	126,264.00
3112-02-000	Gain to Lease Sec8	568.00	2,962.00	-2,394.00	-80.82	21,159.00	29,620.00	-8,461.00	-28.57	35,544.00
3119-00-000	Total Rental Income	15,881.00	13,484.00	2,397.00	17.78	156,526.00	134,840.00	21,686.00	16.08	161,808.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,500.00	-1,500.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	1,825.00	-1,825.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	100.00	-100.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	475.00	-475.00	-100.00	575.00
3120-10-000	Application Fees	0.00	0.00	0.00	N/A	320.00	0.00	320.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,400.00
3129-00-000	Total Other Tenant Income	0.00	510.00	-510.00	-100.00	320.00	5,100.00	-4,780.00	-93.73	6,120.00
3199-00-000	TOTAL TENANT INCOME	15,881.00	13,994.00	1,887.00	13.48	156,846.00	139,940.00	16,906.00	12.08	167,928.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	9,646.00	10,758.50	-1,112.50	-10.34	104,746.00	107,585.00	-2,839.00	-2.64	129,102.00
3499-00-000	TOTAL GRANT INCOME	9,646.00	10,758.50	-1,112.50	-10.34	104,746.00	107,585.00	-2,839.00	-2.64	129,102.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	15.00	-15.00	-100.00	39.58	150.00	-110.42	-73.61	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	400.00	-400.00	-100.00	480.00
3699-00-000	TOTAL OTHER INCOME	0.00	55.00	-55.00	-100.00	39.58	550.00	-510.42	-92.80	660.00
3999-00-000	TOTAL INCOME	25,527.00	24,807.50	719.50	2.90	261,631.58	248,075.00	13,556.58	5.46	297,690.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	0.00	3,178.90	3,178.90	100.00	10,314.27	31,789.00	21,474.73	67.55	38,146.80
4110-00-001	401K-401A Admin	0.00	127.16	127.16	100.00	385.25	1,271.60	886.35	69.70	1,525.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	254.31	254.31	100.00	710.74	2,543.10	1,832.36	72.05	3,051.72
4110-00-004	Workers Comp Admin	0.00	127.16	127.16	100.00	263.10	1,271.60	1,008.50	79.31	1,525.92
4110-00-007	Payroll Prep Fees	0.00	31.79	31.79	100.00	102.29	317.90	215.61	67.82	381.48
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-480.40	0.00	480.40	N/A	0.00
4110-07-000	Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4110-99-000	Total Administrative Salaries	0.00	3,919.32	3,919.32	100.00	11,295.25	39,193.20	27,897.95	71.18	47,031.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	100.00	100.00	100.00	32.50	1,000.00	967.50	96.75	1,200.00
4130-02-000	Criminal Background / Credit Checks/L	5.00	25.00	20.00	80.00	89.29	250.00	160.71	64.28	300.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	553.52	0.00	-553.52	N/A	0.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4130-99-000	Total Legal Expense	5.00	225.00	220.00	97.78	675.31	2,250.00	1,574.69	69.99	2,700.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
4171-00-000	Auditing Fees	918.64	925.00	6.36	0.69	10,109.32	9,250.00	-859.32	-9.29	11,100.00
4173-00-000	Management Fee	0.00	1,986.60	1,986.60	100.00	17,879.40	19,866.00	1,986.60	10.00	23,839.20
4173-02-000	Asset Management Fee	492.50	500.00	7.50	1.50	4,992.50	5,000.00	7.50	0.15	6,000.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	710.12	0.00	-710.12	N/A	0.00
4189-00-000	Total Other Admin Expenses	1,411.14	3,446.60	2,035.46	59.06	33,691.34	34,466.00	774.66	2.25	41,359.20
4190-00-000	Miscellaneous Admin Expenses									

Dakota Park Partnership (.partdak)
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Period = Oct 2024

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	834.51	25.00	-809.51	-3,238.04	1,093.58	250.00	-843.58	-337.43	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	237.60	900.00	662.40	73.60	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	716.73	250.00	-466.73	-186.69	300.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4190-08-000	Postage	0.00	50.00	50.00	100.00	165.49	500.00	334.51	66.90	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	1,333.33	1,117.58	83.82	9,764.88	13,333.30	3,568.42	26.76	15,999.96
4190-10-000	Copiers - Lease & Service	0.00	0.00	0.00	N/A	9.34	0.00	-9.34	N/A	0.00
4190-13-000	Internet	94.70	100.00	5.30	5.30	848.86	1,000.00	151.14	15.11	1,200.00
4190-19-000	IT Contract Fees	177.90	177.90	0.00	0.00	1,956.90	1,779.00	-177.90	-10.00	2,134.80
4190-20-000	Bank Fees - Restricted	3.95	0.00	-3.95	N/A	3.95	0.00	-3.95	N/A	0.00
4190-22-000	Other Misc Admin Expenses	159.28	100.00	-59.28	-59.28	3,385.87	1,000.00	-2,385.87	-238.59	1,200.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	210.00	210.00	100.00	0.00	2,100.00	2,100.00	100.00	2,520.00
4190-23-000	Compliance Fees	216.00	0.00	-216.00	N/A	2,172.33	0.00	-2,172.33	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	842.50	1,500.00	657.50	43.83	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	1,702.09	2,411.23	709.14	29.41	21,608.10	24,112.30	2,504.20	10.39	28,934.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,118.23	10,002.15	6,883.92	68.82	67,270.00	100,021.50	32,751.50	32.74	120,025.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	95.70	250.00	154.30	61.72	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	95.70	250.00	154.30	61.72	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	62.16	100.00	37.84	37.84	950.77	1,000.00	49.23	4.92	1,200.00
4320-00-000	Electricity	648.83	800.00	151.17	18.90	6,750.64	8,000.00	1,249.36	15.62	9,600.00
4340-00-000	Garbage/Trash Removal	1,171.38	1,100.00	-71.38	-6.49	10,715.71	11,000.00	284.29	2.58	13,200.00
4390-00-000	Sewer	48.25	150.00	101.75	67.83	2,406.25	1,500.00	-906.25	-60.42	1,800.00
4399-00-000	TOTAL UTILITY EXPENSES	1,930.62	2,150.00	219.38	10.20	20,823.37	21,500.00	676.63	3.15	25,800.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	4,330.19	2,911.77	-1,418.42	-48.71	59,958.78	29,117.70	-30,841.08	-105.92	34,941.24
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-892.16	0.00	892.16	N/A	0.00
4410-06-000	401K-401A Maintenance	171.43	116.47	-54.96	-47.19	2,288.03	1,164.70	-1,123.33	-96.45	1,397.64
4410-07-000	Payroll Taxes Maintenance	328.63	232.94	-95.69	-41.08	4,562.45	2,329.40	-2,233.05	-95.86	2,795.28
4410-08-000	Health/Life Insurance Maint.	917.28	100.00	-817.28	-817.28	6,228.55	1,000.00	-5,228.55	-522.86	1,200.00
4410-09-000	Workers Comp Maintenance	141.14	116.47	-24.67	-21.18	1,774.15	1,164.70	-609.45	-52.33	1,397.64
4410-10-000	Payroll Prep Fees Maint.	32.87	29.12	-3.75	-12.88	608.59	291.20	-317.39	-108.99	349.44
4411-00-000	Maintenance Uniforms	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	142.84	25.00	-117.84	-471.36	1,142.72	250.00	-892.72	-357.09	300.00
4419-00-000	Total General Maint Expense	6,064.38	3,556.77	-2,507.61	-70.50	75,671.11	35,567.70	-40,103.41	-112.75	42,681.24
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-02-000	Supplies-Appliance Parts	0.00	130.00	130.00	100.00	1,272.84	1,300.00	27.16	2.09	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	27.54	150.00	122.46	81.64	670.42	1,500.00	829.58	55.31	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	885.25	250.00	-635.25	-254.10	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	1,304.60	500.00	-804.60	-160.92	600.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	63.30	0.00	-63.30	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	293.50	25.00	-268.50	-1,074.00	760.54	250.00	-510.54	-204.22	300.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	1,844.53	250.00	-1,594.53	-637.81	300.00
4420-08-000	Supplies-Plumbing	55.28	150.00	94.72	63.15	1,082.83	1,500.00	417.17	27.81	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	-137.54	250.00	387.54	155.02	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Oct 2024

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	341.31	2,500.00	2,158.69	86.35	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	16.78	400.00	383.22	95.80	480.00
4429-00-000	Total Materials	376.32	1,020.00	643.68	63.11	8,104.86	10,200.00	2,095.14	20.54	12,240.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	562.00	600.00	38.00	6.33	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	1,118.00	1,000.00	-118.00	-11.80	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	1,199.85	500.00	-699.85	-139.97	600.00
4430-07-000	Contract-Exterminating/Pest Control	105.00	500.00	395.00	79.00	1,622.00	5,000.00	3,378.00	67.56	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	2,000.00	3,000.00	1,000.00	33.33	4,100.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	0.00	400.00	400.00	100.00	4,002.60	4,000.00	-2.60	-0.06	4,800.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	2,000.00	0.00	-2,000.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	0.00	1,000.00	1,000.00	100.00	12,000.00	10,000.00	-2,000.00	-20.00	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	11,400.00	0.00	-11,400.00	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	80.25	0.00	-80.25	N/A	0.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4439-00-000	Total Contract Costs	105.00	3,760.00	3,655.00	97.21	35,984.70	37,600.00	1,615.30	4.30	45,620.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	6,545.70	8,336.77	1,791.07	21.48	119,760.67	83,367.70	-36,392.97	-43.65	100,541.24
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,431.31	2,905.59	-1,525.72	-52.51	35,868.88	29,055.90	-6,812.98	-23.45	34,867.08
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	2,562.13	2,625.00	62.87	2.40	3,150.00
4525-00-000	Real Estate Taxes	966.76	917.83	-48.93	-5.33	9,667.60	9,178.30	-489.30	-5.33	11,013.96
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	850.00	850.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	5,398.07	4,170.92	-1,227.15	-29.42	48,098.61	41,709.20	-6,389.41	-15.32	50,051.04
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	648.00	1,594.00	946.00	59.35	7,159.00	15,940.00	8,781.00	55.09	19,128.00
4715-03-000	FSS Escrow Payments	625.00	0.00	-625.00	N/A	5,625.00	0.00	-5,625.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,273.00	1,594.00	321.00	20.14	12,784.00	15,940.00	3,156.00	19.80	19,128.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	21,137.40	21,137.40	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	21,137.40	-56,862.60	-78,000.00	-137.17	-68,235.12
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	4,155.60	300.00	-3,855.60	-1,285.20	7,359.82	3,000.00	-4,359.82	-145.33	3,600.00
5600-02-000	Stoves/Ranges	0.00	200.00	200.00	100.00	664.05	2,000.00	1,335.95	66.80	2,400.00
5600-03-000	Roofs	0.00	1,000.00	1,000.00	100.00	0.00	10,000.00	10,000.00	100.00	12,000.00
5600-04-000	Hot Water Heaters	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
5600-05-000	Parking Lots/Paving	0.00	600.00	600.00	100.00	0.00	6,000.00	6,000.00	100.00	7,200.00
5600-06-000	Cabinet/Counter Tops	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	2,000.00	2,000.00	100.00	3,500.00	20,000.00	16,500.00	82.50	24,000.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
5600-13-000	Community Room	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5600-14-000	Doors, Windows, Exterior	0.00	100.00	100.00	100.00	87.14	1,000.00	912.86	91.29	1,200.00
5600-15-000	Play Ground Equipment	0.00	1,500.00	1,500.00	100.00	0.00	15,000.00	15,000.00	100.00	18,000.00
5600-16-000	Interior Replacements	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5600-17-000	Ceiling Fans	0.00	100.00	100.00	100.00	289.41	1,000.00	710.59	71.06	1,200.00
5600-18-000	Other Capital Replacement	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	4,155.60	7,800.00	3,644.40	46.72	11,900.42	78,000.00	66,099.58	84.74	93,600.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-7,800.00	-7,800.00	-100.00	0.00	-78,000.00	-78,000.00	-100.00	-93,600.00

Dakota Park Partnership (.partdak)
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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8000-00-000	TOTAL EXPENSES	24,534.96	36,192.58	11,657.62	32.21	301,870.17	361,925.80	60,055.63	16.59	434,810.96
9000-00-000	NET INCOME	992.04	-11,385.08	12,377.12	108.71	-40,238.59	-113,850.80	73,612.21	64.66	-137,120.96
	Net income after depreciation	3,105.78				-7,200.77				

Balance Sheet (With Period Change)

Period = Oct 2024

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		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	5,938.95	8,198.78	-2,259.83
1111-15-000	Cash-Payroll	-4,149.10	-6,227.56	2,078.46
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	2,389.85	2,571.22	-181.37
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	14,489.00	14,489.00	0.00
1112-02-000	Cash Restricted - FSS Escrow	7,713.00	7,088.00	625.00
1112-04-000	Cash Restricted-Reserve for Replac	9,770.42	9,103.75	666.67
1112-99-000	Total Restricted Cash	31,972.42	30,680.75	1,291.67
1119-00-000	TOTAL CASH	34,362.27	33,251.97	1,110.30
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	10,013.91	11,480.91	-1,467.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-8,166.91	-8,166.91	0.00
1122-99-000	TOTAL: AR	1,847.00	3,314.00	-1,467.00
1129-17-000	Due from Renaissance FAM Non ACC	5,424.10	5,424.10	0.00
1129-20-000	Due from LPHC	75,251.87	75,251.87	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	82,522.97	83,989.97	-1,467.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-01-000	Prepaid Insurance	1,301.96	1,301.96	0.00
1211-02-000	Prepaid Software Licenses	2,032.53	2,248.28	-215.75
1213-00-000	Utility Deposit	7,060.00	7,060.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	10,894.49	11,110.24	-215.75
1300-00-000	TOTAL CURRENT ASSETS	127,779.73	128,352.18	-572.45
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	34,672.00	34,672.00	0.00
1400-06-000	Buildings	892,048.00	892,048.00	0.00
1400-06-200	Building Improvements	14,150.00	14,150.00	0.00
1400-08-000	Furniture & Fixtures	7,295.43	7,295.43	0.00
1405-01-000	Accum Depreciation-Buildings	-298,373.10	-296,346.21	-2,026.89
1405-02-000	Accum Depreciation- Misc FF&E	-8,685.00	-8,598.15	-86.85
1410-00-000	Intangible Assets			
1410-02-000	Compliance Fees	1,640.00	1,640.00	0.00
1410-03-000	Monitoring Fees	41,744.00	41,744.00	0.00
1411-01-000	AA Compliance Fees	-1,640.00	-1,640.00	0.00
1411-02-000	AA Monitoring Fees	-41,744.00	-41,744.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	641,107.33	643,221.07	-2,113.74
1499-00-000	TOTAL NONCURRENT ASSETS	641,107.33	643,221.07	-2,113.74
1999-00-000	TOTAL ASSETS	768,887.06	771,573.25	-2,686.19
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	1,442.69	12,109.63	-10,666.94

2114-00-000	Tenant Security Deposits	14,489.00	14,489.00	0.00
2119-92-000	Accrued Property Taxes	10,071.83	9,105.07	966.76
2119-94-000	Accrued Interest - HOPE VI	759,848.07	759,848.07	0.00
2131-00-000	Accrued Interest Payable	18,861.00	18,861.00	0.00
2134-00-000	Accrued Interest - Future Advance	16,608.00	16,608.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27	1,772.27	0.00
2138-00-000	Accrued Audit Fees	-16,835.41	-16,835.41	0.00
2138-00-001	Accrued audit fees - LHA	956.08	37.44	918.64
2145-00-000	Due to Federal Master	24,572.55	20,141.24	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-A	36,481.70	36,481.70	0.00
2146-00-000	Due to LPHC General	15,500.00	15,500.00	0.00
2240-00-000	Tenant Prepaid Rents	2,425.24	2,378.24	47.00
2250-00-000	Contract Retentions	19,974.37	19,974.37	0.00
2260-00-000	Accrued Compensated Absences-Curre	251.11	251.11	0.00
2298-00-002	Note Payable PCHD	239,503.97	239,503.97	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	1,145,922.47	1,150,225.70	-4,303.23
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	466.36	466.36	0.00
2307-00-000	FSS Due to Tenant Long Term	7,713.00	7,088.00	625.00
2310-01-000	Due to Affiliates	149,859.50	149,859.50	0.00
2310-02-000	Due to Partner	19,033.64	19,033.64	0.00
2310-03-000	Due to GP	84,778.00	84,778.00	0.00
2310-04-000	Due to LP	21,142.00	21,142.00	0.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00	714,591.00	0.00
2310-30-000	Permanent Loan - LHA	101,380.00	101,380.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,098,963.50	1,098,338.50	625.00
2499-00-000	TOTAL LIABILITIES	2,244,885.97	2,248,564.20	-3,678.23
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	-1,219,110.00	-1,219,110.00	0.00
2802-02-000	Capital - GP2	240,496.13	240,496.13	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-978,613.87	-978,613.87	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net As	-497,385.04	-498,377.08	992.04
2809-99-000	TOTAL RETAINED EARNINGS:	-497,385.04	-498,377.08	992.04
2899-00-000	TOTAL EQUITY	-1,475,998.91	-1,476,990.95	992.04
2999-00-000	TOTAL LIABILITIES AND EQUITY	768,887.06	771,573.25	-2,686.19

Renaissance Partnership (.partren) Budget Comparison

Period = Oct 2024

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	71,149.00	67,448.00	3,701.00	5.49	671,452.00	674,480.00	-3,028.00	-0.45	809,376.00
3112-02-000 Gain to Lease Sec8	22,575.00	21,566.00	1,009.00	4.68	245,139.00	215,660.00	29,479.00	13.67	258,792.00
3115-00-000 Less: Prepaid Rents	-23.00	0.00	-23.00	N/A	-23.00	0.00	-23.00	N/A	0.00
3119-00-000 Total Rental Income	93,701.00	89,014.00	4,687.00	5.27	916,568.00	890,140.00	26,428.00	2.97	1,068,168.00
3120-00-000 Other Tenant Income									
3120-01-100 Laundry Room Income	0.00	0.00	0.00	N/A	3,278.38	0.00	3,278.38	N/A	0.00
3120-03-000 Damages & Cleaning	0.00	150.00	-150.00	-100.00	428.00	1,500.00	-1,072.00	-71.47	1,800.00
3120-04-000 Late and Admin Charges	0.00	150.00	-150.00	-100.00	330.00	1,500.00	-1,170.00	-78.00	1,800.00
3120-05-000 Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,500.00	-1,500.00	-100.00	1,800.00
3120-06-000 NSF Charges	10.00	25.00	-15.00	-60.00	40.00	250.00	-210.00	-84.00	300.00
3120-09-000 Misc.Tenant Income	35.00	15.00	20.00	133.33	276.00	150.00	126.00	84.00	180.00
3120-10-000 Application Fees	0.00	60.00	-60.00	-100.00	855.00	600.00	255.00	42.50	720.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	600.00	1,000.00	-400.00	-40.00	1,200.00
3129-00-000 Total Other Tenant Income	45.00	650.00	-605.00	-93.08	5,807.38	6,500.00	-692.62	-10.66	7,800.00
3199-00-000 TOTAL TENANT INCOME	93,746.00	89,664.00	4,082.00	4.55	922,375.38	896,640.00	25,735.38	2.87	1,075,968.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	33,870.50	0.00	33,870.50	N/A	367,230.50	0.00	367,230.50	N/A	0.00
3499-00-000 TOTAL GRANT INCOME	33,870.50	0.00	33,870.50	N/A	367,230.50	0.00	367,230.50	N/A	0.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	0.00	90.00	-90.00	-100.00	0.00	900.00	-900.00	-100.00	1,080.00
3610-01-000 Interest Income - Unrestricted	3,609.24	10.00	3,599.24	35,992.40	35,991.44	100.00	35,891.44	35,891.44	120.00
3690-00-000 Other Income	0.00	0.00	0.00	N/A	15,652.53	0.00	15,652.53	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	3,609.24	100.00	3,509.24	3,509.24	51,643.97	1,000.00	50,643.97	5,064.40	1,200.00
3999-00-000 TOTAL INCOME	131,225.74	89,764.00	41,461.74	46.19	1,341,249.85	897,640.00	443,609.85	49.42	1,077,168.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	3,381.92	10,727.53	7,345.61	68.47	69,901.30	107,275.30	37,374.00	34.84	128,730.36
4110-00-001 401K-401A Admin	135.28	137.25	1.97	1.44	2,422.40	1,647.02	-775.38	-47.08	1,990.15
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	254.02	274.51	20.49	7.46	4,791.88	3,294.10	-1,497.78	-45.47	3,980.37
4110-00-004 Workers Comp Admin	109.98	137.25	27.27	19.87	1,748.19	1,647.02	-101.17	-6.14	1,990.15
4110-00-006 Legal Shield - Administrative	0.00	35.00	35.00	100.00	794.85	350.00	-444.85	-127.10	420.00
4110-00-007 Payroll Prep Fees	25.73	34.31	8.58	25.01	601.63	411.74	-189.89	-46.12	497.52
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-6,573.70	0.00	6,573.70	N/A	0.00
4110-07-000 Health/Life Insurance	951.26	890.08	-61.18	-6.87	17,110.81	8,900.80	-8,210.01	-92.24	10,680.96
4110-99-000 Total Administrative Salaries	4,858.19	12,235.93	7,377.74	60.30	90,797.36	123,525.98	32,728.62	26.50	148,289.51
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	1,110.00	1,110.00	100.00	4,625.70	11,100.00	6,474.30	58.33	13,320.00
4130-02-000 Criminal Background / Credit Checks/L	53.85	75.00	21.15	28.20	599.85	750.00	150.15	20.02	900.00
4130-03-000 Tenant Screening	0.00	0.00	0.00	N/A	42.50	0.00	-42.50	N/A	0.00
4130-04-000 General Legal Expense	4,746.50	20.00	-4,726.50	-23,632.50	8,541.50	200.00	-8,341.50	-4,170.75	240.00
4130-99-000 Total Legal Expense	4,800.35	1,205.00	-3,595.35	-298.37	13,809.55	12,050.00	-1,759.55	-14.60	14,460.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	780.00	150.00	-630.00	-420.00	1,231.75	1,500.00	268.25	17.88	1,800.00
4140-00-100 Travel/Mileage	59.36	0.00	-59.36	N/A	87.50	0.00	-87.50	N/A	0.00
4170-00-000 Accounting/Bookkeeping Fees	0.00	540.00	540.00	100.00	13,230.00	5,400.00	-7,830.00	-145.00	6,480.00

Renaissance Partnership (.partren) Budget Comparison

Period = Oct 2024

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4171-00-000	Auditing Fees	2,480.32	775.00	-1,705.32	-220.04	25,726.12	7,750.00	-17,976.12	-231.95	9,300.00
4173-00-000	Management Fee	7,209.04	4,706.66	-2,502.38	-53.17	108,888.52	47,066.60	-61,821.92	-131.35	56,479.92
4173-01-000	Bookkeeping Fee	1,455.00	0.00	-1,455.00	N/A	1,455.00	0.00	-1,455.00	N/A	0.00
4173-02-000	Asset Management Fee	0.00	0.00	0.00	N/A	9,720.00	0.00	-9,720.00	N/A	0.00
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	6,959.13	0.00	-6,959.13	N/A	0.00
4189-00-000	Total Other Admin Expenses	11,983.72	6,571.66	-5,412.06	-82.35	167,298.02	65,716.60	-101,581.42	-154.57	78,859.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	834.52	25.00	-809.52	-3,238.08	1,093.59	250.00	-843.59	-337.44	300.00
4190-02-000	Printing/Publications & Subscriptions	99.83	70.00	-29.83	-42.61	1,231.21	700.00	-531.21	-75.89	840.00
4190-03-000	Advertising Publications	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4190-04-000	Stationery & Office Supplies	142.72	50.00	-92.72	-185.44	4,302.01	500.00	-3,802.01	-760.40	600.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	1,611.07	3,000.00	1,388.93	46.30	3,600.00
4190-07-000	Telephone	1,009.60	300.00	-709.60	-236.53	12,291.90	3,000.00	-9,291.90	-309.73	3,600.00
4190-08-000	Postage	51.97	60.00	8.03	13.38	1,369.02	600.00	-769.02	-128.17	720.00
4190-09-000	Computer Software License Fees/Exp	1,051.81	650.00	-401.81	-61.82	25,772.86	6,500.00	-19,272.86	-296.51	7,800.00
4190-10-000	Copiers - Lease & Service	352.66	130.00	-222.66	-171.28	4,037.54	1,300.00	-2,737.54	-210.58	1,560.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	366.48	0.00	-366.48	N/A	0.00
4190-13-000	Internet	729.73	260.00	-469.73	-180.67	7,397.83	2,600.00	-4,797.83	-184.53	3,120.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000	IT Contract Fees	2,348.28	750.00	-1,598.28	-213.10	9,671.80	7,500.00	-2,171.80	-28.96	9,000.00
4190-22-000	Other Misc Admin Expenses	92.40	200.00	107.60	53.80	8,380.13	2,000.00	-6,380.13	-319.01	2,400.00
4190-22-001	Finance Manager Share Salary	0.00	0.00	0.00	N/A	21.40	0.00	-21.40	N/A	0.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
4190-23-000	Compliance Fees	863.40	0.00	-863.40	N/A	8,634.00	0.00	-8,634.00	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	2,011.20	1,000.00	-1,011.20	-101.12	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	7,576.92	3,495.00	-4,081.92	-116.79	88,338.00	34,950.00	-53,388.00	-152.76	41,940.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,219.18	23,507.59	-5,711.59	-24.30	360,264.33	236,242.58	-124,021.75	-52.50	283,549.43
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,050.04	1,600.00	549.96	34.37	15,853.62	16,000.00	146.38	0.91	19,200.00
4320-00-000	Electricity	3,567.78	4,200.00	632.22	15.05	39,466.34	42,000.00	2,533.66	6.03	50,400.00
4340-00-000	Garbage/Trash Removal	1,760.94	1,600.00	-160.94	-10.06	18,312.82	16,000.00	-2,312.82	-14.46	19,200.00
4390-00-000	Sewer	3,192.19	3,300.00	107.81	3.27	40,981.79	33,000.00	-7,981.79	-24.19	39,600.00
4399-00-000	TOTAL UTILITY EXPENSES	9,570.95	10,700.00	1,129.05	10.55	114,614.57	107,000.00	-7,614.57	-7.12	128,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	18,267.09	17,228.00	-1,039.09	-6.03	279,719.26	172,280.00	-107,439.26	-62.36	206,736.00
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-12,208.29	0.00	12,208.29	N/A	0.00
4410-06-000	401K-401A Maintenance	718.68	689.12	-29.56	-4.29	8,514.84	6,891.20	-1,623.64	-23.56	8,269.44
4410-07-000	Payroll Taxes Maintenance	1,385.08	279.05	-1,106.03	-396.36	20,447.98	3,209.06	-17,238.92	-537.20	3,906.68
4410-08-000	Health/Life Insurance Maint.	5,343.26	2,876.56	-2,466.70	-85.75	54,104.71	28,765.60	-25,339.11	-88.09	34,518.72
4410-09-000	Workers Comp Maintenance	593.63	139.52	-454.11	-325.48	7,557.73	1,604.51	-5,953.22	-371.03	1,953.32
4410-10-000	Payroll Prep Fees Maint.	139.09	34.88	-104.21	-298.77	2,482.08	401.12	-2,080.96	-518.79	488.32
4410-11-000	Legal Shield - Maint	0.00	40.00	40.00	100.00	1,467.35	400.00	-1,067.35	-266.84	480.00
4411-00-000	Maintenance Uniforms	72.12	70.00	-2.12	-3.03	2,459.15	940.00	-1,519.15	-161.61	1,160.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	539.06	400.00	-139.06	-34.76	7,182.26	3,700.00	-3,482.26	-94.12	4,400.00
4419-00-000	Total General Maint Expense	27,058.01	21,757.13	-5,300.88	-24.36	371,727.07	218,191.49	-153,535.58	-70.37	261,912.48
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	367.79	650.00	282.21	43.42	4,399.89	6,500.00	2,100.11	32.31	7,800.00
4420-02-000	Supplies-Appliance Parts	491.05	250.00	-241.05	-96.42	9,371.35	2,500.00	-6,871.35	-274.85	3,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	45.71	1,250.00	1,204.29	96.34	1,500.00

**Renaissance Partnership (.partren)
Budget Comparison**

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-03-100	Hardware Doors/Windows/Locks	250.27	100.00	-150.27	-150.27	3,635.82	1,000.00	-2,635.82	-263.58	1,200.00
4420-03-200	Window Treatments	57.76	130.00	72.24	55.57	1,703.19	1,300.00	-403.19	-31.01	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	1,041.03	200.00	-841.03	-420.52	7,996.73	2,000.00	-5,996.73	-299.84	2,400.00
4420-05-000	Supplies-Exterminating	6.39	0.00	-6.39	N/A	216.97	0.00	-216.97	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	319.07	150.00	-169.07	-112.71	2,882.76	1,500.00	-1,382.76	-92.18	1,800.00
4420-07-000	Repairs - Materials & Supplies	738.77	100.00	-638.77	-638.77	3,593.79	1,000.00	-2,593.79	-259.38	1,200.00
4420-08-000	Supplies-Plumbing	307.57	270.00	-37.57	-13.91	7,241.73	2,700.00	-4,541.73	-168.21	3,240.00
4420-09-000	Supplies- Tools Equipmt	60.92	150.00	89.08	59.39	479.71	1,500.00	1,020.29	68.02	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	1,608.97	3,000.00	1,391.03	46.37	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	76.48	400.00	323.52	80.88	1,153.42	4,000.00	2,846.58	71.16	4,800.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	N/A	3,230.00	0.00	-3,230.00	N/A	0.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	138.76	0.00	-138.76	N/A	0.00
4420-11-000	Supplies- HVAC	343.35	300.00	-43.35	-14.45	3,721.73	3,000.00	-721.73	-24.06	3,600.00
4420-12-000	Supplies- Painting	161.47	200.00	38.53	19.26	3,138.35	2,000.00	-1,138.35	-56.92	2,400.00
4429-00-000	Total Materials	4,221.92	3,325.00	-896.92	-26.98	54,558.88	33,250.00	-21,308.88	-64.09	39,900.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	3,502.42	1,600.00	-1,902.42	-118.90	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	162.00	3,000.00	2,838.00	94.60	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	3,084.50	250.00	-2,834.50	-1,133.80	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	750.00	750.00	100.00	900.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	117.63	0.00	-117.63	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	595.00	500.00	-95.00	-19.00	8,099.00	5,000.00	-3,099.00	-61.98	6,000.00
4430-09-000	Contract-Other	0.00	0.00	0.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	350.00	0.00	-350.00	N/A	0.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	870.00	870.00	100.00	1,150.00	8,700.00	7,550.00	86.78	10,440.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	2,163.50	0.00	-2,163.50	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	499.99	499.99	100.00	15,017.10	4,999.90	-10,017.20	-200.35	5,999.88
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	4,250.00	0.00	-4,250.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	8,000.00	2,585.00	-5,415.00	-209.48	40,000.00	25,850.00	-14,150.00	-54.74	31,020.00
4430-24-200	Grounds-Tree Cutting	0.00	0.00	0.00	N/A	11,000.00	0.00	-11,000.00	N/A	0.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	1,950.00	7,395.80	5,445.80	73.63	8,874.96
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	26,738.00	0.00	-26,738.00	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-27-000	Contract - Lease	1,110.69	380.00	-730.69	-192.29	11,185.00	3,800.00	-7,385.00	-194.34	4,560.00
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
4439-00-000	Total Contract Costs	9,705.69	6,734.57	-2,971.12	-44.12	130,569.15	67,345.70	-63,223.45	-93.88	80,814.84
4499-00-000	TOTAL MAINTENANCE EXPENSES	40,985.62	31,816.70	-9,168.92	-28.82	556,855.10	318,787.19	-238,067.91	-74.68	382,627.32
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	21,419.14	7,361.42	-14,057.72	-190.96	181,359.02	73,614.20	-107,744.82	-146.36	88,337.04
4510-01-000	General Liability Insurance - Auto	0.00	2,605.32	2,605.32	100.00	3,202.20	26,053.20	22,851.00	87.71	31,263.84
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	2,500.00	2,500.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	21,419.14	10,216.74	-11,202.40	-109.65	184,561.22	102,167.40	-82,393.82	-80.65	122,600.88
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	0.00	0.00	0.00	N/A	862.00	0.00	-862.00	N/A	0.00
4715-01-002	Tenant Utility Payments - PH	1,539.00	1,900.00	361.00	19.00	21,964.00	19,000.00	-2,964.00	-15.60	22,800.00
4715-03-000	FSS Escrow Payments	3,304.02	800.00	-2,504.02	-313.00	37,097.99	8,000.00	-29,097.99	-363.72	9,600.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,843.02	2,700.00	-2,143.02	-79.37	59,923.99	27,000.00	-32,923.99	-121.94	32,400.00
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	0.00	0.00	N/A	3,000.00	0.00	-3,000.00	N/A	0.00
4856-00-000	TD Bank Loan	20,639.37	20,639.37	0.00	0.00	206,034.13	205,043.70	-990.43	-0.48	246,322.44
4857-00-000	Debt Service Contra Account	-16,231.61	15,780.79	32,012.40	202.86	-162,398.89	157,807.90	320,206.79	202.91	189,369.48
4899-00-000	TOTAL FINANCING EXPENSES	4,407.76	36,420.16	32,012.40	87.90	46,635.24	362,851.60	316,216.36	87.15	435,691.92

Renaissance Partnership (.partren)
Budget Comparison

Period = Oct 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	57,653.22	0.00	0.00	576,532.20	576,532.20	0.00	0.00	691,838.64
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	2,479.90	2,479.90	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	43,881.21	-14,020.00	-31.95	579,012.10	438,812.10	-140,200.00	-31.95	526,574.52
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	1,601.79	900.00	-701.79	-77.98	5,464.56	9,000.00	3,535.44	39.28	10,800.00
5600-02-000	Stoves/Ranges	0.00	600.00	600.00	100.00	6,158.22	6,000.00	-158.22	-2.64	7,200.00
5600-03-000	Roofs	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	1,249.80	250.00	-999.80	-399.92	2,362.82	2,500.00	137.18	5.49	3,000.00
5600-05-000	Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
5600-06-000	Cabinet/Counter Tops	0.00	400.00	400.00	100.00	3,355.00	4,000.00	645.00	16.12	4,800.00
5600-07-000	Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	15,000.00	15,000.00	100.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	4,000.00	4,000.00	100.00	52,802.87	40,000.00	-12,802.87	-32.01	48,000.00
5600-12-000	Carpet & Flooring Replacement	3,754.51	0.00	-3,754.51	N/A	20,481.79	0.00	-20,481.79	N/A	0.00
5600-13-000	Community Room	0.00	250.00	250.00	100.00	0.00	2,500.00	2,500.00	100.00	3,000.00
5600-14-000	Doors, Windows, Exterior	0.00	0.00	0.00	N/A	3,818.22	0.00	-3,818.22	N/A	0.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	25,000.00	25,000.00	100.00	30,000.00
5600-16-000	Interior Replacements	0.00	0.00	0.00	N/A	1,412.00	0.00	-1,412.00	N/A	0.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	1,200.00	1,200.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	0.00	2,500.00	2,500.00	100.00	27,487.84	25,000.00	-2,487.84	-9.95	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	6,606.10	14,020.00	7,413.90	52.88	123,343.32	140,200.00	16,856.68	12.02	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-140,200.00	-140,200.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	174,952.98	187,432.40	12,479.42	6.66	2,025,209.87	1,874,760.87	-150,449.00	-8.02	2,250,124.07
9000-00-000	NET INCOME	-43,727.24	-97,668.40	53,941.16	55.23	-683,960.02	-977,120.87	293,160.85	30.00	-1,172,956.07
	Net income after depreciation	14,173.97				18,395.40				

Balance Sheet (With Period Change)

Period = Oct 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	771.10	2,792.79	-2,021.69
1111-15-000	Cash-Payroll	34,913.14	22,797.35	12,115.79
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	36,684.24	26,590.14	10,094.10
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	61,370.99	61,520.99	-150.00
1112-02-000	Cash Restricted - FSS Escrow	86,310.01	82,876.93	3,433.08
1112-04-000	Cash Restricted-Reserve for Replac	20,196.35	16,969.68	3,226.67
1112-06-000	Cash Restricted - Reserve/Escrow	1,763,809.93	1,760,396.74	3,413.19
1112-07-000	Restricted Cash - Partnership Devm	1,179.16	1,179.16	0.00
1112-08-000	Restricted Cash - OA Reserve	79,803.79	79,675.71	128.08
1112-09-000	Restricted Cash - AA Reserve	48,971.19	48,903.22	67.97
1112-99-000	Total Restricted Cash	2,061,641.42	2,051,522.43	10,118.99
1119-00-000	TOTAL CASH	2,098,325.66	2,078,112.57	20,213.09
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	63,996.61	56,547.98	7,448.63
1122-01-000	Allowance for Doubtful Accounts-Tenar	-28,628.73	-28,628.73	0.00
1122-99-000	TOTAL: AR	35,367.88	27,919.25	7,448.63
1129-00-000	A/R-Other	1,927.36	1,927.36	0.00
1129-16-000	Due from Dakota Park Non-ACC	36,481.70	36,481.70	0.00
1129-96-000	Due from Central Office Cost Center	65,458.31	65,458.31	0.00
1129-99-000	TOTAL: DUE FROM	101,940.01	101,940.01	0.00
1138-14-000	Renaissance Family-Operating Subsidy	1.00	1.00	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	139,236.25	131,787.62	7,448.63
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	3,421.89	3,421.89	0.00
1211-02-000	Prepaid Software Licenses	10,518.17	11,569.98	-1,051.81
1213-03-000	Utility Deposit - Electric	20,500.00	20,500.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	35,440.06	36,491.87	-1,051.81
1300-00-000	TOTAL CURRENT ASSETS	2,273,001.97	2,246,392.06	26,609.91
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	21,105,584.03	21,105,584.03	0.00
1400-06-200	Building Improvements	438,566.64	438,566.64	0.00
1400-07-000	Machinery & Equipment	150,483.39	150,483.39	0.00
1400-07-001	Automobiles/Vehicles	9,799.80	9,799.80	0.00
1400-08-000	Furniture & Fixtures	596,258.81	596,258.81	0.00
1400-10-000	Site Improvement-Infrastructure	2,382,356.15	2,382,356.15	0.00
1405-01-000	Accum Depreciation-Buildings	-11,069,206.06	-11,022,159.89	-47,046.17
1405-02-000	Accum Depreciation- Misc FF&E	-762,672.74	-761,992.17	-680.57
1405-03-000	Accum Depreciation-Infrastructure	-2,510,852.12	-2,500,925.64	-9,926.48
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	91,968.00	91,968.00	0.00
1410-01-001	Amortization Loan Cost	-6,131.00	-6,131.00	0.00
1410-02-000	Compliance Fees	100.00	100.00	0.00
1410-03-000	Monitoring Fees	131,658.00	131,658.00	0.00

1411-01-000	AA Compliance Fees	-75.88	-75.60	-0.28
1411-02-000	AA Monitoring Fees	-131,658.00	-131,658.00	0.00
1411-03-000	AA Loan Costs	-24,089.66	-23,841.95	-247.71
1420-00-000	TOTAL FIXED ASSETS (NET)	10,414,351.36	10,472,252.57	-57,901.21
1465-01-000	Dwelling Equipment	4,463.00	4,463.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,418,814.36	10,476,715.57	-57,901.21
1999-00-000	TOTAL ASSETS	12,691,816.33	12,723,107.63	-31,291.30
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	23,734.08	34,331.56	-10,597.48
2114-00-000	Tenant Security Deposits	54,865.39	55,165.39	-300.00
2114-02-000	Security Deposit Clearing Account	1,800.00	1,800.00	0.00
2114-03-000	Security Deposit-Pet	6,505.60	6,505.60	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17	10,976.17	0.00
2138-00-000	Accrued Audit Fees	-20,043.74	-20,043.74	0.00
2138-00-001	Accrued audit fees - LHA	2,248.92	-231.40	2,480.32
2145-00-000	Due to Federal Master	101,852.86	80,846.02	21,006.84
2145-01-000	Due to (13) Dakota Park Public Housing	2,672.05	2,672.05	0.00
2145-04-000	Due to (16) Dakota Park Non-ACC	2,752.05	2,752.05	0.00
2146-00-000	Due to LPHC General	10,000.00	10,000.00	0.00
2149-27-000	Due to West Lake Mgmt.	1,623.00	1,623.00	0.00
2149-96-000	Due to Central Office Cost Center	355.13	355.13	0.00
2150-00-000	HAP Overpayments	900.00	900.00	0.00
2240-00-000	Tenant Prepaid Rents	7,967.19	7,381.42	585.77
2250-00-000	Contract Retentions	38,732.51	38,732.51	0.00
2255-00-004	State of FL Unclaimed Funds	-971.00	-971.00	0.00
2260-00-000	Accrued Compensated Absences-Curre	14,959.13	14,959.13	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	260,929.34	247,753.89	13,175.45
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	27,741.24	27,741.24	0.00
2307-00-000	FSS Due to Tenant Long Term	86,310.01	82,876.93	3,433.08
2310-00-000	Notes Payable-LT	381,200.32	381,200.32	0.00
2310-40-000	Note Payable	1,882,205.71	1,882,205.71	0.00
2310-40-001	Short Term - Note Payable	8,944.74	13,117.33	-4,172.59
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,386,402.02	2,387,141.53	-739.51
2499-00-000	TOTAL LIABILITIES	2,647,331.36	2,634,895.42	12,435.94
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	6,924,129.41	6,924,129.41	0.00
2802-02-000	Capital - GP2	7,123,264.00	7,123,264.00	0.00
2803-00-000	GP Equity	1,308,453.00	1,308,453.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	15,355,846.41	15,355,846.41	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net As	-5,311,361.44	-5,267,634.20	-43,727.24
2809-99-000	TOTAL RETAINED EARNINGS:	-5,311,361.44	-5,267,634.20	-43,727.24
2899-00-000	TOTAL EQUITY	10,044,484.97	10,088,212.21	-43,727.24
2999-00-000	TOTAL LIABILITIES AND EQUITY	12,691,816.33	12,723,107.63	-31,291.30

Colton Meadow, LLLP (56)
Budget Comparison

Period = Oct 2024

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	44,106.50	47,030.00	-2,923.50	-6.22	439,594.50	470,300.00	-30,705.50	-6.53	564,360.00
3112-02-000	Gain to Lease Sec8	28,667.50	20,208.00	8,459.50	41.86	248,879.95	202,080.00	46,799.95	23.16	242,496.00
3119-00-000	Total Rental Income	72,774.00	67,238.00	5,536.00	8.23	688,474.45	672,380.00	16,094.45	2.39	806,856.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,500.00	-1,500.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	120.00	150.00	-30.00	-20.00	57.01	1,500.00	-1,442.99	-96.20	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,500.00	-1,500.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	0.00	150.00	-150.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	360.00	600.00	-240.00	-40.00	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	120.00	650.00	-530.00	-81.54	417.01	6,500.00	-6,082.99	-93.58	7,800.00
3199-00-000	TOTAL TENANT INCOME	72,894.00	67,888.00	5,006.00	7.37	688,891.46	678,880.00	10,011.46	1.47	814,656.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	1,012.65	90.00	922.65	1,025.17	12,764.87	900.00	11,864.87	1,318.32	1,080.00
3610-01-000	Interest Income - Unrestricted	14.37	10.00	4.37	43.70	225.81	100.00	125.81	125.81	120.00
3699-00-000	TOTAL OTHER INCOME	1,027.02	100.00	927.02	927.02	12,990.68	1,000.00	11,990.68	1,199.07	1,200.00
3999-00-000	TOTAL INCOME	73,921.02	67,988.00	5,933.02	8.73	701,882.14	679,880.00	22,002.14	3.24	815,856.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,440.66	3,431.37	-1,009.29	-29.41	53,266.01	41,176.42	-12,089.59	-29.36	49,754.84
4110-00-001	401K-401A Admin	147.20	137.25	-9.95	-7.25	1,630.99	1,647.02	16.03	0.97	1,990.15
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	338.26	274.51	-63.75	-23.22	3,978.73	3,294.10	-684.63	-20.78	3,980.37
4110-00-004	Workers Comp Admin	144.53	137.25	-7.28	-5.30	1,466.44	1,647.02	180.58	10.96	1,990.15
4110-00-006	Legal Shield - Administrative	0.00	35.00	35.00	100.00	221.40	350.00	128.60	36.74	420.00
4110-00-007	Payroll Prep Fees	33.75	34.31	0.56	1.63	470.73	411.74	-58.99	-14.33	497.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,781.58	0.00	1,781.58	N/A	0.00
4110-07-000	Health/Life Insurance	1,444.90	838.46	-606.44	-72.33	13,590.04	8,384.60	-5,205.44	-62.08	10,061.52
4110-99-000	Total Administrative Salaries	6,549.30	4,888.15	-1,661.15	-33.98	72,842.76	56,910.90	-15,931.86	-27.99	68,694.55
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	1,110.00	1,110.00	100.00	2,452.40	11,100.00	8,647.60	77.91	13,320.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	75.00	75.00	100.00	385.90	750.00	364.10	48.55	900.00
4130-04-000	General Legal Expense	0.00	20.00	20.00	100.00	1,235.00	200.00	-1,035.00	-517.50	240.00
4130-99-000	Total Legal Expense	0.00	1,205.00	1,205.00	100.00	4,073.30	12,050.00	7,976.70	66.20	14,460.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	150.00	150.00	100.00	1,680.27	1,500.00	-180.27	-12.02	1,800.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	7.59	0.00	-7.59	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	5,400.00	5,400.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	775.00	-147.92	-19.09	5,356.26	7,750.00	2,393.74	30.89	9,300.00
4173-00-000	Management Fee	4,878.83	4,706.66	-172.17	-3.66	46,748.64	47,066.60	317.96	0.68	56,479.92
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	4,000.00	1,000.00	25.00	4,800.00
4189-00-000	Total Other Admin Expenses	6,341.75	6,571.66	229.91	3.50	62,192.76	65,716.60	3,523.84	5.36	78,859.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	602.17	250.00	-352.17	-140.87	300.00
4190-02-000	Printing/Publications & Subscriptions	46.26	70.00	23.74	33.91	903.88	700.00	-203.88	-29.13	840.00
4190-03-000	Advertising Publications	275.00	200.00	-75.00	-37.50	2,750.00	2,000.00	-750.00	-37.50	2,400.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Oct 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000	Stationery & Office Supplies	160.56	50.00	-110.56	-221.12	1,312.78	500.00	-812.78	-162.56	600.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	410.07	3,000.00	2,589.93	86.33	3,600.00
4190-07-000	Telephone	0.00	300.00	300.00	100.00	1,306.41	3,000.00	1,693.59	56.45	3,600.00
4190-08-000	Postage	10.07	60.00	49.93	83.22	185.27	600.00	414.73	69.12	720.00
4190-09-000	Computer Software License Fees/Exp	388.86	650.00	261.14	40.18	5,327.72	6,500.00	1,172.28	18.04	7,800.00
4190-10-000	Copiers - Lease & Service	73.82	130.00	56.18	43.22	623.27	1,300.00	676.73	52.06	1,560.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	249.43	260.00	10.57	4.07	2,485.21	2,600.00	114.79	4.42	3,120.00
4190-19-000	IT Contract Fees	1,280.88	750.00	-530.88	-70.78	6,528.76	7,500.00	971.24	12.95	9,000.00
4190-22-000	Other Misc Admin Expenses	72.72	200.00	127.28	63.64	2,508.47	2,000.00	-508.47	-25.42	2,400.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	348.80	4,000.00	3,651.20	91.28	4,800.00
4190-23-000	Compliance Fees	348.80	0.00	-348.80	N/A	3,139.20	0.00	-3,139.20	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	1,261.60	1,000.00	-261.60	-26.16	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	2,906.40	3,495.00	588.60	16.84	29,815.77	34,950.00	5,134.23	14.69	41,940.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,797.45	16,159.81	362.36	2.24	168,924.59	169,627.50	702.91	0.41	203,954.47
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	150.00	150.00	100.00	94.36	1,500.00	1,405.64	93.71	1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	100.00	94.36	1,500.00	1,405.64	93.71	1,800.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	452.00	600.00	148.00	24.67	5,135.27	6,000.00	864.73	14.41	7,200.00
4340-00-000	Garbage/Trash Removal	4,725.14	3,100.00	-1,625.14	-52.42	35,866.49	31,000.00	-4,866.49	-15.70	37,200.00
4390-01-100	Water/Sewer Combined	5,799.06	5,600.00	-199.06	-3.55	59,117.80	56,000.00	-3,117.80	-5.57	67,200.00
4399-00-000	TOTAL UTILITY EXPENSES	10,976.20	9,300.00	-1,676.20	-18.02	100,119.56	93,000.00	-7,119.56	-7.66	111,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,461.59	3,488.10	1,026.51	29.43	48,026.32	40,113.15	-7,913.17	-19.73	48,833.40
4410-01-020	Maint Grounds-Overtime	0.00	0.00	0.00	N/A	1,788.75	0.00	-1,788.75	N/A	0.00
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-3,308.65	0.00	3,308.65	N/A	0.00
4410-06-000	401K-401A Maintenance	98.46	139.52	41.06	29.43	1,641.71	1,604.51	-37.20	-2.32	1,953.32
4410-07-000	Payroll Taxes Maintenance	213.07	279.05	65.98	23.64	3,570.82	3,209.06	-361.76	-11.27	3,906.68
4410-08-000	Health/Life Insurance Maint.	1,208.50	568.92	-639.58	-112.42	15,606.57	5,689.20	-9,917.37	-174.32	6,827.04
4410-09-000	Workers Comp Maintenance	80.37	139.52	59.15	42.40	1,245.36	1,604.51	359.15	22.38	1,953.32
4410-10-000	Payroll Prep Fees Maint.	18.66	34.88	16.22	46.50	422.05	401.12	-20.93	-5.22	488.32
4410-11-000	Legal Shield - Maint	0.00	40.00	40.00	100.00	306.10	400.00	93.90	23.48	480.00
4411-00-000	Maintenance Uniforms	22.75	70.00	47.25	67.50	750.75	940.00	189.25	20.13	1,160.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	282.62	400.00	117.38	29.34	4,419.39	3,700.00	-719.39	-19.44	4,400.00
4419-00-000	Total General Maint Expense	4,386.02	5,159.99	773.97	15.00	74,469.17	57,661.55	-16,807.62	-29.15	70,002.08
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	650.00	650.00	100.00	6,284.22	6,500.00	215.78	3.32	7,800.00
4420-02-000	Supplies-Appliance Parts	325.90	250.00	-75.90	-30.36	10,348.48	2,500.00	-7,848.48	-313.94	3,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	643.56	1,250.00	606.44	48.52	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	275.66	100.00	-175.66	-175.66	3,000.41	1,000.00	-2,000.41	-200.04	1,200.00
4420-03-200	Window Treatments	110.97	130.00	19.03	14.64	1,691.24	1,300.00	-391.24	-30.10	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	250.51	200.00	-50.51	-25.26	8,790.77	2,000.00	-6,790.77	-339.54	2,400.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	238.08	0.00	-238.08	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	340.36	150.00	-190.36	-126.91	2,543.44	1,500.00	-1,043.44	-69.56	1,800.00
4420-06-001	Supplies-Janitorial (Emma Turner)	0.00	0.00	0.00	N/A	47.24	0.00	-47.24	N/A	0.00
4420-07-000	Repairs - Materials & Supplies	361.44	100.00	-261.44	-261.44	846.12	1,000.00	153.88	15.39	1,200.00
4420-08-000	Supplies-Plumbing	33.22	270.00	236.78	87.70	6,490.70	2,700.00	-3,790.70	-140.40	3,240.00
4420-09-000	Supplies- Tools Equipmt	131.32	150.00	18.68	12.45	642.03	1,500.00	857.97	57.20	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	376.36	3,000.00	2,623.64	87.45	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	89.00	4,000.00	3,911.00	97.78	4,800.00
4420-11-000	Supplies- HVAC	322.06	300.00	-22.06	-7.35	4,945.59	3,000.00	-1,945.59	-64.85	3,600.00
4420-12-000	Supplies- Painting	0.00	200.00	200.00	100.00	3,837.86	2,000.00	-1,837.86	-91.89	2,400.00

Colton Meadow, LLLP (56)
Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4429-00-000	Total Materials	2,151.44	3,325.00	1,173.56	35.30	50,815.10	33,250.00	-17,565.10	-52.83	39,900.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	1,054.50	1,600.00	545.50	34.09	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	750.00	750.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	411.09	500.00	88.91	17.78	5,260.97	5,000.00	-260.97	-5.22	6,000.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	870.00	870.00	100.00	21,645.00	8,700.00	-12,945.00	-148.79	10,440.00
4430-18-000	Contract-Alarm Monitoring	0.00	499.99	499.99	100.00	5,230.44	4,999.90	-230.54	-4.61	5,999.88
4430-24-000	Contract-Grounds-Landscaping	4,000.00	2,585.00	-1,415.00	-54.74	20,000.00	25,850.00	5,850.00	22.63	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	7,360.00	7,395.80	35.80	0.48	8,874.96
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	11,540.75	0.00	-11,540.75	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-27-000	Contract - Lease	1,271.52	380.00	-891.52	-234.61	7,449.82	3,800.00	-3,649.82	-96.05	4,560.00
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
4439-00-000	Total Contract Costs	5,682.61	6,734.57	1,051.96	15.62	79,541.48	67,345.70	-12,195.78	-18.11	80,814.84
4499-00-000	TOTAL MAINTENANCE EXPENSES	12,220.07	15,219.56	2,999.49	19.71	204,825.75	158,257.25	-46,568.50	-29.43	190,716.92
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,377.71	7,361.42	-2,016.29	-27.39	78,746.68	73,614.20	-5,132.48	-6.97	88,337.04
4510-01-000	General Liability Insurance - Auto	658.75	2,605.32	1,946.57	74.72	7,317.13	26,053.20	18,736.07	71.91	31,263.84
4525-00-000	Real Estate Taxes	2,769.95	2,524.40	-245.55	-9.73	27,699.50	25,244.00	-2,455.50	-9.73	30,292.80
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	-2,851.00	2,500.00	5,351.00	214.04	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	12,806.41	12,741.14	-65.27	-0.51	110,912.31	127,411.40	16,499.09	12.95	152,893.68
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	2,008.77	669.59	-1,339.18	-200.00	4,017.54	6,695.90	2,678.36	40.00	8,035.08
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	10,261.90	10,261.90	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	152.16	152.16	0.00	0.00	1,521.60	1,521.60	0.00	0.00	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	28,180.00	28,180.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	6,005.12	4,665.94	-1,339.18	-28.70	43,981.04	46,659.40	2,678.36	5.74	55,991.28
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	391,771.90	391,771.90	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	11,594.20	11,594.20	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	403,366.10	263,166.10	-140,200.00	-53.27	315,799.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	0.00	9,000.00	9,000.00	100.00	10,800.00
5600-02-000	Stoves/Ranges	0.00	600.00	600.00	100.00	12.52	6,000.00	5,987.48	99.79	7,200.00
5600-03-000	Roofs	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	250.00	250.00	100.00	0.00	2,500.00	2,500.00	100.00	3,000.00
5600-05-000	Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
5600-06-000	Cabinet/Counter Tops	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
5600-07-000	Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	15,000.00	15,000.00	100.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	4,000.00	4,000.00	100.00	9,448.52	40,000.00	30,551.48	76.38	48,000.00
5600-13-000	Community Room	0.00	250.00	250.00	100.00	0.00	2,500.00	2,500.00	100.00	3,000.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	25,000.00	25,000.00	100.00	30,000.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	1,200.00	1,200.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	2,109.84	2,500.00	390.16	15.61	23,110.56	25,000.00	1,889.44	7.56	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	2,109.84	14,020.00	11,910.16	84.95	32,571.60	140,200.00	107,628.40	76.77	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-140,200.00	-140,200.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	100,251.70	112,593.06	12,341.36	10.96	1,064,795.31	1,140,021.65	75,226.34	6.60	1,369,235.67
9000-00-000	NET INCOME	-26,330.68	-44,605.06	18,274.38	40.97	-362,913.17	-460,141.65	97,228.48	21.13	-553,379.67

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Net income after depreciation	16,115.77				73024.53				

Balance Sheet (With Period Change)

Period = Oct 2024

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		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	46,240.26	34,362.77	11,877.49
1111-15-000	Cash-Payroll	26,263.06	34,723.55	-8,460.49
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	73,103.32	69,686.32	3,417.00
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	28,575.00	28,575.00	0.00
1112-03-000	Cash Restricted-Operating Reserve	449,666.32	449,666.32	0.00
1112-04-000	Cash Restricted-Reserve for Replac	241,191.51	238,125.19	3,066.32
1112-05-000	Cash-Tax & Insurance Escrow	106,190.62	91,827.96	14,362.66
1112-99-000	Total Restricted Cash	825,623.45	808,194.47	17,428.98
1119-00-000	TOTAL CASH	898,726.77	877,880.79	20,845.98
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	37,971.90	35,757.72	2,214.18
1122-01-000	Allowance for Doubtful Accounts-Tenar	-11,641.27	-11,641.27	0.00
1122-99-000	TOTAL: AR	26,330.63	24,116.45	2,214.18
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61	101,151.61	0.00
1129-99-000	TOTAL: DUE FROM	101,151.61	101,151.61	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	127,482.24	125,268.06	2,214.18
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	1,194.46	1,393.55	-199.09
1211-01-000	Prepaid Insurance	70,756.33	79,962.25	-9,205.92
1211-02-000	Prepaid Software Licenses	3,888.60	4,277.46	-388.86
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	81,839.39	91,633.26	-9,793.87
1300-00-000	TOTAL CURRENT ASSETS	1,108,048.40	1,094,782.11	13,266.29
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	300,000.00	300,000.00	0.00
1400-06-000	Buildings	856,353.89	856,353.89	0.00
1400-06-100	Building Acquisition	2,010,000.00	2,010,000.00	0.00
1400-06-200	Building Improvements	5,861,925.11	5,861,925.11	0.00
1400-07-000	Machinery & Equipment	67,970.48	67,970.48	0.00
1400-07-001	Automobiles/Vehicles	15,484.50	15,484.50	0.00
1400-08-000	Furniture & Fixtures	1,503,657.00	1,503,657.00	0.00
1400-10-000	Site Improvement-Infrastructure	1,496,187.97	1,496,187.97	0.00
1405-01-000	Accum Depreciation-Buildings	-5,867,537.01	-5,828,359.82	-39,177.19
1410-00-000	Intangible Assets			
1410-02-001	Amortization Tax Credit Fees	-191,289.44	-190,130.02	-1,159.42
1410-03-000	Monitoring Fees	208,695.00	208,695.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	6,261,447.50	6,301,784.11	-40,336.61
1450-01-000	Site Improvement	16,364.00	16,364.00	0.00
1470-01-000	Non-Dwelling Structures	28,019.32	28,019.32	0.00
1475-01-000	Non-Dwelling Equipment	60,262.45	60,262.45	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	6,366,093.27	6,406,429.88	-40,336.61
1999-00-000	TOTAL ASSETS	7,474,141.67	7,501,211.99	-27,070.32

2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	8,840.25	15,107.79	-6,267.54
2114-00-000	Tenant Security Deposits	27,475.00	27,475.00	0.00
2114-02-000	Security Deposit Clearing Account	-2,851.00	-2,851.00	0.00
2114-03-000	Security Deposit-Pet	1,100.00	1,100.00	0.00
2119-92-000	Accrued Property Taxes	27,699.57	24,929.62	2,769.95
2119-96-000	Accrued Management Fee Payable	3,000.00	3,000.00	0.00
2131-00-000	Accrued Interest Payable	8,950.11	7,771.76	1,178.35
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30	3,283.30	0.00
2138-00-000	Accrued Audit Fees	-543.74	-1,466.66	922.92
2149-29-000	Due to Polk County Developers, Inc.	362,901.17	362,901.17	0.00
2240-00-000	Tenant Prepaid Rents	4,233.95	3,577.27	656.68
2260-00-000	Accrued Compensated Absences-Curre	1,754.03	1,754.03	0.00
2296-00-000	First Mortgage - TCAP	1,231,424.00	1,231,424.00	0.00
2296-01-000	Tax Credit Exchange Program (TCEP)	1,692,262.40	1,692,262.40	0.00
2296-02-000	HOME Funds	115,899.60	115,899.60	0.00
2297-00-000	Mortgage Note Payable	450,845.00	450,845.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	3,933,273.64	3,934,013.28	-739.64
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,257.50	3,257.50	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	6,257.50	6,257.50	0.00
2499-00-000	TOTAL LIABILITIES	3,939,531.14	3,940,270.78	-739.64
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	1,205,286.00	1,205,286.00	0.00
2803-00-000	GP Equity	46.12	46.12	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12	1,205,332.12	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net As	2,329,278.41	2,355,609.09	-26,330.68
2809-99-000	TOTAL RETAINED EARNINGS:	2,329,278.41	2,355,609.09	-26,330.68
2899-00-000	TOTAL EQUITY	3,534,610.53	3,560,941.21	-26,330.68
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,474,141.67	7,501,211.99	-27,070.32

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Oct 2024

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	46,412.00	42,218.00	4,194.00	9.93	442,822.00	423,315.00	19,507.00	4.61	507,751.00
3112-02-000	Gain to Lease Sec8	26,732.00	21,126.00	5,606.00	26.54	245,799.00	212,872.00	32,927.00	15.47	255,124.00
3119-00-000	Total Rental Income	73,144.00	63,344.00	9,800.00	15.47	688,621.00	636,187.00	52,434.00	8.24	762,875.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	1,110.00	650.00	460.00	70.77	780.00
3120-04-000	Late and Admin Charges	0.00	100.00	-100.00	-100.00	30.00	1,000.00	-970.00	-97.00	1,200.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	50.00	-50.00	-100.00	0.00	650.00	-650.00	-100.00	750.00
3120-10-000	Application Fees	30.00	50.00	-20.00	-40.00	320.00	500.00	-180.00	-36.00	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	30.00	415.00	-385.00	-92.77	1,460.00	4,300.00	-2,840.00	-66.05	5,130.00
3199-00-000	TOTAL TENANT INCOME	73,174.00	63,759.00	9,415.00	14.77	690,081.00	640,487.00	49,594.00	7.74	768,005.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	1,111.39	10.00	1,101.39	11,013.90	13,719.10	190.00	13,529.10	7,120.58	210.00
3610-01-000	Interest Income - Unrestricted	22.45	10.00	12.45	124.50	325.10	215.00	110.10	51.21	235.00
3690-00-000	Other Income	840.00	0.00	840.00	N/A	840.00	0.00	840.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	1,973.84	20.00	1,953.84	9,769.20	14,884.20	405.00	14,479.20	3,575.11	445.00
3999-00-000	TOTAL INCOME	75,147.84	63,779.00	11,368.84	17.83	704,965.20	640,892.00	64,073.20	10.00	768,450.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,527.24	5,471.18	943.94	17.25	54,704.72	62,918.57	8,213.85	13.05	76,596.52
4110-00-001	401K-401A Admin	150.67	218.85	68.18	31.15	1,671.82	2,516.76	844.94	33.57	3,063.88
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	342.73	437.69	94.96	21.70	4,126.56	5,033.45	906.89	18.02	6,127.68
4110-00-004	Workers Comp Admin	147.34	218.85	71.51	32.68	1,496.75	2,516.76	1,020.01	40.53	3,063.88
4110-00-006	Legal Shield - Administrative	0.00	45.85	-45.85	-100.00	418.90	458.50	39.60	8.64	550.20
4110-00-007	Payroll Prep Fees	34.42	54.71	20.29	37.09	480.39	629.18	148.79	23.65	765.96
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,049.92	0.00	1,049.92	N/A	0.00
4110-07-000	Health/Life Insurance	458.38	380.26	-78.12	-20.54	4,255.30	3,477.82	-777.48	-22.36	4,130.08
4110-99-000	Total Administrative Salaries	5,660.78	6,827.39	1,166.61	17.09	66,104.52	77,551.04	11,446.52	14.76	94,298.20
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	162.50	500.00	337.50	67.50	600.00
4130-02-000	Criminal Background / Credit Checks/L	17.95	50.00	32.05	64.10	251.30	500.00	248.70	49.74	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4130-99-000	Total Legal Expense	17.95	150.00	132.05	88.03	413.80	1,500.00	1,086.20	72.41	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	149.00	150.00	1.00	0.67	427.50	1,500.00	1,072.50	71.50	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	9.60	250.00	240.40	96.16	300.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	562.50	562.50	100.00	5,062.50	5,625.00	562.50	10.00	6,750.00
4171-00-000	Auditing Fees	922.92	775.00	-147.92	-19.09	5,356.26	7,750.00	2,393.74	30.89	9,300.00
4173-00-000	Management Fee	5,150.74	4,434.08	-716.66	-16.16	47,248.18	44,533.09	-2,715.09	-6.10	53,401.25
4173-01-000	Bookkeeping Fee	562.50	0.00	-562.50	N/A	562.50	0.00	-562.50	N/A	0.00
4173-02-000	Asset Management Fee	0.00	0.00	0.00	N/A	10,354.91	0.00	-10,354.91	N/A	0.00
4173-03-000	Asset Management Fee-FHFC	0.00	850.00	850.00	100.00	3,000.00	8,500.00	5,500.00	64.71	10,200.00
4189-00-000	Total Other Admin Expenses	6,785.16	6,796.58	11.42	0.17	72,021.45	68,158.09	-3,863.36	-5.67	81,751.25
4190-00-000	Miscellaneous Admin Expenses									

Villas at Lake Bonnet, LLLP (57) Budget Comparison

Period = Oct 2024

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	259.07	500.00	240.93	48.19	600.00
4190-02-000	Printing/Publications & Subscriptions	45.26	50.00	4.74	9.48	688.81	500.00	-188.81	-37.76	600.00
4190-03-000	Advertising Publications	0.00	225.00	225.00	100.00	2,475.00	2,250.00	-225.00	-10.00	2,700.00
4190-04-000	Stationery & Office Supplies	266.25	200.00	-66.25	-33.12	1,268.28	2,000.00	731.72	36.59	2,400.00
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	410.07	1,250.00	839.93	67.19	1,500.00
4190-07-000	Telephone	0.00	155.00	155.00	100.00	997.07	1,550.00	552.93	35.67	1,860.00
4190-08-000	Postage	10.07	65.00	54.93	84.51	324.45	650.00	325.55	50.08	780.00
4190-09-000	Computer Software License Fees/Exp	404.55	750.00	345.45	46.06	5,877.03	7,500.00	1,622.97	21.64	9,000.00
4190-10-000	Copiers - Lease & Service	82.89	150.00	67.11	44.74	804.44	1,500.00	695.56	46.37	1,800.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	209.33	200.00	-9.33	-4.66	2,072.08	2,000.00	-72.08	-3.60	2,400.00
4190-19-000	IT Contract Fees	1,280.88	800.00	-480.88	-60.11	6,101.80	8,000.00	1,898.20	23.73	9,600.00
4190-22-000	Other Misc Admin Expenses	72.72	220.00	147.28	66.95	2,466.37	2,200.00	-266.37	-12.11	2,640.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	350.00	350.00	100.00	361.25	3,500.00	3,138.75	89.68	4,200.00
4190-23-000	Compliance Fees	361.25	0.00	-361.25	N/A	3,251.25	0.00	-3,251.25	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	1,047.40	1,000.00	-47.40	-4.74	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	2,733.20	3,440.00	706.80	20.55	28,526.53	34,400.00	5,873.47	17.07	41,280.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,197.09	17,213.97	2,016.88	11.72	167,066.30	181,609.13	14,542.83	8.01	219,129.45
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	105.29	250.00	144.71	57.88	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	105.29	250.00	144.71	57.88	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	431.96	400.00	-31.96	-7.99	4,042.42	4,000.00	-42.42	-1.06	4,800.00
4340-00-000	Garbage/Trash Removal	2,118.71	3,000.00	881.29	29.38	31,050.29	30,000.00	-1,050.29	-3.50	36,000.00
4390-00-000	Sewer	-350.86	0.00	350.86	N/A	0.00	0.00	0.00	N/A	0.00
4390-01-100	Water/Sewer Combined	5,409.56	4,600.00	-809.56	-17.60	46,849.23	46,000.00	-849.23	-1.85	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	7,609.37	8,000.00	390.63	4.88	81,941.94	80,000.00	-1,941.94	-2.43	96,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,264.14	3,453.82	1,189.68	34.45	39,093.48	39,718.93	625.45	1.57	48,353.48
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-4,438.15	0.00	4,438.15	N/A	0.00
4410-06-000	401K-401A Maintenance	90.57	138.15	47.58	34.44	1,380.08	1,588.74	208.66	13.13	1,934.12
4410-07-000	Payroll Taxes Maintenance	219.76	276.31	56.55	20.47	2,879.62	3,177.55	297.93	9.38	3,868.32
4410-08-000	Health/Life Insurance Maint.	750.26	693.76	-56.50	-8.14	7,040.74	8,829.64	1,788.90	20.26	10,847.84
4410-09-000	Workers Comp Maintenance	73.91	138.15	64.24	46.50	997.28	1,588.74	591.46	37.23	1,934.12
4410-10-000	Payroll Prep Fees Maint.	17.15	34.54	17.39	50.35	328.29	397.21	68.92	17.35	483.56
4410-11-000	Legal Shield - Maint	0.00	45.85	45.85	100.00	334.10	458.50	124.40	27.13	550.20
4411-00-000	Maintenance Uniforms	16.25	50.00	33.75	67.50	552.50	605.00	52.50	8.68	740.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	318.16	200.00	-118.16	-59.08	2,011.42	2,000.00	-11.42	-0.57	2,400.00
4419-00-000	Total General Maint Expense	3,750.20	5,030.58	1,280.38	25.45	50,179.36	58,364.31	8,184.95	14.02	71,111.64
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	80.59	250.00	169.41	67.76	2,981.69	2,500.00	-481.69	-19.27	3,000.00
4420-02-000	Supplies-Appliance Parts	630.66	675.00	44.34	6.57	4,702.41	6,750.00	2,047.59	30.33	8,100.00
4420-03-000	Supplies-Painting/Decorating	0.00	1,160.00	1,160.00	100.00	1,121.34	11,600.00	10,478.66	90.33	13,920.00
4420-03-100	Hardware Doors/Windows/Locks	117.04	130.00	12.96	9.97	957.44	1,300.00	342.56	26.35	1,560.00
4420-03-200	Window Treatments	254.75	50.00	-204.75	-409.50	1,248.55	500.00	-748.55	-149.71	600.00
4420-04-000	Electrical - Supplies/Fixtures	1,650.78	700.00	-950.78	-135.83	7,448.70	7,000.00	-448.70	-6.41	8,400.00
4420-05-000	Supplies-Exterminating	285.73	0.00	-285.73	N/A	696.83	0.00	-696.83	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	453.82	110.00	-343.82	-312.56	2,300.89	1,100.00	-1,200.89	-109.17	1,320.00
4420-07-000	Repairs - Materials & Supplies	857.74	25.00	-832.74	-3,330.96	1,997.19	250.00	-1,747.19	-698.88	300.00
4420-08-000	Supplies-Plumbing	586.41	350.00	-236.41	-67.55	4,187.73	3,500.00	-687.73	-19.65	4,200.00
4420-09-000	Supplies- Tools Equipmt	234.28	100.00	-134.28	-134.28	181.06	1,000.00	181.94	18.19	1,200.00
4420-10-000	Maint - Miscellaneous Supplies	490.90	125.00	-365.90	-292.72	1,300.90	1,250.00	-50.90	-4.07	1,500.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	N/A	580.00	0.00	-580.00	N/A	0.00

Villas at Lake Bonnet, LLLP (57)
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4420-11-000	Supplies- HVAC	137.90	700.00	562.10	80.30	4,129.48	7,000.00	2,870.52	41.01	8,400.00
4420-12-000	Supplies- Painting	1,079.86	250.00	-829.86	-331.94	4,668.50	2,500.00	-2,168.50	-86.74	3,000.00
4429-00-000	Total Materials	6,860.46	4,625.00	-2,235.46	-48.33	39,139.71	46,250.00	7,110.29	15.37	55,500.00
4430-00-000	Contract Costs									
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	404.50	530.25	125.75	23.72	4,665.04	5,302.50	637.46	12.02	6,363.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	2,850.00	9,000.00	6,150.00	68.33	10,800.00
4430-18-000	Contract-Alarm Monitoring	0.00	525.00	525.00	100.00	4,901.98	5,250.00	348.02	6.63	6,300.00
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-24-000	Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	20,833.30	27,000.00	6,166.70	22.84	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	10,000.00	10,000.00	100.00	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	2,900.00	5,000.00	2,100.00	42.00	6,000.00
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	3,150.00	0.00	-3,150.00	N/A	0.00
4430-27-000	Contract - Lease	379.43	368.36	-11.07	-3.01	3,738.95	3,683.60	-55.35	-1.50	4,420.32
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	4,200.00	4,200.00	100.00	5,040.00
4439-00-000	Total Contract Costs	2,867.26	7,243.61	4,376.35	60.42	43,039.27	72,436.10	29,396.83	40.58	86,923.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	13,477.92	16,899.19	3,421.27	20.25	132,358.34	177,050.41	44,692.07	25.24	213,534.96
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,582.04	6,962.61	-2,619.43	-37.62	85,363.31	69,626.10	-15,737.21	-22.60	83,551.32
4510-01-000	General Liability Insurance - Auto	658.75	434.15	-224.60	-51.73	6,461.28	4,341.50	-2,119.78	-48.83	5,209.80
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4525-00-000	Real Estate Taxes	3,523.52	3,260.62	-262.90	-8.06	35,235.20	32,606.20	-2,629.00	-8.06	39,127.44
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	13,764.31	10,732.38	-3,031.93	-28.25	127,059.79	107,323.80	-19,735.99	-18.39	128,788.56
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	5,813.79	645.98	-5,167.81	-800.00	11,627.58	6,459.80	-5,167.78	-80.00	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	31,827.10	31,827.10	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	171.98	171.98	0.00	0.00	1,719.80	1,719.80	0.00	0.00	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	63,117.30	63,117.30	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	15,480.21	10,312.40	-5,167.81	-50.11	108,291.78	103,124.00	-5,167.78	-5.01	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	39,609.87	0.00	0.00	396,098.70	396,098.70	0.00	0.00	475,318.44
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	15,425.20	15,425.20	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	411,523.90	287,923.90	-123,600.00	-42.93	345,508.68
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	577.00	9,000.00	8,423.00	93.59	10,800.00
5600-02-000	Stoves/Ranges	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	390.00	390.00	100.00	0.00	3,900.00	3,900.00	100.00	4,680.00
5600-06-000	Cabinet/Counter Tops	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	5,000.00	5,000.00	100.00	30,185.60	50,000.00	19,814.40	39.63	60,000.00
5600-11-000	Furnace Replacement	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
5600-13-000	Community Room	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	25,000.00	25,000.00	100.00	30,000.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	1,200.00	1,200.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	2,705.28	2,000.00	-705.28	-35.26	50,882.42	20,000.00	-30,882.42	-154.41	24,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	2,705.28	12,360.00	9,654.72	78.11	81,645.02	123,600.00	41,954.98	33.94	148,320.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-12,360.00	-12,360.00	-100.00	0.00	-123,600.00	-123,600.00	-100.00	-148,320.00
8000-00-000	TOTAL EXPENSES	109,386.57	116,695.33	7,308.76	6.26	1,109,992.36	1,184,481.24	74,488.88	6.29	1,423,650.45
9000-00-000	NET INCOME	-34,238.73	-52,916.33	18,677.60	35.30	-405,027.16	-543,589.24	138,562.08	25.49	-655,200.45

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Oct 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Net income after depreciation	9,618.94				88141.76				

Balance Sheet (With Period Change)

Period = Oct 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	29,566.17	12,086.75	17,479.42
1111-15-000	Cash-Payroll	55,887.51	62,353.97	-6,466.46
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	86,053.68	75,040.72	11,012.96
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	30,925.00	30,525.00	400.00
1112-03-000	Cash Restricted-Operating Reserve	469,407.84	469,407.84	0.00
1112-04-000	Cash Restricted-Reserve for Replac	284,096.13	280,791.31	3,304.82
1112-05-000	Cash-Tax & Insurance Escrow	102,497.32	87,858.98	14,638.34
1112-99-000	Total Restricted Cash	886,926.29	868,583.13	18,343.16
1119-00-000	TOTAL CASH	972,979.97	943,623.85	29,356.12
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	11,826.00	20,168.00	-8,342.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,945.00	-5,945.00	0.00
1122-99-000	TOTAL: AR	5,881.00	14,223.00	-8,342.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	5,881.00	14,223.00	-8,342.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	1,287.00	1,501.50	-214.50
1211-01-000	Prepaid Insurance	74,884.66	84,294.91	-9,410.25
1211-02-000	Prepaid Software Licenses	4,045.46	4,450.01	-404.55
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	85,717.12	95,746.42	-10,029.30
1300-00-000	TOTAL CURRENT ASSETS	1,064,578.09	1,053,593.27	10,984.82
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	300,000.00	300,000.00	0.00
1400-06-000	Buildings	11,478,455.60	11,478,455.60	0.00
1400-06-200	Building Improvements	20,181.47	20,181.47	0.00
1400-07-000	Machinery & Equipment	498.98	498.98	0.00
1400-07-001	Automobiles/Vehicles	24,842.11	24,842.11	0.00
1400-08-000	Furniture & Fixtures	437,374.39	437,374.39	0.00
1400-10-000	Site Improvement-Infrastructure	688,655.00	688,655.00	0.00
1405-01-000	Accum Depreciation-Buildings	-5,817,748.76	-5,782,201.78	-35,546.98
1405-02-000	Accum Depreciation- Misc FF&E	-461,426.85	-461,189.82	-237.03
1405-03-000	Accum Depreciation-Infrastructure	-629,780.24	-625,954.38	-3,825.86
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	41,419.00	41,419.00	0.00
1410-01-001	Amortization Loan Cost	28,668.52	28,495.94	172.58
1410-02-000	Compliance Fees	246,589.00	246,589.00	0.00
1410-02-001	Amortization Tax Credit Fees	-227,411.40	-226,041.46	-1,369.94
1420-00-000	TOTAL FIXED ASSETS (NET)	6,072,979.78	6,114,132.17	-41,152.39
1499-00-000	TOTAL NONCURRENT ASSETS	6,072,979.78	6,114,132.17	-41,152.39
1999-00-000	TOTAL ASSETS	7,137,557.87	7,167,725.44	-30,167.57
2000-00-000	LIABILITIES & EQUITY			

2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	6,008.03	16,203.73	-10,195.70
2114-00-000	Tenant Security Deposits	28,325.00	28,325.00	0.00
2114-03-000	Security Deposit-Pet	2,600.00	2,600.00	0.00
2119-92-000	Accrued Property Taxes	36,819.07	33,295.55	3,523.52
2119-96-000	Accrued Management Fee Payable	11,369.00	11,369.00	0.00
2131-00-000	Accrued Interest Payable	31,735.55	28,380.86	3,354.69
2131-03-000	Accrued Interest - Home Loan	2,064.00	2,064.00	0.00
2132-00-000	Accrued Interest - 2nd Mortgage	896,831.62	890,519.89	6,311.73
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94	4,132.94	0.00
2138-00-000	Accrued Audit Fees	-543.74	-1,466.66	922.92
2240-00-000	Tenant Prepaid Rents	4,603.00	4,449.00	154.00
2260-00-000	Accrued Compensated Absences-Curre	2,077.35	2,077.35	0.00
2296-00-000	First Mortgage - TCAP	3,819,255.00	3,819,255.00	0.00
2296-02-000	HOME Funds	131,028.00	131,028.00	0.00
2297-00-000	Mortgage Note Payable	1,009,877.00	1,009,877.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	5,974,812.82	5,970,741.66	4,071.16
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,857.94	3,857.94	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	15,226.94	15,226.94	0.00
2499-00-000	TOTAL LIABILITIES	5,990,039.76	5,985,968.60	4,071.16
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-00-000	Contributed Capital	-57,442.26	-57,442.26	0.00
2802-01-000	Capital - LP	6,807,962.00	6,807,962.00	0.00
2803-00-000	GP Equity	-162.00	-162.00	0.00
2804-00-000	Syndication Costs	-40,000.00	-40,000.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74	6,710,357.74	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net As	-5,562,839.63	-5,528,600.90	-34,238.73
2809-99-000	TOTAL RETAINED EARNINGS:	-5,562,839.63	-5,528,600.90	-34,238.73
2899-00-000	TOTAL EQUITY	1,147,518.11	1,181,756.84	-34,238.73
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,137,557.87	7,167,725.44	-30,167.57

The Manor at West Bartow (62) Budget Comparison

Period = Oct 2024

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	23,279.00	21,956.00	1,323.00	6.03	224,549.65	219,560.00	4,989.65	2.27	504,988.00
3112-02-000	Gain to Lease Sec8	68,338.35	67,968.00	370.35	0.54	662,332.00	679,680.00	-17,348.00	-2.55	1,563,264.00
3119-00-000	Total Rental Income	91,617.35	89,924.00	1,693.35	1.88	886,881.65	899,240.00	-12,358.35	-1.37	2,068,252.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	112.52	175.00	-62.48	-35.70	1,494.68	1,750.00	-255.32	-14.59	4,025.00
3120-03-000	Damages & Cleaning	0.00	30.00	-30.00	-100.00	595.00	300.00	295.00	98.33	690.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	60.00	100.00	-40.00	-40.00	230.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	100.00	-100.00	-100.00	230.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-10,000.00	-10,000.00	0.00	0.00	-23,000.00
3120-09-000	Misc. Tenant Income	0.00	25.00	-25.00	-100.00	25.00	250.00	-225.00	-90.00	575.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	2,300.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	500.00	-500.00	-100.00	1,150.00
3129-00-000	Total Other Tenant Income	-887.48	-600.00	-287.48	-47.91	-7,825.32	-6,000.00	-1,825.32	-30.42	-13,800.00
3199-00-000	TOTAL TENANT INCOME	90,729.87	89,324.00	1,405.87	1.57	879,056.33	893,240.00	-14,183.67	-1.59	2,054,452.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	80.19	235.00	-154.81	-65.88	1,744.49	2,350.00	-605.51	-25.77	5,405.00
3610-01-000	Interest Income - Unrestricted	39.98	10.00	29.98	299.80	997.34	100.00	897.34	897.34	230.00
3699-00-000	TOTAL OTHER INCOME	120.17	245.00	-124.83	-50.95	2,741.83	2,450.00	291.83	11.91	5,635.00
3999-00-000	TOTAL INCOME	90,850.04	89,569.00	1,281.04	1.43	881,798.16	895,690.00	-13,891.84	-1.55	2,060,087.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	8,664.20	8,202.66	-461.54	-5.63	95,011.56	93,381.60	-1,629.96	-1.75	218,941.18
4110-00-001	401K-401A Admin	346.56	328.11	-18.45	-5.62	3,682.94	3,583.90	-99.04	-2.76	8,152.09
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	656.66	656.21	-0.45	-0.07	7,374.67	7,470.50	-95.83	-1.28	17,515.26
4110-00-004	Workers Comp Admin	282.08	328.11	-46.03	-14.03	2,740.96	3,735.30	-994.34	-26.62	8,757.69
4110-00-006	Legal Shield - Administrative	0.00	0.00	0.00	N/A	526.80	0.00	-526.80	N/A	0.00
4110-00-007	Payroll Prep Fees	65.84	82.03	-16.19	-19.74	896.22	933.85	-37.63	-4.03	2,189.45
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,031.56	0.00	1,031.56	N/A	0.00
4110-07-000	Health/Life Insurance	1,849.52	1,438.90	-410.62	-28.54	17,288.54	14,389.00	-2,899.54	-20.15	33,094.70
4110-99-000	Total Administrative Salaries	11,864.86	11,036.02	-828.84	-7.51	126,490.13	123,494.15	-2,995.98	-2.43	288,650.37
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	200.00	-200.00	-100.00	986.30	2,000.00	-1,013.70	-50.68	4,600.00
4130-02-000	Criminal Background / Credit Checks/E	0.00	35.00	-35.00	-100.00	0.00	350.00	-350.00	-100.00	805.00
4130-03-000	Tenant Screening	0.00	15.00	-15.00	-100.00	1,032.95	150.00	-882.95	-588.63	345.00
4130-04-000	General Legal Expense	113.50	300.00	-186.50	-62.17	4,057.50	3,000.00	-1,057.50	-35.25	6,900.00
4130-99-000	Total Legal Expense	113.50	550.00	-436.50	-79.36	6,076.75	5,500.00	-576.75	-10.49	12,650.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	200.00	-200.00	-100.00	155.25	2,000.00	-1,844.75	-92.24	4,600.00
4140-00-100	Travel/Mileage	0.00	25.00	-25.00	-100.00	22.78	250.00	-227.22	-90.89	575.00
4171-00-000	Auditing Fees	922.92	775.00	-147.92	-19.09	5,548.22	7,750.00	-2,201.78	-28.41	17,825.00
4173-00-000	Management Fee	5,380.67	5,395.44	-14.77	-0.27	52,554.26	53,954.40	-1,400.14	-2.60	124,095.12
4182-00-000	Consultants	0.00	50.00	-50.00	-100.00	0.00	500.00	-500.00	-100.00	1,150.00
4189-00-000	Total Other Admin Expenses	6,303.59	6,445.44	-141.85	-2.20	58,280.51	64,454.40	-6,173.89	-9.58	148,245.12

The Manor at West Bartow (62) Budget Comparison

Period = Oct 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	10.00	10.00	100.00	920.12	100.00	-820.12	-820.12	230.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	237.61	250.00	12.39	4.96	575.00
4190-03-000	Advertising Publications	275.00	185.00	-90.00	-48.65	2,750.00	1,850.00	-900.00	-48.65	4,255.00
4190-04-000	Stationery & Office Supplies	158.63	200.00	41.37	20.68	1,052.65	2,000.00	947.35	47.37	4,600.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	Telephone	870.19	975.00	104.81	10.75	10,565.52	9,750.00	-815.52	-8.36	22,425.00
4190-08-000	Postage	10.07	65.00	54.93	84.51	597.04	650.00	52.96	8.15	1,495.00
4190-09-000	Computer Software License Fees/Exp	539.40	875.00	335.60	38.35	7,698.83	8,750.00	1,051.17	12.01	20,125.00
4190-10-000	Copiers - Lease & Service	175.05	162.82	-12.23	-7.51	1,698.84	1,628.20	-70.64	-4.34	3,744.86
4190-13-000	Internet	126.46	134.00	7.54	5.63	1,284.60	1,340.00	55.40	4.13	3,082.00
4190-19-000	IT Contract Fees	498.12	790.00	291.88	36.95	6,825.80	7,900.00	1,074.20	13.60	18,170.00
4190-20-000	Bank Fees - Restricted	27.00	25.00	-2.00	-8.00	270.00	250.00	-20.00	-8.00	575.00
4190-20-100	Bank Fees - Unrestricted	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	575.00
4190-22-000	Other Misc Admin Expenses	72.72	185.00	112.28	60.69	2,416.85	1,850.00	-566.85	-30.64	4,255.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	864.75	250.00	-614.75	-245.90	575.00
4190-30-000	Equipment Service Contracts	6,298.00	600.00	-5,698.00	-949.67	19,382.21	6,000.00	-13,382.21	-223.04	13,800.00
4191-00-000	Total Miscellaneous Admin Expenses	9,050.64	4,281.82	-4,768.82	-111.37	56,974.89	42,818.20	-14,156.69	-33.06	98,481.86
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	27,332.59	22,313.28	-5,019.31	-22.49	247,822.28	236,266.75	-11,555.53	-4.89	548,027.35
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	84.52	90.00	5.48	6.09	843.36	900.00	56.64	6.29	2,070.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	84.52	90.00	5.48	6.09	843.36	900.00	56.64	6.29	2,070.00
4300-00-000	UTILITIES									
4310-00-000	Water	0.00	1,700.00	1,700.00	100.00	15,089.07	17,000.00	1,910.93	11.24	39,100.00
4320-00-000	Electricity	258.29	2,600.00	2,341.71	90.07	20,207.10	26,000.00	5,792.90	22.28	59,800.00
4320-01-000	Electricity-Vacant Units	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	575.00
4330-00-000	Gas	639.13	800.00	160.87	20.11	7,913.84	8,000.00	86.16	1.08	18,400.00
4340-00-000	Garbage/Trash Removal	0.00	1,300.00	1,300.00	100.00	9,572.41	13,000.00	3,427.59	26.37	29,900.00
4390-00-000	Sewer	0.00	2,800.00	2,800.00	100.00	25,641.85	28,000.00	2,358.15	8.42	64,400.00
4399-00-000	TOTAL UTILITY EXPENSES	897.42	9,225.00	8,327.58	90.27	78,424.27	92,250.00	13,825.73	14.99	212,175.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	7,041.48	7,515.67	474.19	6.31	85,697.30	86,940.69	1,243.39	1.43	203,387.05
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-580.04	0.00	580.04	N/A	0.00
4410-06-000	401K-401A Maintenance	221.95	300.63	78.68	26.17	2,566.43	3,477.65	911.22	26.20	8,135.50
4410-07-000	Payroll Taxes Maintenance	529.35	601.25	71.90	11.96	6,515.75	6,955.23	439.48	6.32	16,270.94
4410-08-000	Health/Life Insurance Maint.	1,780.58	1,632.14	-148.44	-9.09	16,637.36	16,321.40	-315.96	-1.94	37,539.22
4410-09-000	Workers Comp Maintenance	230.00	300.63	70.63	23.49	2,457.50	3,477.65	1,020.15	29.33	8,135.50
4410-10-000	Payroll Prep Fees Maint.	53.32	75.16	21.84	29.06	795.42	869.43	74.01	8.51	2,033.89
4410-11-000	Legal Shield - Maint	0.00	0.00	0.00	N/A	228.40	0.00	-228.40	N/A	0.00
4411-00-000	Maintenance Uniforms	198.90	137.00	-61.90	-45.18	1,722.87	1,370.00	-352.87	-25.76	3,151.00
4412-00-000	Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	575.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	388.45	226.00	-162.45	-71.88	3,477.48	2,260.00	-1,217.48	-53.87	5,198.00
4419-00-000	Total General Maint Expense	10,444.03	10,788.48	344.45	3.19	119,518.47	121,672.05	2,153.58	1.77	283,851.10
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	19.86	40.00	20.14	50.35	394.19	400.00	5.81	1.45	920.00
4420-02-000	Supplies-Appliance Parts	155.98	180.00	24.02	13.34	2,428.15	1,800.00	-628.15	-34.90	4,140.00
4420-03-000	Supplies-Painting/Decorating	0.00	175.00	175.00	100.00	0.00	1,750.00	1,750.00	100.00	4,025.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	175.00	175.00	100.00	1,849.89	1,750.00	-99.89	-5.71	4,025.00
4420-03-200	Window Treatments	484.60	85.00	-399.60	-470.12	1,733.75	850.00	-883.75	-103.97	1,955.00
4420-04-000	Electrical - Supplies/Fixtures	711.77	600.00	-111.77	-18.63	7,169.97	6,000.00	-1,169.97	-19.50	13,800.00
4420-06-000	Supplies-Janitorial/Cleaning	223.07	400.00	176.93	44.23	4,618.53	4,000.00	-618.53	-15.46	9,200.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	17.10	250.00	232.90	93.16	575.00
4420-08-000	Supplies-Plumbing	201.40	360.00	158.60	44.06	2,129.70	3,600.00	1,470.30	40.84	8,280.00

The Manor at West Bartow (62) Budget Comparison

Period = Oct 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-09-000	Supplies- Tools Equipmt	212.76	280.00	67.24	24.01	255.54	2,800.00	2,544.46	90.87	6,440.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	985.00	985.00	100.00	0.00	9,850.00	9,850.00	100.00	22,655.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	14.70	0.00	-14.70	N/A	0.00
4420-11-000	Supplies- HVAC	39.98	250.00	210.02	84.01	1,567.64	2,500.00	932.36	37.29	5,750.00
4420-12-000	Supplies- Painting	0.00	115.00	115.00	100.00	1,533.19	1,150.00	-383.19	-33.32	2,645.00
4429-00-000	Total Materials	2,049.42	3,695.00	1,645.58	44.54	23,712.35	36,950.00	13,237.65	35.83	84,985.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	75.00	75.00	100.00	889.17	750.00	-139.17	-18.56	1,725.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	575.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	1,150.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	1,150.00
4430-04-000	Contract-Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	1,150.00
4430-05-200	Painting Contract - Cycle Paint	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	225.00	450.00	225.00	50.00	3,425.00	4,500.00	1,075.00	23.89	10,350.00
4430-11-000	Contract-Plumbing	0.00	50.00	50.00	100.00	3,407.00	500.00	-2,907.00	-581.40	1,150.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	3,800.00	11,250.00	7,450.00	66.22	25,875.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	4,600.00
4430-17-000	Contract-Elevator Monitoring	570.02	545.00	-25.02	-4.59	5,642.49	5,450.00	-192.49	-3.53	12,535.00
4430-18-000	Contract-Alarm Monitoring	0.00	700.00	700.00	100.00	12,673.95	7,000.00	-5,673.95	-81.06	16,100.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	2,500.00	1,500.00	60.00	10,670.00	25,000.00	14,330.00	57.32	57,500.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	4,166.70	4,166.70	100.00	9,583.41
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	10,000.00	10,000.00	100.00	23,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	11,500.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	3,022.78	500.00	-2,522.78	-504.56	1,150.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	5,833.30	5,833.30	100.00	13,416.59
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	1,150.00
4439-00-000	Total Contract Costs	1,795.02	8,470.00	6,674.98	78.81	43,830.39	84,700.00	40,869.61	48.25	194,810.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	14,288.47	22,953.48	8,665.01	37.75	187,061.21	243,322.05	56,260.84	23.12	563,646.10
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	12,293.36	11,190.00	-1,103.36	-9.86	119,329.73	111,900.00	-7,429.73	-6.64	257,370.00
4510-01-000	General Liability Insurance - Auto	658.75	434.15	-224.60	-51.73	6,461.28	4,341.50	-2,119.78	-48.83	9,985.45
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	10.00	10.00	100.00	34.00	100.00	66.00	66.00	230.00
4525-00-000	Real Estate Taxes	119.62	811.50	691.88	85.26	1,196.20	8,115.00	6,918.80	85.26	18,664.50
4570-00-000	Reduction in Rental Income	0.00	332.00	332.00	100.00	0.00	3,320.00	3,320.00	100.00	7,636.00
4599-00-000	TOTAL GENERAL EXPENSES	13,071.73	12,777.65	-294.08	-2.30	127,021.21	127,776.50	755.29	0.59	293,885.95
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	1,646.43	2,250.00	603.57	26.83	5,175.00
4855-00-000	Interest Expense-Mortgage	14,995.92	15,519.86	523.94	3.38	150,826.93	155,198.60	4,371.67	2.82	356,956.78
4855-01-000	Interest - Third Mortgage	464.28	484.17	19.89	4.11	4,762.14	4,841.70	79.56	1.64	11,135.91
4899-00-000	TOTAL FINANCING EXPENSES	15,460.20	16,229.03	768.83	4.74	157,235.50	162,290.30	5,054.80	3.11	373,267.69
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	310,037.40	310,037.40	0.00	0.00	713,086.02
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	26,657.00	26,657.00	0.00	0.00	61,311.10
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	314,795.66	224,944.40	-89,851.26	-39.94	517,372.12
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	800.00	800.00	100.00	0.00	8,000.00	8,000.00	100.00	18,400.00
5600-02-000	Stoves/Ranges	0.00	300.00	300.00	100.00	1,345.20	3,000.00	1,654.80	55.16	6,900.00
5600-03-000	Roofs	0.00	1,000.00	1,000.00	100.00	0.00	10,000.00	10,000.00	100.00	23,000.00
5600-05-000	Parking Lots/Paving	0.00	1,250.00	1,250.00	100.00	0.00	12,500.00	12,500.00	100.00	28,750.00
5600-06-000	Cabinet/Counter Tops	0.00	75.00	75.00	100.00	0.00	750.00	750.00	100.00	1,725.00
5600-07-000	Grounds Improvements	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	11,500.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	5,000.00	5,000.00	100.00	1,362.11	50,000.00	48,637.89	97.28	115,000.00

The Manor at West Bartow (62)
Budget Comparison

Period = Oct 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5600-12-000	Carpet & Flooring Replacement	209.72	500.00	290.28	58.06	3,107.27	5,000.00	1,892.73	37.85	11,500.00
5600-13-000	Community Room	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	6,900.00
5600-14-000	Doors, Windows, Exterior	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	2,875.00
5600-16-000	Interior Replacements	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	2,875.00
5600-17-000	Ceiling Fans	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	4,600.00
5600-18-000	Other Capital Replacement	0.00	1,000.00	1,000.00	100.00	0.00	10,000.00	10,000.00	100.00	23,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	209.72	11,175.00	10,965.28	98.12	5,814.58	111,750.00	105,935.42	94.80	257,025.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-11,175.00	-11,175.00	-100.00	-21,898.74	-111,750.00	-89,851.26	-80.40	-257,025.00
8000-00-000	TOTAL EXPENSES	105,014.09	128,432.88	23,418.79	18.23	1,140,916.81	1,311,250.00	170,333.19	12.99	3,024,494.21
9000-00-000	NET INCOME	-14,164.05	-38,863.88	24,699.83	63.55	-259,118.65	-415,560.00	156,441.35	37.65	-964,407.21
	Net income after depreciation	19,715.11				61491.59				

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 # 24-1553

The Board of Commissioners is requested to approve the 2025 Annual Budgets for Housing Authority of the City of Lakeland as presented by staff.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: Approving the 2025 Annual Budgets
- C. Originator: Samantha Ortiz and Carlos R. Pizarro An

3. Cost Estimate:

N/A

Narrative:

The Board of Commissioners provides oversight and direction to the Housing Authority of the City of Lakeland. Annually, the Board reviews, comments, and when satisfied, approves the Annual Budget for the following programs that receive funding from the U.S. Department of Housing and Urban Development: Central Office Cost Center; Section 8 Housing Choice Voucher program; West Lake Management and the Public Housing program (which includes AMP 1, 2, 3, 4, 5, 6 and 7) (Note: the Public Housing Annual Budgets were already approved under resolution 24-1549 on September 16, 2024) . This resolution requests approval of the 2025 remaining Annual Budgets for the programs not included with resolution 24-1549 and acknowledges the receipt of the additional business activities and partnership 2025 budgets as presented to the owners and investors pursuant to the operating and management agreements for each affordable housing development.

RESOLUTION NO. 24-1553

**APPROVAL OF THE 2025 ANNUAL BUDGET FOR THE
HOUSING AUTHORITY OF THE CITY OF LAKELAND**

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland has reviewed the proposed 2025 Annual Budgets for the Central Office Cost Center; West Lake Management; the Section 8 Housing Choice Voucher program; and any other program currently administered by the Housing Authority of the City of Lakeland; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland has determined that the proposed expenditures are necessary for the efficient and effective operation of the Housing Authority of the City of Lakeland and ensure fulfilment of its mission to provide affordable housing opportunities for very low-, low- and moderate-income families in the City of Lakeland and Polk County, Florida; and

WHEREAS, the proposed expenditures will be consistent with the provisions of federal, state and local law and the Annual Contributions Contract between the Housing Authority of the City of Lakeland and the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the 2025 Annual Budget for the Central Office Cost Center; West Lake Management; the Section 8 Housing Choice Voucher program; and any other budget included and currently administered by the Housing Authority of the City of Lakeland.

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 this Resolution No. 24-1553, dated November 18, 2024.

Attested by:

Benjamin Stevenson, Secretary

Shelly Asbury, Chairman

AMP 1-LHA Owned (.amp1)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	183,864.00
3119-00-000	Total Rental Income	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	183,864.00
3199-00-000	TOTAL TENANT INCOME	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	15,322.00	183,864.00
3120-00-000	Other Tenant Income													
3120-01-600	FSS Forfeitures	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-05-000	Legal Fees - Tenant	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-06-000	NSF Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-11-000	Forfeited Security Deposits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3129-00-000	Total Other Tenant Income	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00
3400-00-000	GRANT INCOME													
3401-00-000	Government Subsidy Income	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	360,180.00
3499-00-000	TOTAL GRANT INCOME	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	30,015.00	360,180.00
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	109,556.76
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	9,129.73	109,556.76
3999-00-000	TOTAL INCOME	54,891.73	54,891.73	54,891.73	54,891.73	54,891.73	54,891.73	54,891.73	54,891.73	54,891.73	54,891.73	54,891.73	54,891.73	658,700.76
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	10,161.25	6,603.57	6,603.57	6,603.57	6,603.57	10,161.25	6,603.57	10,161.25	6,603.57	6,603.57	6,603.57	10,161.25	93,473.56
4110-00-001	401K-401A Admin	406.45	264.14	264.14	264.14	264.14	406.45	264.14	406.45	264.14	264.14	264.14	406.45	3,738.94
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	812.90	528.29	528.29	528.29	528.29	812.90	528.29	812.90	528.29	528.29	528.29	812.90	7,477.88
4110-00-004	Workers Comp Admin	304.84	198.11	198.11	198.11	198.11	304.84	198.11	304.84	198.11	198.11	198.11	304.84	2,804.21
4110-00-006	Legal Shield - Administrative	213.40	213.40	213.40	213.40	213.40	213.40	213.40	213.40	213.40	213.40	213.40	213.40	2,560.80
4110-00-007	Payroll Prep Fees	101.61	66.04	66.04	66.04	66.04	101.61	66.04	101.61	66.04	66.04	66.04	101.62	934.74
4110-07-000	Health/Life Insurance	928.01	928.01	928.01	928.01	928.01	928.01	928.01	928.01	928.01	928.01	928.01	928.01	11,136.12
4110-99-000	Total Administrative Salaries	12,928.46	8,801.55	8,801.55	8,801.55	8,801.55	12,928.46	8,801.55	12,928.46	8,801.55	8,801.55	8,801.55	12,928.47	122,126.26
4130-00-000	Legal Expense													
4130-02-000	Criminal Background / Credit Checks/D	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-04-000	General Legal Expense	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4130-99-000	Total Legal Expense	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4150-00-000	Commissioner Travel	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	1,332.02	1,332.02	1,332.02	1,332.02	1,332.02	1,332.02	1,332.02	1,332.02	1,332.02	1,332.02	15,984.24
4173-00-000	Management Fee	4,275.00	4,275.00	4,275.00	4,275.00	4,275.00	4,275.00	4,275.00	4,275.00	4,275.00	4,275.00	4,275.00	4,275.00	51,300.00
4173-01-000	Bookkeeping Fee	427.50	427.50	427.50	427.50	427.50	427.50	427.50	427.50	427.50	427.50	427.50	427.50	5,130.00
4173-02-000	Asset Management Fee	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	6,840.00

AMP 1-LHA Owned (.amp1)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4182-00-000	Consultants	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4189-00-000	Total Other Admin Expenses	7,454.52	7,454.52	7,454.52	7,454.52	7,454.52	7,454.52	7,454.52	7,454.52	7,454.52	7,454.52	7,454.52	7,454.52	89,454.24
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-02-000	Printing/Publications & Subscriptions	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
4190-04-000	Stationery & Office Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-07-000	Telephone	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
4190-08-000	Postage	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-09-000	Computer Software License Fees/Exp	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4190-10-000	Copiers - Lease & Service	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	5,520.00
4190-11-001	Fee Accounting Contract	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4190-13-000	Internet	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-19-000	IT Contract Fees	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00
4190-20-100	Bank Fees - Unrestricted	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-22-000	Other Misc Admin Expenses	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	5,240.00	5,240.00	5,240.00	5,240.00	5,240.00	5,240.00	5,240.00	5,240.00	5,240.00	5,240.00	5,240.00	5,240.00	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	25,972.98	21,846.07	21,846.07	21,846.07	21,846.07	25,972.98	21,846.07	25,972.98	21,846.07	21,846.07	21,846.07	25,972.99	278,660.50
4300-00-000	UTILITIES													
4310-00-000	Water	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
4320-00-000	Electricity	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
4340-00-000	Garbage/Trash Removal	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
4390-00-000	Sewer	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	93,600.00
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	7,075.64	3,615.64	3,615.64	3,615.64	3,615.64	7,075.64	3,615.64	7,075.64	3,615.64	3,615.64	3,615.64	7,075.64	57,227.68
4410-06-000	401K-401A Maintenance	283.03	144.63	144.63	144.63	144.63	283.03	144.63	283.03	144.63	144.63	144.63	283.03	2,289.11
4410-07-000	Payroll Taxes Maintenance	566.05	289.25	289.25	289.25	289.25	566.05	289.25	566.05	289.25	289.25	289.25	566.05	4,578.21
4410-08-000	Health/Life Insurance Maint.	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	6,720.00
4410-09-000	Workers Comp Maintenance	212.27	108.47	108.47	108.47	108.47	212.27	108.47	212.27	108.47	108.47	108.47	212.27	1,716.83
4410-10-000	Payroll Prep Fees Maint.	70.76	36.16	36.16	36.16	36.16	70.76	36.16	70.76	36.16	36.16	36.16	70.76	572.28
4410-11-000	Legal Shield - Maint	99.70	99.70	99.70	99.70	99.70	99.70	99.70	99.70	99.70	99.70	99.70	99.70	1,196.40
4411-00-000	Maintenance Uniforms	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	556.00	556.00	556.00	556.00	556.00	556.00	556.00	556.00	556.00	556.00	556.00	556.00	6,672.00
4419-00-000	Total General Maint Expense	9,673.44	5,659.84	5,659.84	5,659.84	5,659.84	9,673.44	5,659.84	9,673.44	5,659.84	5,659.84	5,659.84	9,673.44	83,972.51
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
4420-02-000	Supplies-Appliance Parts	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-03-200	Window Treatments	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
4420-04-000	Electrical - Supplies/Fixtures	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-07-000	Repairs - Materials & Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-08-000	Supplies-Plumbing	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-09-000	Supplies- Tools Equipmt	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000	Supplies- HVAC	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-12-000	Supplies- Painting	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00

AMP 1-LHA Owned (.amp1)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4429-00-000	Total Materials	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	12,350.55
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-03-100	Contract-Building Repairs - Interior	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-03-300	Repairs - Windows/Glass	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4430-11-000	Contract-Plumbing	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-14-000	Contract-Vehicle Maintenance	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4430-15-000	Contract-Equipment Rental	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4430-23-000	Contract-Consultants	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00
4430-24-200	Grounds-Tree Cutting	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4430-24-300	Contract-Pressure Wash	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4430-27-000	Contract - Lease	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	13,328.28
4430-28-000	Unit Inspections	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4430-99-000	Other Contracted Services	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4439-00-000	Total Contract Costs	9,160.69	9,160.69	9,160.69	9,160.69	9,160.69	9,160.69	9,160.69	9,160.69	9,160.69	9,160.69	9,160.69	9,160.69	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	19,889.13	15,875.53	15,875.53	15,875.53	15,875.53	19,889.13	15,875.53	19,889.13	15,875.53	15,875.53	15,875.53	19,889.13	206,251.34
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	4,481.36	4,481.36	4,481.36	4,481.36	4,481.36	4,481.36	4,481.36	4,481.36	4,481.36	4,481.36	4,481.36	4,481.36	53,776.32
4510-01-000	General Liability Insurance - Auto	595.05	595.05	595.05	595.05	595.05	595.05	595.05	595.05	595.05	595.05	595.05	595.05	7,140.60
4599-00-000	TOTAL GENERAL EXPENSES	5,076.41	5,076.41	5,076.41	5,076.41	5,076.41	5,076.41	5,076.41	5,076.41	5,076.41	5,076.41	5,076.41	5,076.41	60,916.92
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-001	Tenant Utility Payments-PH	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4715-03-000	FSS Escrow Payments	1,106.00	1,106.00	1,106.00	1,106.00	1,106.00	1,106.00	1,106.00	1,106.00	1,106.00	1,106.00	1,106.00	1,106.00	13,272.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,606.00	1,606.00	1,606.00	1,606.00	1,606.00	1,606.00	1,606.00	1,606.00	1,606.00	1,606.00	1,606.00	1,606.00	19,272.00
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	7,782.12	93,385.44
8000-00-000	TOTAL EXPENSES	68,126.64	59,986.13	59,986.13	59,986.13	59,986.13	68,126.64	59,986.13	68,126.64	59,986.13	59,986.13	59,986.13	68,126.65	752,086.20
9000-00-000	NET INCOME	-13,234.91	-5,094.40	-5,094.40	-5,094.40	-5,094.40	-13,234.91	-5,094.40	-13,234.91	-5,094.40	-5,094.40	-5,094.40	-13,234.92	-93,385.44
	Net income after depreciation	-5,452.79	2,687.72	2,687.72	2,687.72	2,687.72	-5,452.79	2,687.72	-5,452.79	2,687.72	2,687.72	2,687.72	-5,452.80	0.00

Villas at Lake Bonnet (57)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	46,357.00	46,357.00	46,357.00	46,357.00	46,357.00	46,357.00	46,357.00	46,357.00	46,357.00	46,357.00	46,357.00	46,357.00	556,284.00
3112-02-000	Gain to Lease Sec8	26,787.00	26,787.00	26,787.00	26,787.00	26,787.00	26,787.00	26,787.00	26,787.00	26,787.00	26,787.00	26,787.00	26,787.00	321,444.00
3119-00-000	Total Rental Income	73,144.00	73,144.00	73,144.00	73,144.00	73,144.00	73,144.00	73,144.00	73,144.00	73,144.00	73,144.00	73,144.00	73,144.00	877,728.00
3120-00-000	Other Tenant Income													
3120-03-000	Damages & Cleaning	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
3120-04-000	Late and Admin Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-05-000	Legal Fees - Tenant	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-07-000	Tenant Owed Utilities	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-09-000	Misc. Tenant Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-10-000	Application Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-11-000	Forfeited Security Deposits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3129-00-000	Total Other Tenant Income	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	4,380.00
3199-00-000	TOTAL TENANT INCOME	73,509.00	73,509.00	73,509.00	73,509.00	73,509.00	73,509.00	73,509.00	73,509.00	73,509.00	73,509.00	73,509.00	73,509.00	882,108.00
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	2,324.00	2,324.00	2,324.00	2,324.00	2,324.00	2,324.00	2,324.00	2,324.00	2,324.00	2,324.00	2,324.00	2,324.00	27,888.00
3610-01-000	Interest Income - Unrestricted	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
3699-00-000	TOTAL OTHER INCOME	2,359.00	2,359.00	2,359.00	2,359.00	2,359.00	2,359.00	2,359.00	2,359.00	2,359.00	2,359.00	2,359.00	2,359.00	28,308.00
3999-00-000	TOTAL INCOME	75,868.00	75,868.00	75,868.00	75,868.00	75,868.00	75,868.00	75,868.00	75,868.00	75,868.00	75,868.00	75,868.00	75,868.00	910,416.00
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	6,891.73	4,594.49	4,594.49	4,594.49	4,594.49	6,891.73	4,594.49	6,891.73	4,594.49	4,594.49	4,594.49	6,891.73	64,322.84
4110-00-001	401K-401A Admin	275.67	183.78	183.78	183.78	183.78	275.67	183.78	275.67	183.78	183.78	183.78	275.67	2,572.91
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	551.34	367.56	367.56	367.56	367.56	551.34	367.56	551.34	367.56	367.56	367.56	551.34	5,145.83
4110-00-004	Workers Comp Admin	275.67	183.78	183.78	183.78	183.78	275.67	183.78	275.67	183.78	183.78	183.78	275.67	2,572.91
4110-00-006	Legal Shield - Administrative	56.85	45.85	45.85	45.85	45.85	56.85	45.85	56.85	45.85	45.85	45.85	56.85	594.20
4110-00-007	Payroll Prep Fees	68.92	68.92	68.92	68.92	68.92	68.92	68.92	68.92	68.92	68.92	68.92	68.92	827.03
4110-07-000	Health/Life Insurance	425.70	425.70	425.70	425.70	425.70	425.70	425.70	425.70	425.70	425.70	425.70	425.70	5,108.40
4110-99-000	Total Administrative Salaries	8,545.87	5,870.08	5,870.08	5,870.08	5,870.08	8,545.87	5,870.08	8,545.87	5,870.08	5,870.08	5,870.08	8,545.87	81,144.12
4120-99-000	Total Admin. Salaries & Benefits	8,545.87	5,870.08	5,870.08	5,870.08	5,870.08	8,545.87	5,870.08	8,545.87	5,870.08	5,870.08	5,870.08	8,545.87	81,144.12
4130-00-000	Legal Expense													
4130-00-001	Eviction Legal Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-02-000	Criminal Background / Credit Checks/Drug Testing	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-04-000	General Legal Expense	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4130-99-000	Total Legal Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4140-00-100	Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	922.92	922.92	922.92	922.92	922.92	922.92	922.92	922.92	922.92	922.92	11,075.04
4173-00-000	Management Fee	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	61,808.88
4173-03-000	Asset Management Fee-FHFC	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4189-00-000	Total Other Admin Expenses	7,061.16	7,061.16	7,061.16	7,061.16	7,061.16	7,061.16	7,061.16	7,061.16	7,061.16	7,061.16	7,061.16	7,061.16	84,733.92
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-02-000	Printing/Publications & Subscriptions	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-03-000	Advertising Publications	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00

Villas at Lake Bonnet (57)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4190-04-000	Stationery & Office Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-06-000	Computer Equipment	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4190-07-000	Telephone	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4190-08-000	Postage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-09-000	Computer Software License Fees/Exp	404.55	404.55	404.55	404.55	404.55	404.55	404.55	404.55	404.55	404.55	404.55	404.55	4,854.60
4190-10-000	Copiers - Lease & Service	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
4190-13-000	Internet	209.33	209.33	209.33	209.33	209.33	209.33	209.33	209.33	209.33	209.33	209.33	209.33	2,511.96
4190-19-000	IT Contract Fees	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-22-000	Other Misc Admin Expenses	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,640.00
4190-23-000	Compliance Fees	361.25	361.25	361.25	361.25	361.25	361.25	361.25	361.25	361.25	361.25	361.25	361.25	4,335.00
4190-24-000	Govt Licenses-Fees-Permits	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4191-00-000	Total Miscellaneous Admin Expenses	3,075.13	3,075.13	3,075.13	3,075.13	3,075.13	3,075.13	3,075.13	3,075.13	3,075.13	3,075.13	3,075.13	3,075.13	36,901.56
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	18,832.16	16,156.37	16,156.37	16,156.37	16,156.37	18,832.16	16,156.37	18,832.16	16,156.37	16,156.37	16,156.37	18,832.16	204,579.60
4200-00-000	TENANT SERVICES													
4230-00-000	Resident Services Exp	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4300-00-000	UTILITIES													
4320-00-000	Electricity	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4340-00-000	Garbage/Trash Removal	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	39,000.00
4390-01-100	Water/Sewer Combined	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	8,250.00	8,250.00	8,250.00	8,250.00	8,250.00	8,250.00	8,250.00	8,250.00	8,250.00	8,250.00	8,250.00	8,250.00	99,000.00
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	4,674.00	2,995.21	2,995.21	2,995.21	2,995.21	4,674.00	2,995.21	4,674.00	2,995.21	2,995.21	2,995.21	4,674.00	42,657.68
4410-06-000	401K-401A Maintenance	186.96	119.81	119.81	119.81	119.81	186.96	119.81	186.96	119.81	119.81	119.81	186.96	1,706.31
4410-07-000	Payroll Taxes Maintenance	373.92	239.62	239.62	239.62	239.62	373.92	239.62	373.92	239.62	239.62	239.62	373.92	3,412.61
4410-08-000	Health/Life Insurance Maint.	699.92	693.76	693.76	693.76	693.76	699.92	693.76	699.92	693.76	693.76	693.76	699.92	8,349.76
4410-09-000	Workers Comp Maintenance	186.96	119.81	119.81	119.81	119.81	186.96	119.81	186.96	119.81	119.81	119.81	186.96	1,706.31
4410-10-000	Payroll Prep Fees Maint.	46.74	29.95	29.95	29.95	29.95	46.74	29.95	46.74	29.95	29.95	29.95	46.74	426.58
4410-11-000	Legal Shield - Maint	56.85	45.85	45.85	45.85	45.85	56.85	45.85	56.85	45.85	45.85	45.85	56.85	594.20
4411-00-000	Maintenance Uniforms	65.00	50.00	50.00	50.00	50.00	65.00	50.00	65.00	50.00	50.00	50.00	65.00	660.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4419-00-000	Total General Maint Expense	6,490.35	4,494.01	4,494.01	4,494.01	4,494.01	6,490.35	4,494.01	6,490.35	4,494.01	4,494.01	4,494.01	6,490.35	61,913.45
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-02-000	Supplies-Appliance Parts	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00
4420-03-000	Supplies-Painting/Decorating	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-03-100	Hardware Doors/Windows/Locks	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-03-200	Window Treatments	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-04-000	Electrical - Supplies/Fixtures	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4420-06-000	Supplies-Janitorial/Cleaning	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4420-07-000	Repairs - Materials & Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-08-000	Supplies-Plumbing	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-09-000	Supplies- Tools Equipmt	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-10-000	Maint - Miscellaneous Supplies	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4420-11-000	Supplies- HVAC	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4420-12-000	Supplies- Painting	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4429-00-000	Total Materials	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	47,700.00
4430-00-000	Contract Costs													
4430-01-100	Fire Alarms/Extinguisher Repairs	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-05-000	Contract-Decorating/Painting	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	548.50	548.50	548.50	548.50	548.50	548.50	548.50	548.50	548.50	548.50	548.50	548.50	6,582.00
4430-11-000	Contract-Plumbing	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00

Villas at Lake Bonnet (57)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4430-18-000	Contract-Alarm Monitoring	570.82	570.82	570.82	570.82	570.82	570.82	570.82	570.82	570.82	570.82	570.82	570.82	6,849.84
4430-23-000	Contract-Consultants	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-24-000	Contract-Grounds-Landscaping	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	32,400.00
4430-24-200	Contract-Tree Cutting	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-24-300	Contract-Pressure Wash	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-27-000	Contract - Lease	379.43	379.43	379.43	379.43	379.43	379.43	379.43	379.43	379.43	379.43	379.43	379.43	4,553.16
4430-28-000	Unit Inspections	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	5,040.00
4439-00-000	Total Contract Costs	7,318.75	7,318.75	7,318.75	7,318.75	7,318.75	7,318.75	7,318.75	7,318.75	7,318.75	7,318.75	7,318.75	7,318.75	87,825.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	17,784.10	15,787.76	15,787.76	15,787.76	15,787.76	17,784.10	15,787.76	17,784.10	15,787.76	15,787.76	15,787.76	17,784.10	197,438.45
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	9,582.04	9,582.04	9,582.04	9,582.04	9,582.04	9,582.04	9,582.04	9,582.04	9,582.04	9,582.04	9,582.04	9,582.04	114,984.48
4510-01-000	General Liability Insurance - Auto	628.75	628.75	628.75	628.75	628.75	628.75	628.75	628.75	628.75	628.75	628.75	628.75	7,545.00
4521-00-000	Misc. Taxes/Licenses/Insurance	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4525-00-000	Real Estate Taxes	3,523.52	3,523.52	3,523.52	3,523.52	3,523.52	3,523.52	3,523.52	3,523.52	3,523.52	3,523.52	3,523.52	3,523.52	42,282.24
4570-00-000	Reduction in Rental Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	13,809.31	13,809.31	13,809.31	13,809.31	13,809.31	13,809.31	13,809.31	13,809.31	13,809.31	13,809.31	13,809.31	13,809.31	165,711.72
4800-00-000	FINANCING EXPENSE													
4853-02-000	Loan Servicing Fee	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	645.98	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	3,182.71	38,192.52
4855-03-000	Interest Expense - Home Loan	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	171.98	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	6,311.73	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	10,312.40	123,748.80
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	39,609.87	475,318.44
5100-50-000	Amortization Expense	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	1,542.52	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	41,152.39	493,828.68
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000	Refrigerators	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5600-02-000	Stoves/Ranges	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-04-000	Hot Water Heaters	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	4,680.00
5600-06-000	Cabinet/Counter Tops	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-11-000	Furnace Replacement	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5600-13-000	Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-15-000	Play Ground Equipment	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5600-17-000	Ceiling Fans	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5600-18-000	Other Capital Replacement	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	12,360.00	148,320.00
5699-01-000	Rmbrs. Replacement Reserve	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-12,360.00	-148,320.00
8000-00-000	TOTAL EXPENSES	110,165.36	105,493.22	105,493.22	105,493.22	105,493.22	110,165.36	105,493.22	110,165.36	105,493.22	105,493.22	105,493.22	110,165.36	1,284,607.25
9000-00-000	NET INCOME	-34,297.36	-29,625.22	-29,625.22	-29,625.22	-29,625.22	-34,297.36	-29,625.22	-34,297.36	-29,625.22	-29,625.22	-29,625.22	-34,297.36	-374,191.25
	Net Operating Income after Depreciation	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-41759.84	-501118.08
		7,462.48	12,134.62	12,134.62	12,134.62	12,134.62	7,462.48	12,134.62	7,462.48	12,134.62	12,134.62	12,134.62	7,462.48	126,926.83

Central Office Cost Center (96)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
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	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3600-00-000	OTHER INCOME													
3620-00-000	Mgmt Fee Income (generic)	7,441.37	7,441.37	7,441.37	7,441.37	7,441.37	7,441.37	7,441.37	7,441.37	7,441.37	7,441.37	7,441.37	7,441.37	89,296.44
3620-00-600	Mgmt Fee Income - HCV	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	240,000.00
3620-00-700	Mgmt Fee Income - PH	4,236.81	4,236.81	4,236.81	4,236.81	4,236.81	4,236.81	4,236.81	4,236.81	4,236.81	4,236.81	4,236.81	4,236.81	50,841.72
3620-01-000	Bookkeeping Fee Income	14,427.50	14,427.50	14,427.50	14,427.50	14,427.50	14,427.50	14,427.50	14,427.50	14,427.50	14,427.50	14,427.50	14,427.50	173,130.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	483.34	5,800.08
3620-02-000	Asset Management Fee Income	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	6,840.00
3690-00-000	Other Income	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	84,000.00
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	825.67	9,908.04
3691-09-001	Front Line Activities & Other Income	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	228,000.00
3699-00-000	TOTAL OTHER INCOME	73,984.69	73,984.69	73,984.69	73,984.69	73,984.69	73,984.69	73,984.69	73,984.69	73,984.69	73,984.69	73,984.69	73,984.69	887,816.28
3999-00-000	TOTAL INCOME	74,984.69	74,984.69	74,984.69	74,984.69	74,984.69	74,984.69	74,984.69	74,984.69	74,984.69	74,984.69	74,984.69	74,984.69	899,816.28
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	60,064.52	40,877.47	40,877.47	40,877.47	40,877.47	60,064.52	40,877.47	60,064.52	40,877.47	40,877.47	40,877.47	60,064.52	567,277.84
4110-00-001	401K-401A Admin	2,402.58	1,635.10	1,635.10	1,635.10	1,635.10	2,402.58	1,635.10	2,402.58	1,635.10	1,635.10	1,635.10	2,402.58	22,691.11
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	4,805.16	3,270.20	3,270.20	3,270.20	3,270.20	4,805.16	3,270.20	4,805.16	3,270.20	3,270.20	3,270.20	4,805.16	45,382.23
4110-00-004	Workers Comp Admin	2,402.58	1,635.10	1,635.10	1,635.10	1,635.10	2,402.58	1,635.10	2,402.58	1,635.10	1,635.10	1,635.10	2,402.58	22,691.11
4110-00-006	Legal Shield - Administrative	258.35	245.35	245.35	245.35	245.35	258.35	245.35	258.35	245.35	245.35	245.35	258.35	2,996.20
4110-00-007	Payroll Prep Fees	600.65	408.77	408.77	408.77	408.77	600.65	408.77	600.65	408.77	408.77	408.77	600.65	5,672.78
4110-07-000	Health/Life Insurance	6,811.70	6,811.70	6,811.70	6,811.70	6,811.70	6,811.70	6,811.70	6,811.70	6,811.70	6,811.70	6,811.70	6,811.70	81,740.40
4110-99-000	Total Administrative Salaries	77,345.54	54,883.69	54,883.69	54,883.69	54,883.69	77,345.54	54,883.69	77,345.54	54,883.69	54,883.69	54,883.69	77,345.54	748,451.67
4120-99-000	Total Admin. Salaries & Benefits	77,345.54	54,883.69	54,883.69	54,883.69	54,883.69	77,345.54	54,883.69	77,345.54	54,883.69	54,883.69	54,883.69	77,345.54	748,451.67
4130-00-000	Legal Expense													
4130-02-000	Criminal Background / Credit Checks/D	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4130-04-000	General Legal Expense	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4130-99-000	Total Legal Expense	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	14,100.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
4140-00-100	Travel/Mileage	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4182-00-000	Consultants	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4189-00-000	Total Other Admin Expenses	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	2,690.00	32,280.00
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
4190-03-000	Advertising Publications	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4190-04-000	Stationery & Office Supplies	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-06-000	Computer Equipment	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-07-000	Telephone	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00
4190-08-000	Postage	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00

Central Office Cost Center (96)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4190-09-000	Computer Software License Fees/Exp	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
4190-10-000	Copiers - Lease & Service	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4190-13-000	Internet	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
4190-19-000	IT Contract Fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-22-000	Other Misc Admin Expenses	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
4191-00-000	Total Miscellaneous Admin Expenses	6,660.00	6,660.00	6,660.00	6,660.00	6,660.00	6,660.00	6,660.00	6,660.00	6,660.00	6,660.00	6,660.00	6,660.00	79,920.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	87,870.54	65,408.69	65,408.69	65,408.69	65,408.69	87,870.54	65,408.69	87,870.54	65,408.69	65,408.69	65,408.69	87,870.54	874,751.67
4300-00-000	UTILITIES													
4340-00-000	Garbage/Trash Removal	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	409.27	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4419-00-000	Total General Maint Expense	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
4420-03-100	Hardware Doors/Windows/Locks	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-09-100	Security Equipment,Locks,Alarms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-12-000	Supplies- Painting	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4429-00-000	Total Materials	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	6,840.00
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4430-15-000	Contract-Equipment Rental	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4430-18-000	Contract-Alarm Monitoring	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
4439-00-000	Total Contract Costs	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,085.00	1,085.00	1,085.00	1,085.00	1,085.00	1,085.00	1,085.00	1,085.00	1,085.00	1,085.00	1,085.00	1,085.00	13,020.00
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	618.42	618.42	618.42	618.42	618.42	618.42	618.42	618.42	618.42	618.42	618.42	618.42	7,421.04
4510-01-000	General Liability Insurance - Auto	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
4599-00-000	TOTAL GENERAL EXPENSES	943.42	943.42	943.42	943.42	943.42	943.42	943.42	943.42	943.42	943.42	943.42	943.42	11,321.04
4800-00-000	FINANCING EXPENSE													
4855-00-100	Interest Expense	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4899-00-000	TOTAL FINANCING EXPENSES	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	313.26	313.26	313.26	313.26	313.26	313.26	313.26	313.26	313.26	313.26	313.26	313.26	3,759.12
5100-50-000	Amortization Expense	9,391.21	9,391.21	9,391.21	9,391.21	9,391.21	9,391.21	9,391.21	9,391.21	9,391.21	9,391.21	9,391.21	9,391.21	112,694.52
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	116,453.64
8000-00-000	TOTAL EXPENSES	99,663.43	77,201.58	77,201.58	77,201.58	77,201.58	99,663.43	77,201.58	99,663.43	77,201.58	77,201.58	77,201.58	99,663.43	1,016,266.35
9000-00-000	NET INCOME	-24,678.74	-2,216.89	-2,216.89	-2,216.89	-2,216.89	-24,678.74	-2,216.89	-24,678.74	-2,216.89	-2,216.89	-2,216.89	-24,678.74	-116,450.07
	Net income after depreciation	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	9,704.47	116,453.64
		-14,974.27	7,487.58	7,487.58	7,487.58	7,487.58	-14,974.27	7,487.58	-14,974.27	7,487.58	7,487.58	7,487.58	-14,974.27	3.57

Colton Meadow, LLLP (56)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	45,574.50	45,574.50	45,574.50	45,574.50	45,574.50	45,574.50	45,574.50	45,574.50	45,574.50	45,574.50	45,574.50	45,574.50	546,894.00
3112-02-000	Gain to Lease Sec8	27,169.50	27,169.50	27,169.50	27,169.50	27,169.50	27,169.50	27,169.50	27,169.50	27,169.50	27,169.50	27,169.50	27,169.50	326,034.00
3119-00-000	Total Rental Income	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	872,928.00
3120-00-000	Other Tenant Income													
3120-03-000	Damages & Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-04-000	Late and Admin Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-05-000	Legal Fees - Tenant	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-06-000	NSF Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-09-000	Misc.Tenant Income	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
3120-10-000	Application Fees	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
3120-11-000	Forfeited Security Deposits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3129-00-000	Total Other Tenant Income	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
3199-00-000	TOTAL TENANT INCOME	73,194.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	72,744.00	872,928.00
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	2,167.75	2,167.75	2,167.75	2,167.75	2,167.75	2,167.75	2,167.75	2,167.75	2,167.75	2,167.75	2,167.75	2,167.75	26,013.00
3610-01-000	Interest Income - Unrestricted	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
3699-00-000	TOTAL OTHER INCOME	2,202.75	2,202.75	2,202.75	2,202.75	2,202.75	2,202.75	2,202.75	2,202.75	2,202.75	2,202.75	2,202.75	2,202.75	26,433.00
3999-00-000	TOTAL INCOME	75,396.75	74,946.75	74,946.75	74,946.75	74,946.75	74,946.75	74,946.75	74,946.75	74,946.75	74,946.75	74,946.75	74,946.75	899,361.00
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	7,284.85	4,856.57	4,856.57	4,856.57	4,856.57	7,284.85	4,856.57	7,284.85	4,856.57	4,856.57	4,856.57	7,284.85	67,991.96
4110-00-001	401K-401A Admin	291.39	194.26	194.26	194.26	194.26	291.39	194.26	291.39	194.26	194.26	194.26	291.39	2,719.68
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	582.79	388.53	388.53	388.53	388.53	582.79	388.53	582.79	388.53	388.53	388.53	582.79	5,439.36
4110-00-004	Workers Comp Admin	291.39	194.26	194.26	194.26	194.26	291.39	194.26	291.39	194.26	194.26	194.26	291.39	2,719.68
4110-00-006	Legal Shield - Administrative	36.90	35.00	35.00	35.00	35.00	36.90	35.00	36.90	35.00	35.00	35.00	36.90	427.60
4110-00-007	Payroll Prep Fees	72.85	48.57	48.57	48.57	48.57	72.85	48.57	72.85	48.57	48.57	48.57	72.85	679.92
4110-07-000	Health/Life Insurance	1,349.46	838.46	838.46	838.46	838.46	1,349.46	838.46	1,349.46	838.46	838.46	838.46	1,349.46	12,105.52
4110-99-000	Total Administrative Salaries	9,909.63	6,555.65	6,555.65	6,555.65	6,555.65	9,909.63	6,555.65	9,909.63	6,555.65	6,555.65	6,555.65	9,909.63	92,083.71
4120-99-000	Total Admin. Salaries & Benefits	9,909.63	6,555.65	6,555.65	6,555.65	6,555.65	9,909.63	6,555.65	9,909.63	6,555.65	6,555.65	6,555.65	9,909.63	92,083.71
4130-00-000	Legal Expense													
4130-00-001	Eviction Legal Fees	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4130-02-000	Criminal Background / Credit Checks/Drug Testing	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4130-04-000	General Legal Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4130-99-000	Total Legal Expense	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	6,900.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	6,480.00
4171-00-000	Auditing Fees	992.22	992.22	992.22	992.22	992.22	992.22	992.22	992.22	992.22	992.22	992.22	992.22	11,906.64
4173-00-000	Management Fee	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	56,098.32
4173-03-000	Asset Management Fee-FHFC	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	3,000.00
4189-00-000	Total Other Admin Expenses	7,027.08	7,027.08	7,027.08	7,027.08	7,027.08	7,027.08	7,027.08	7,027.08	7,027.08	7,027.08	7,027.08	7,027.08	82,524.96
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4190-02-000	Printing/Publications & Subscriptions	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00
4190-03-000	Advertising Publications	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4190-04-000	Stationery & Office Supplies	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	3,480.00

Colton Meadow, LLLP (56)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4190-06-000	Computer Equipment	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4190-07-000	Telephone	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4190-08-000	Postage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-09-000	Computer Software License Fees/Exp	388.86	388.86	388.86	388.86	388.86	388.86	388.86	388.86	388.86	388.86	388.86	388.86	4,666.32
4190-10-000	Copiers - Lease & Service	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-13-000	Internet	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
4190-19-000	IT Contract Fees	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	6,720.00
4190-22-000	Other Misc Admin Expenses	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-23-000	Compliance Fees	348.80	348.80	348.80	348.80	348.80	348.80	348.80	348.80	348.80	348.80	348.80	348.80	4,185.60
4190-24-000	Govt Licenses-Fees-Permits	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	3,780.00
4191-00-000	Total Miscellaneous Admin Expenses	3,367.66	3,367.66	3,367.66	3,367.66	3,367.66	3,367.66	3,367.66	3,367.66	3,367.66	3,367.66	3,367.66	3,367.66	40,411.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	20,879.37	17,525.39	17,525.39	17,525.39	17,525.39	20,879.37	17,525.39	20,879.37	17,525.39	17,525.39	17,525.39	20,879.37	221,920.59
4200-00-000	TENANT SERVICES										-			
4230-00-000	Resident Services Exp	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4300-00-000	UTILITIES													
4320-00-000	Electricity	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4340-00-000	Garbage/Trash Removal	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00
4390-01-100	Water/Sewer Combined	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	70,800.00
4399-00-000	TOTAL UTILITY EXPENSES	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	122,400.00
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	5,766.09	4,488.10	4,488.10	4,488.10	4,488.10	4,488.10	5,766.09	4,488.10	5,766.09	4,488.10	4,488.10	5,766.09	58,969.16
4410-06-000	401K-401A Maintenance	230.64	179.52	179.52	179.52	179.52	179.52	230.64	179.52	230.64	179.52	179.52	230.64	2,358.77
4410-07-000	Payroll Taxes Maintenance	461.29	359.05	359.05	359.05	359.05	359.05	461.29	359.05	461.29	359.05	359.05	461.29	4,717.53
4410-08-000	Health/Life Insurance Maint.	1,111.84	568.92	568.92	568.92	568.92	568.92	1,111.84	568.92	1,111.84	568.92	568.92	1,111.84	8,998.72
4410-09-000	Workers Comp Maintenance	230.64	179.52	179.52	179.52	179.52	179.52	230.64	179.52	230.64	179.52	179.52	230.64	2,358.77
4410-10-000	Payroll Prep Fees Maint.	57.66	44.88	44.88	44.88	44.88	44.88	57.66	44.88	57.66	44.88	44.88	57.66	589.69
4410-11-000	Legal Shield - Maint	49.85	40.00	40.00	40.00	40.00	40.00	49.85	40.00	49.85	40.00	40.00	49.85	519.40
4411-00-000	Maintenance Uniforms	80.00	70.00	70.00	70.00	70.00	70.00	80.00	70.00	80.00	70.00	70.00	80.00	880.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	450.00	400.00	400.00	400.00	400.00	400.00	450.00	400.00	450.00	400.00	400.00	450.00	5,000.00
4419-00-000	Total General Maint Expense	8,438.02	6,330.00	6,330.00	6,330.00	6,330.00	6,330.00	8,438.02	6,330.00	8,438.02	6,330.00	6,330.00	8,438.02	84,392.04
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4420-02-000	Supplies-Appliance Parts	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4420-03-000	Supplies-Painting/Decorating	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-03-200	Window Treatments	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4420-06-000	Supplies-Janitorial/Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-07-000	Repairs - Materials & Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-08-000	Supplies-Plumbing	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	10,440.00
4420-09-000	Supplies- Tools Equipmt	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-11-000	Supplies- HVAC	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-12-000	Supplies- Painting	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4429-00-000	Total Materials	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	64,500.00
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4430-03-300	Repairs - Windows/Glass	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-05-000	Contract-Decorating/Painting	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00

Colton Meadow, LLLP (56)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4430-07-000	Contract-Exterminating/Pest Control	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-18-000	Contract-Alarm Monitoring	594.00	594.00	594.00	594.00	594.00	594.00	594.00	594.00	594.00	594.00	594.00	594.00	7,128.00
4430-24-000	Contract-Grounds-Landscaping	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	2,585.00	31,020.00
4430-24-300	Contract-Pressure Wash	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	739.58	8,874.96
4430-26-000	Contract-Security Camera System	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-27-000	Contract - Lease	1,271.52	1,271.52	1,271.52	1,271.52	1,271.52	1,271.52	1,271.52	1,271.52	1,271.52	1,271.52	1,271.52	1,271.52	15,258.24
4430-28-000	Unit Inspections	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4439-00-000	Total Contract Costs	7,900.10	7,900.10	7,900.10	7,900.10	7,900.10	7,900.10	7,900.10	7,900.10	7,900.10	7,900.10	7,900.10	7,900.10	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	21,713.12	19,605.10	19,605.10	19,605.10	19,605.10	19,605.10	21,713.12	19,605.10	21,713.12	19,605.10	19,605.10	21,713.12	243,693.24
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	9,377.71	9,377.71	9,377.71	9,377.71	9,377.71	9,377.71	9,377.71	9,377.71	9,377.71	9,377.71	9,377.71	9,377.71	112,532.52
4510-01-000	General Liability Insurance - Auto	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	7,905.00
4525-00-000	Real Estate Taxes	2,769.95	2,769.95	2,769.95	2,769.95	2,769.95	2,769.95	2,769.95	2,769.95	2,769.95	2,769.95	2,769.95	2,769.95	33,239.40
4570-00-000	Reduction in Rental Income	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	13,056.41	13,056.41	13,056.41	13,056.41	13,056.41	13,056.41	13,056.41	13,056.41	13,056.41	13,056.41	13,056.41	13,056.41	156,676.92
4800-00-000	FINANCING EXPENSE													
4853-02-000	Loan Servicing Fee	223.20	223.20	223.20	223.20	223.20	223.20	223.20	223.20	223.20	223.20	223.20	223.20	2,678.40
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	1,026.19	12,314.28
4855-03-000	Interest Expense - Home Loan	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	152.16	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	2,818.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	4,219.55	4,219.55	4,219.55	4,219.55	4,219.55	4,219.55	4,219.55	4,219.55	4,219.55	4,219.55	4,219.55	4,219.55	50,634.60
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	39,177.19	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	1,159.42	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	484,039.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000	Refrigerators	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5600-02-000	Stoves/Ranges	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5600-03-000	Roofs	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-04-000	Hot Water Heaters	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5600-05-000	Parking Lots/Paving	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-06-000	Cabinet/Counter Tops	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-07-000	Grounds Improvements	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
5600-13-000	Community Room	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5600-15-000	Play Ground Equipment	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5600-17-000	Ceiling Fans	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5600-18-000	Other Capital Replacement	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	14,020.00	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-14,020.00	-168,240.00
8000-00-000	TOTAL EXPENSES	110,405.06	104,943.05	104,943.05	104,943.05	104,943.05	108,297.04	107,051.07	108,297.04	107,051.07	104,943.05	104,943.05	110,405.06	1,279,364.67
9000-00-000	NET INCOME	-35,008.31	-29,996.30	-29,996.30	-29,996.30	-29,996.30	-33,350.29	-32,104.32	-33,350.29	-32,104.32	-29,996.30	-29,996.30	-35,458.31	-380,003.67
		40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	40,336.61	484,039.32
Net income after depreciation		5,328.30	10,340.31	10,340.31	10,340.31	10,340.31	6,986.32	8,232.29	6,986.32	8,232.29	10,340.31	10,340.31	4,878.30	104,035.65

Carrington Place (Dakota Park) (16)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	15,663.00	15,663.00	15,663.00	15,663.00	15,663.00	15,663.00	15,663.00	15,663.00	15,663.00	15,663.00	15,663.00	15,663.00	187,956.00
3112-02-000	Gain to Lease Sec8	1,568.00	1,568.00	1,568.00	1,568.00	1,568.00	1,568.00	1,568.00	1,568.00	1,568.00	1,568.00	1,568.00	1,568.00	18,816.00
3119-00-000	Total Rental Income	17,231.00	17,231.00	17,231.00	17,231.00	17,231.00	17,231.00	17,231.00	17,231.00	17,231.00	17,231.00	17,231.00	17,231.00	114,300.00
3120-00-000	Other Tenant Income													
3120-03-000	Damages & Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3120-04-000	Late and Admin Charges	25.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,225.00
3120-05-000	Legal Fees - Tenant	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-06-000	NSF Charges	25.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	575.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120-10-000	Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120-11-000	Forfeited Security Deposits	300.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,400.00
3129-00-000	Total Other Tenant Income	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	6,120.00
3199-00-000	TOTAL TENANT INCOME	17,741.00	17,741.00	17,741.00	17,741.00	17,741.00	17,741.00	17,741.00	17,741.00	17,741.00	17,741.00	17,741.00	17,741.00	120,420.00
3400-00-000	GRANT INCOME													
3401-00-000	Government Subsidy Income	10,336.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	128,680.00
3499-00-000	TOTAL GRANT INCOME	10,336.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	10,758.50	128,680.00
3600-00-000	OTHER INCOME													
3610-01-000	Interest Income - Unrestricted	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
3650-00-000	Miscellaneous Other Income	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
3699-00-000	TOTAL OTHER INCOME	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
3999-00-000	TOTAL INCOME	28,132.50	28,554.50	28,554.50	28,554.50	28,554.50	28,554.50	28,554.50	28,554.50	28,554.50	28,554.50	28,554.50	28,554.50	249,760.00
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	1,797.70	1,797.70	1,797.70	1,797.70	1,797.70	1,797.70	1,797.70	1,797.70	1,797.70	1,797.70	1,797.70	1,797.70	21,572.40
4110-00-001	401K-401A Admin	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	862.90
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	143.82	143.82	143.82	143.82	143.82	143.82	143.82	143.82	143.82	143.82	143.82	143.82	1,725.79
4110-00-004	Workers Comp Admin	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	71.91	862.90
4110-00-007	Payroll Prep Fees	17.98	17.98	17.98	17.98	17.98	17.98	17.98	17.98	17.98	17.98	17.98	17.98	215.72
4110-07-000	Health/Life Insurance	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4110-99-000	Total Administrative Salaries	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	27,639.71
4120-99-000	Total Admin. Salaries & Benefits	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	2,303.31	27,639.71
4130-00-000	Legal Expense													
4130-00-001	Eviction Legal Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4130-02-000	Criminal Background / Credit Checks/Drug Testing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4130-03-000	Tenant Screening	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	
4130-04-000	General Legal Expense	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4130-99-000	Total Legal Expense	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	2,700.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4140-00-100	Travel/Mileage	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4171-00-000	Auditing Fees	1,841.56	1,841.56	1,841.56	1,841.56	1,841.56	1,841.56	1,841.56	1,841.56	1,841.56	1,841.56	1,841.56	1,841.56	22,098.72
4173-00-000	Management Fee	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	23,839.20
4173-02-000	Asset Management Fee	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4182-00-000	Consultants	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4189-00-000	Total Other Admin Expenses	4,438.16	4,438.16	4,438.16	4,438.16	4,438.16	4,438.16	4,438.16	4,438.16	4,438.16	4,438.16	4,438.16	4,438.16	53,257.92
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-02-000	Printing/Publications & Subscriptions	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00

Carrington Place (Dakota Park) (16)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4190-03-000	Advertising Publications	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-04-000	Stationery & Office Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-07-000	Telephone	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-08-000	Postage	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	215.75	215.75	215.75	215.75	215.75	215.75	215.75	215.75	215.75	215.75	215.75	2,589.00
4190-13-000	Internet	94.27	94.27	94.27	94.27	94.27	94.27	94.27	94.27	94.27	94.27	94.27	94.27	1,131.24
4190-19-000	IT Contract Fees	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	177.90	2,134.80
4190-22-000	Other Misc Admin Expenses	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-23-000	Compliance Fees	216.00	216.00	216.00	216.00	216.00	216.00	216.00	216.00	216.00	216.00	216.00	216.00	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	1,293.92	1,293.92	1,293.92	1,293.92	1,293.92	1,293.92	1,293.92	1,293.92	1,293.92	1,293.92	1,293.92	1,293.92	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,360.39	8,360.39	8,360.39	8,360.39	8,360.39	8,360.39	8,360.39	8,360.39	8,360.39	8,360.39	8,360.39	8,360.39	99,124.67
4200-00-000	TENANT SERVICES													
4230-00-000	Resident Services Exp	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4300-00-000	UTILITIES													
4310-00-000	Water	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4320-00-000	Electricity	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4340-00-000	Garbage/Trash Removal	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4390-00-000	Sewer	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	262.00	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	27,144.00
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	2,912.56	2,912.56	2,912.56	2,912.56	2,912.56	2,912.56	2,912.56	2,912.56	2,912.56	2,912.56	2,912.56	2,912.56	34,950.72
4410-06-000	401K-401A Maintenance	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	1,398.03
4410-07-000	Payroll Taxes Maintenance	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	2,796.06
4410-08-000	Health/Life Insurance Maint.	109.98	109.98	109.98	109.98	109.98	109.98	109.98	109.98	109.98	109.98	109.98	109.98	1,319.76
4410-09-000	Workers Comp Maintenance	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	116.50	1,398.03
4410-10-000	Payroll Prep Fees Maint.	29.13	29.13	29.13	29.13	29.13	29.13	29.13	29.13	29.13	29.13	29.13	29.13	349.51
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4419-00-000	Total General Maint Expense	3,542.68	3,542.68	3,542.68	3,542.68	3,542.68	3,542.68	3,542.68	3,542.68	3,542.68	3,542.68	3,542.68	3,542.68	41,862.60
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-02-000	Supplies-Appliance Parts	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
4420-03-000	Supplies-Painting/Decorating	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-03-200	Window Treatments	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-06-000	Supplies-Janitorial/Cleaning	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-07-000	Repairs - Materials & Supplies	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-08-000	Supplies-Plumbing	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-10-000	Maint - Miscellaneous Supplies	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-10-200	Carpet and Flooring Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000	Supplies- HVAC	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-12-000	Supplies- Painting	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4429-00-000	Total Materials	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	14,340.00
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4430-03-000	Contract-Building Repairs - Exterior	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-03-100	Contract-Building Repairs - Interior	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-03-300	Repairs - Windows/Glass	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-11-000	Contract-Plumbing	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-14-000	Contract-Vehicle Maintenance	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-18-000	Contract-Alarm Monitoring	452.55	452.55	452.55	452.55	452.55	452.55	452.55	452.55	452.55	452.55	452.55	452.55	5,430.60
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00

Carrington Place (Dakota Park) (16)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4430-24-200	Contract-Tree Cutting	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-24-300	Contract-Pressure Wash	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-28-000	Unit Inspections	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-99-000	Other Contracted Services	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4439-00-000	Total Contract Costs	3,812.55	3,812.55	3,812.55	3,812.55	3,812.55	3,812.55	3,812.55	3,812.55	3,812.55	3,812.55	3,812.55	3,812.55	45,750.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	8,550.23	8,550.23	8,550.23	8,550.23	8,550.23	8,550.23	8,550.23	8,550.23	8,550.23	8,550.23	8,550.23	8,550.23	101,953.20
GENERAL EXPENSES														
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	5,839.31	5,839.31	5,839.31	5,839.31	5,839.31	5,839.31	5,839.31	5,839.31	5,839.31	5,839.31	5,839.31	5,839.31	70,071.72
4510-01-000	General Liability Insurance - Auto	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	262.50	3,150.00
4525-00-000	Real Estate Taxes	966.76	966.76	966.76	966.76	966.76	966.76	966.76	966.76	966.76	966.76	966.76	966.76	11,601.12
4570-00-000	Reduction in Rental Income	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	7,153.57	7,153.57	7,153.57	7,153.57	7,153.57	7,153.57	7,153.57	7,153.57	7,153.57	7,153.57	7,153.57	7,153.57	85,842.84
HOUSING ASSISTANCE PAYMENTS														
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-002	Tenant Utility Payments - PH	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	7,776.00
4715-03-000	FSS Escrow Payments	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	15,276.00
NON-OPERATING ITEMS														
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	2,113.74	25,364.88
CAPITAL/OPER REPLACEMENT ITEMS														
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000	Refrigerators	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-02-000	Stoves/Ranges	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5600-03-000	Roofs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-04-000	Hot Water Heaters	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-05-000	Parking Lots/Paving	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5600-06-000	Cabinet/Counter Tops	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-12-000	Carpet & Flooring Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-13-000	Community Room	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-14-000	Doors, Windows, Exterior	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-15-000	Play Ground Equipment	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5600-16-000	Interior Replacements	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-17-000	Ceiling Fans	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600-18-000	Other Capital Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	93,600.00
5699-01-000	Rmbrs. Replacement Reserve	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-7,800.00	-93,600.00
8000-00-000	TOTAL EXPENSES	28,464.92	28,464.92	28,464.92	28,464.92	28,464.92	28,464.92	28,464.92	28,464.92	28,464.92	28,464.92	28,464.92	28,464.92	339,729.58
9000-00-000	NET INCOME	-332.42	89.58	89.58	89.58	89.58	89.58	89.58	89.58	89.58	89.58	89.58	89.58	-89,969.58
	Net Operating Income After Depreciation	1,781.32	2,203.32	2,203.32	2,203.32	2,203.32	2,203.32	2,203.32	2,203.32	2,203.32	2,203.32	2,203.32	2,203.32	26,017.79

Housing Choice Voucher Program
2025 Administrative Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total Budget
3000-00-000	INCOME													
3400-00-000	GRANT INCOME													
3410-01-000	Section 8 HAP Earned	1,459,519.00	1,459,519.00	1,459,519.00	1,459,519.00	1,459,519.00	1,459,519.00	1,459,519.00	1,459,519.00	1,459,519.00	1,459,519.00	1,459,519.00	1,459,519.00	17,514,228.00
3410-02-000	Section 8 Admin. Fee Income	115,900.00	115,900.00	115,900.00	115,900.00	115,900.00	115,900.00	115,900.00	115,900.00	115,900.00	115,900.00	115,900.00	115,900.00	1,390,800.00
3410-07-000	Section 8 HAP Earned EHV	60,500.00	60,500.00	60,500.00	60,500.00	60,500.00	60,500.00	60,500.00	60,500.00	60,500.00	60,500.00	60,500.00	60,500.00	726,000.00
3410-08-000	Section 8 EHV Admin Fee	4,027.00	4,027.00	4,027.00	4,027.00	4,027.00	4,027.00	4,027.00	4,027.00	4,027.00	4,027.00	4,027.00	4,027.00	48,324.00
3499-00-000	TOTAL GRANT INCOME	1,639,946.00	1,639,946.00	1,639,946.00	1,639,946.00	1,639,946.00	1,639,946.00	1,639,946.00	1,639,946.00	1,639,946.00	1,639,946.00	1,639,946.00	1,639,946.00	19,679,352.00
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3610-01-000	Interest Income - Unrestricted	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3640-00-000	Fraud Recovery - UNP	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
3640-01-000	Fraud Recovery - RNP	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
3650-00-000	Miscellaneous Other Income	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
3699-00-000	TOTAL OTHER INCOME	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00
3999-00-000	TOTAL INCOME	1,641,696.00	1,641,696.00	1,641,696.00	1,641,696.00	1,641,696.00	1,641,696.00	1,641,696.00	1,641,696.00	1,641,696.00	1,641,696.00	1,641,696.00	1,641,696.00	19,700,352.00
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	55,502.30	33,011.63	33,011.63	33,011.63	33,011.63	55,502.30	33,011.63	55,502.30	33,011.63	33,011.63	33,011.63	55,502.30	486,102.24
4110-00-001	401K-401A Admin	2,220.09	1,320.47	1,320.47	1,320.47	1,320.47	2,220.09	1,320.47	2,220.09	1,320.47	1,320.47	1,320.47	2,220.09	19,444.09
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	4,440.18	2,640.93	2,640.93	2,640.93	2,640.93	4,440.18	2,640.93	4,440.18	2,640.93	2,640.93	2,640.93	4,440.18	38,888.18
4110-00-004	Workers Comp Admin	1,665.07	990.35	990.35	990.35	990.35	1,665.07	990.35	1,665.07	990.35	990.35	990.35	1,665.07	14,583.07
4110-00-006	Legal Shield - Administrative	526.65	526.65	526.65	526.65	526.65	526.65	526.65	526.65	526.65	526.65	526.65	526.65	6,319.80
4110-00-007	Payroll Prep Fees	555.02	330.12	330.12	330.12	330.12	555.02	330.12	555.02	330.12	330.12	330.12	555.02	4,861.02
4110-07-000	Health/Life Insurance	5,169.60	5,169.60	5,169.60	5,169.60	5,169.60	5,169.60	5,169.60	5,169.60	5,169.60	5,169.60	5,169.60	5,169.60	62,035.20
4110-99-000	Total Administrative Salaries	70,078.92	43,989.74	43,989.74	43,989.74	43,989.74	70,078.92	43,989.74	70,078.92	43,989.74	43,989.74	43,989.74	70,078.92	632,233.60
4120-99-000	Total Admin. Salaries & Benefits	70,078.92	43,989.74	43,989.74	43,989.74	43,989.74	70,078.92	43,989.74	70,078.92	43,989.74	43,989.74	43,989.74	70,078.92	632,233.60
4130-00-000	Legal Expense													
4130-02-000	Criminal Background / Credit Checks/Drug Testing	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4130-04-000	General Legal Expense	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
4130-99-000	Total Legal Expense	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
4172-00-000	Port Out Admin Fee Paid	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
4173-00-000	Management Fee	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	228,000.00
4173-01-000	Bookkeeping Fee	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	156,000.00
4182-00-000	Consultants	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
4189-00-000	Total Other Admin Expenses	39,400.00	39,400.00	39,400.00	39,400.00	39,400.00	39,400.00	39,400.00	39,400.00	39,400.00	39,400.00	39,400.00	39,400.00	472,800.00
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-02-000	Printing/Publications & Subscriptions	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-04-000	Stationery & Office Supplies	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4190-06-000	Computer Equipment	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
4190-07-000	Telephone	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-08-000	Postage	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
4190-09-000	Computer Software License Fees/Exp	7,551.55	7,551.55	7,551.55	7,551.55	7,551.55	7,551.55	7,551.55	7,551.55	7,551.55	7,551.55	7,551.55	7,551.55	90,618.60
4190-10-000	Copiers - Lease & Service	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
4190-13-000	Internet	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	5,880.00
4190-19-000	IT Contract Fees	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	27,000.00
4190-22-000	Other Misc Admin Expenses	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4190-24-000	Govt Licenses-Fees-Permits	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	15,091.55	15,091.55	15,091.55	15,091.55	15,091.55	15,091.55	15,091.55	15,091.55	15,091.55	15,091.55	15,091.55	15,091.55	181,098.60
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	126,470.47	100,381.29	100,381.29	100,381.29	100,381.29	126,470.47	100,381.29	126,470.47	100,381.29	100,381.29	100,381.29	126,470.47	1,308,932.20

Housing Choice Voucher Program
2025 Administrative Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total Budget
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4411-00-000	Maintenance Uniforms	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00
4419-00-000	Total General Maint Expense	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	5,040.00
4420-00-000	Materials													
4420-06-000	Supplies-Janitorial/Cleaning	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4420-07-000	Repairs - Materials & Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4429-00-000	Total Materials	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4430-00-000	Contract Costs													
4430-09-000	Contract-Other	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4430-18-000	Contract-Alarm Monitoring	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	432.00
4430-23-000	Contract-Consultants	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4430-27-000	Contract - Lease	1,690.36	1,690.36	1,690.36	1,690.36	1,690.36	1,690.36	1,690.36	1,690.36	1,690.36	1,690.36	1,690.36	1,690.36	20,284.32
4439-00-000	Total Contract Costs	2,226.36	2,226.36	2,226.36	2,226.36	2,226.36	2,226.36	2,226.36	2,226.36	2,226.36	2,226.36	2,226.36	2,226.36	26,716.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	3,046.36	3,046.36	3,046.36	3,046.36	3,046.36	3,046.36	3,046.36	3,046.36	3,046.36	3,046.36	3,046.36	3,046.36	36,556.32
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	5,327.19	5,327.19	5,327.19	5,327.19	5,327.19	5,327.19	5,327.19	5,327.19	5,327.19	5,327.19	5,327.19	5,327.19	63,926.28
4510-01-000	General Liability Insurance - Auto	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,160.00
4599-00-000	TOTAL GENERAL EXPENSES	5,507.19	5,507.19	5,507.19	5,507.19	5,507.19	5,507.19	5,507.19	5,507.19	5,507.19	5,507.19	5,507.19	5,507.19	66,086.28
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-00-000	Housing Assistance Payments	1,425,336.00	1,425,336.00	1,425,336.00	1,425,336.00	1,425,336.00	1,425,336.00	1,425,336.00	1,425,336.00	1,425,336.00	1,425,336.00	1,425,336.00	1,425,336.00	17,104,032.00
4715-01-000	Tenant Utility Payments-S8	28,762.00	28,762.00	28,762.00	28,762.00	28,762.00	28,762.00	28,762.00	28,762.00	28,762.00	28,762.00	28,762.00	28,762.00	345,144.00
4715-02-000	Portable Out HAP Payments	57,815.00	57,815.00	57,815.00	57,815.00	57,815.00	57,815.00	57,815.00	57,815.00	57,815.00	57,815.00	57,815.00	57,815.00	693,780.00
4715-03-000	FSS Escrow Payments	8,681.00	8,681.00	8,681.00	8,681.00	8,681.00	8,681.00	8,681.00	8,681.00	8,681.00	8,681.00	8,681.00	8,681.00	104,172.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,520,594.00	1,520,594.00	1,520,594.00	1,520,594.00	1,520,594.00	1,520,594.00	1,520,594.00	1,520,594.00	1,520,594.00	1,520,594.00	1,520,594.00	1,520,594.00	18,247,128.00
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
8000-00-000	TOTAL EXPENSES	1,656,618.02	1,630,528.84	1,630,528.84	1,630,528.84	1,630,528.84	1,656,618.02	1,630,528.84	1,656,618.02	1,630,528.84	1,630,528.84	1,630,528.84	1,656,618.02	19,670,702.80
9000-00-000	NET INCOME	-14,922.02	11,167.16	11,167.16	11,167.16	11,167.16	-14,922.02	11,167.16	-14,922.02	11,167.16	11,167.16	11,167.16	-14,922.02	29,649.20
		1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12,000.00
	Net income after depreciation	-13,922.02	12,167.16	12,167.16	12,167.16	12,167.16	-13,922.02	12,167.16	-13,922.02	12,167.16	12,167.16	12,167.16	-13,922.02	41,649.20

The Manor at West Bartow (62)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	23,279.00	23,279.00	23,279.00	23,279.00	23,279.00	23,279.00	23,279.00	23,279.00	23,279.00	23,279.00	23,279.00	23,279.00	279,348.00
3112-02-000	Gain to Lease Sec8	68,300.00	68,300.00	68,300.00	68,300.00	68,300.00	68,300.00	68,300.00	68,300.00	68,300.00	68,300.00	68,300.00	68,300.00	819,600.00
3119-00-000	Total Rental Income	91,579.00	91,579.00	91,579.00	91,579.00	91,579.00	91,579.00	91,579.00	91,579.00	91,579.00	91,579.00	91,579.00	91,579.00	1,098,948.00
3120-00-000	Other Tenant Income													
3120-01-100	Laundry Room Income	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
3120-03-000	Damages & Cleaning	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
3120-04-000	Late and Admin Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-06-000	NSF Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
		225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-12,000.00
3120-09-000	Misc.Tenant Income	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3120-10-000	Application Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3120-11-000	Forfeited Security Deposits	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3129-00-000	Total Other Tenant Income	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-825.00	-9,900.00
3199-00-000	TOTAL TENANT INCOME	90,979.00	90,979.00	90,979.00	90,979.00	90,979.00	90,979.00	90,979.00	90,979.00	90,979.00	90,979.00	90,979.00	90,979.00	1,091,748.00
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	2,220.00
3610-01-000	Interest Income - Unrestricted	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
3699-00-000	TOTAL OTHER INCOME	295.00	295.00	295.00	295.00	295.00	295.00	295.00	295.00	295.00	295.00	295.00	295.00	3,540.00
3999-00-000	TOTAL INCOME	91,274.00	91,274.00	91,274.00	91,274.00	91,274.00	91,274.00	91,274.00	91,274.00	91,274.00	91,274.00	91,274.00	91,274.00	1,095,288.00
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	12,996.30	8,664.20	8,664.20	8,664.20	8,664.20	12,996.30	8,664.20	12,996.30	8,664.20	8,664.20	8,664.20	12,996.30	121,298.80
4110-00-001	401K-401A Admin	519.85	346.57	346.57	346.57	346.57	519.85	346.57	519.85	346.57	346.57	346.57	519.85	4,851.95
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,039.70	693.14	693.14	693.14	693.14	1,039.70	693.14	1,039.70	693.14	693.14	693.14	1,039.70	9,703.90
4110-00-004	Workers Comp Admin	389.89	259.93	259.93	259.93	259.93	389.89	259.93	389.89	259.93	259.93	259.93	389.89	3,638.96
4110-00-006	Legal Shield - Administrative	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	1,260.00
4110-00-007	Payroll Prep Fees	129.96	86.64	86.64	86.64	86.64	129.96	86.64	129.96	86.64	86.64	86.64	129.96	1,212.99
4110-07-000	Health/Life Insurance	1,721.40	1,721.40	1,721.40	1,721.40	1,721.40	1,721.40	1,721.40	1,721.40	1,721.40	1,721.40	1,721.40	1,721.40	20,656.80
4110-99-000	Total Administrative Salaries	16,902.11	11,876.87	11,876.87	11,876.87	11,876.87	16,902.11	11,876.87	16,902.11	11,876.87	11,876.87	11,876.87	16,902.11	114,625.27
4130-00-000	Legal Expense													
4130-00-001	Eviction Legal Fees	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	1,176.00
4130-03-000	Tenant Screening	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
4130-04-000	General Legal Expense	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4130-99-000	Total Legal Expense	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	7,296.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	4,440.00
4140-00-100	Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00

The Manor at West Bartow (62)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4171-00-000	Auditing Fees	922.22	922.22	922.22	922.22	922.22	922.22	922.22	922.22	922.22	922.22	922.22	922.22	11,066.64
4173-00-000	Management Fee	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	65,936.88
4189-00-000	Total Other Admin Expenses	6,811.96	6,811.96	6,811.96	6,811.96	6,811.96	6,811.96	6,811.96	6,811.96	6,811.96	6,811.96	6,811.96	6,811.96	81,743.52
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	1,224.00
4190-02-000	Printing/Publications & Subscriptions	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-03-000	Advertising Publications	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	3,300.00
4190-04-000	Stationery & Office Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-06-000	Computer Equipment	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4190-07-000	Telephone	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4190-08-000	Postage	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-09-000	Computer Software License Fees/Exp	539.40	539.40	539.40	539.40	539.40	539.40	539.40	539.40	539.40	539.40	539.40	539.40	6,472.80
4190-10-000	Copiers - Lease & Service	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00
4190-13-000	Internet	126.46	126.46	126.46	126.46	126.46	126.46	126.46	126.46	126.46	126.46	126.46	126.46	1,517.52
4190-19-000	IT Contract Fees	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4190-20-000	Bank Fees - Restricted	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4190-22-000	Other Misc Admin Expenses	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-24-000	Govt Licenses-Fees-Permits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4190-30-000	Equipment Service Contracts	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	5,212.86	5,212.86	5,212.86	5,212.86	5,212.86	5,212.86	5,212.86	5,212.86	5,212.86	5,212.86	5,212.86	5,212.86	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,534.93	24,509.69	24,509.69	24,509.69	24,509.69	29,534.93	24,509.69	29,534.93	24,509.69	24,509.69	24,509.69	29,534.93	266,219.11
4200-00-000	TENANT SERVICES													
4230-00-000	Resident Services Exp	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00	101.00	1,146.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00	101.00	1,146.00
4300-00-000	UTILITIES													
4310-00-000	Water	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	20,160.00
4320-00-000	Electricity	2,192.00	2,192.00	2,192.00	2,192.00	2,192.00	2,192.00	2,192.00	2,192.00	2,192.00	2,192.00	2,192.00	2,192.00	26,304.00
4330-00-000	Gas	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	9,900.00
4340-00-000	Garbage/Trash Removal	1,501.88	1,501.88	1,501.88	1,501.88	1,501.88	1,501.88	1,501.88	1,501.88	1,501.88	1,501.88	1,501.88	1,501.88	18,022.56
4390-00-000	Sewer	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	9,098.88	9,098.88	9,098.88	9,098.88	9,098.88	9,098.88	9,098.88	9,098.88	9,098.88	9,098.88	9,098.88	9,098.88	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	11,283.13	7,599.67	7,599.67	7,599.67	7,599.67	11,283.13	7,599.67	11,283.13	7,599.67	7,599.67	7,599.67	11,283.13	105,929.88
4410-06-000	401K-401A Maintenance	451.33	303.99	303.99	303.99	303.99	451.33	303.99	451.33	303.99	303.99	303.99	451.33	4,237.20
4410-07-000	Payroll Taxes Maintenance	902.65	607.97	607.97	607.97	607.97	902.65	607.97	902.65	607.97	607.97	607.97	902.65	8,474.39
4410-08-000	Health/Life Insurance Maint.	1,659.96	1,659.96	1,659.96	1,659.96	1,659.96	1,659.96	1,659.96	1,659.96	1,659.96	1,659.96	1,659.96	1,659.96	19,919.52
4410-09-000	Workers Comp Maintenance	338.49	227.99	227.99	227.99	227.99	338.49	227.99	338.49	227.99	227.99	227.99	338.49	3,177.90
4410-10-000	Payroll Prep Fees Maint.	112.83	76.00	76.00	76.00	76.00	112.83	76.00	112.83	76.00	76.00	76.00	112.83	1,059.30
4410-11-000	Legal Shield - Maint	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
4411-00-000	Maintenance Uniforms	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4419-00-000	Total General Maint Expense	15,303.39	11,030.58	11,030.58	11,030.58	11,030.58	15,303.39	11,030.58	15,303.39	11,030.58	11,030.58	11,030.58	15,303.39	149,458.18
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
4420-02-000	Supplies-Appliance Parts	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
4420-03-100	Hardware Doors/Windows/Locks	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00

The Manor at West Bartow (62)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4420-03-200	Window Treatments	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4420-08-000	Supplies-Plumbing	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4420-11-000	Supplies- HVAC	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-12-000	Supplies- Painting	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4429-00-000	Total Materials	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	31,260.00
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4430-11-000	Contract-Plumbing	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	13,500.00
4430-13-400	Repairs/Maint - A/C Units	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	6,540.00
4430-18-000	Contract-Alarm Monitoring	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4430-24-000	Contract-Grounds-Landscaping	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
4430-24-200	Grounds-Tree Cutting	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.04
4430-24-300	Contract-Pressure Wash	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-24-400	Unit Turn Services	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-26-000	Contract-Security Camera System	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-28-000	Unit Inspections	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	6,999.96
4430-99-000	Other Contracted Services	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4430-26-000	Contract-Security Camera System	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4439-00-000	Total Contract Costs	8,970.00	8,970.00	8,970.00	8,970.00	8,970.00	8,970.00	8,970.00	8,970.00	8,970.00	8,970.00	8,970.00	8,970.00	107,640.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	26,878.39	22,605.58	22,605.58	22,605.58	22,605.58	26,878.39	22,605.58	26,878.39	22,605.58	22,605.58	22,605.58	26,878.39	288,358.18
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	12,293.36	12,293.36	12,293.36	12,293.36	12,293.36	12,293.36	12,293.36	12,293.36	12,293.36	12,293.36	12,293.36	12,293.36	147,520.32
4510-01-000	General Liability Insurance - Auto	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	658.75	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4525-00-000	Real Estate Taxes	119.62	119.62	119.62	119.62	119.62	119.62	119.62	119.62	119.62	119.62	119.62	119.62	1,435.44
4599-00-000	TOTAL GENERAL EXPENSES	13,096.73	13,096.73	13,096.73	13,096.73	13,096.73	13,096.73	13,096.73	13,096.73	13,096.73	13,096.73	13,096.73	13,096.73	157,160.76
4800-00-000	FINANCING EXPENSE													
4853-02-000	Loan Servicing Fee	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
4855-00-000	Interest Expense-Mortgage	14,995.62	14,995.62	14,995.62	14,995.62	14,995.62	14,995.62	14,995.62	14,995.62	14,995.62	14,995.62	14,995.62	14,995.62	179,947.44
4855-01-000	Interest - Third Mortgage	464.28	464.28	464.28	464.28	464.28	464.28	464.28	464.28	464.28	464.28	464.28	464.28	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	15,684.90	15,684.90	15,684.90	15,684.90	15,684.90	15,684.90	15,684.90	15,684.90	15,684.90	15,684.90	15,684.90	15,684.90	188,218.80
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	31,003.74	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	2,665.70	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	33,669.44	404,033.28
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000	Refrigerators	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
5600-02-000	Stoves/Ranges	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-03-000	Roofs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-05-000	Parking Lots/Paving	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5600-06-000	Cabinet/Counter Tops	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00

The Manor at West Bartow (62)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
5600-07-000	Grounds Improvements	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-12-000	Carpet & Flooring Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-13-000	Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-14-000	Doors, Windows, Exterior	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5600-16-000	Interior Replacements	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5600-17-000	Ceiling Fans	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5600-18-000	Other Capital Replacement	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	11,175.00	134,100.00
5699-01-000	Rmbrs. Replacement Reserve	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-11,175.00	-134,100.00
8000-00-000	TOTAL EXPENSES	128,053.27	118,756.22	118,757.22	118,758.22	118,759.22	128,058.27	118,761.22	128,060.27	118,763.22	118,764.22	118,765.22	128,064.27	1,414,322.69
9000-00-000	NET INCOME	-36,779.27	-27,482.22	-27,483.22	-27,484.22	-27,485.22	-36,784.27	-27,487.22	-36,786.27	-27,489.22	-27,490.22	-27,491.22	-36,790.27	-319,034.69
	Net income after depreciation	-3,109.83	6,187.22	6,186.22	6,185.22	6,184.22	-3,114.83	6,182.22	-3,116.83	6,180.22	6,179.22	6,178.22	-3,120.83	84,998.59

Renaissance - Washington Ridge (17)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	71,149.00	71,149.00	71,149.00	71,149.00	71,149.00	71,149.00	71,149.00	71,149.00	71,149.00	71,149.00	71,149.00	71,149.00	853,788.00
3112-02-000	Gain to Lease Sec8	22,575.00	22,575.00	22,575.00	22,575.00	22,575.00	22,575.00	22,575.00	22,575.00	22,575.00	22,575.00	22,575.00	22,575.00	270,900.00
3119-00-000	Total Rental Income	93,724.00	93,724.00	93,724.00	93,724.00	93,724.00	93,724.00	93,724.00	93,724.00	93,724.00	93,724.00	93,724.00	93,724.00	1,124,688.00
3120-00-000	Other Tenant Income													
3120-01-000	Vending Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-01-100	Laundry Room Income	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	4,380.00
3120-03-000	Damages & Cleaning	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
3120-04-000	Late and Admin Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-05-000	Legal Fees - Tenant	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-06-000	NSF Charges	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3120-10-000	Application Fees	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
3120-11-000	Forfeited Security Deposits	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
3129-00-000	Total Other Tenant Income	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	13,620.00
3199-00-000	TOTAL TENANT INCOME	94,859.00	94,859.00	94,859.00	94,859.00	94,859.00	94,859.00	94,859.00	94,859.00	94,859.00	94,859.00	94,859.00	94,859.00	1,138,308.00
3400-00-000	GRANT INCOME													
3401-00-000	Government Subsidy Income	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	434,970.48
3499-00-000	TOTAL GRANT INCOME	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	36,247.54	434,970.48
3600-00-000	OTHER INCOME													
3610-00-000	Interest Income - Restricted	3,598.02	3,598.02	3,598.02	3,598.02	3,598.02	3,598.02	3,598.02	3,598.02	3,598.02	3,598.02	3,598.02	3,598.02	43,176.24
3610-01-000	Interest Income - Unrestricted	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3699-00-000	TOTAL OTHER INCOME	3,648.02	3,648.02	3,648.02	3,648.02	3,648.02	3,648.02	3,648.02	3,648.02	3,648.02	3,648.02	3,648.02	3,648.02	43,776.24
3999-00-000	TOTAL INCOME	134,754.56	134,754.56	134,754.56	134,754.56	134,754.56	134,754.56	134,754.56	134,754.56	134,754.56	134,754.56	134,754.56	134,754.56	1,617,054.72
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	5,335.39	3,344.73	3,344.73	3,344.73	3,344.73	5,335.39	3,344.73	5,335.39	3,344.73	3,344.73	3,344.73	5,335.39	48,099.40
4110-00-001	401K-401A Admin	213.42	133.79	133.79	133.79	133.79	213.42	133.79	213.42	133.79	133.79	133.79	213.42	1,923.98
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	426.83	267.58	267.58	267.58	267.58	426.83	267.58	426.83	267.58	267.58	267.58	426.83	3,847.95
4110-00-004	Workers Comp Admin	213.42	133.79	133.79	133.79	133.79	213.42	133.79	213.42	133.79	133.79	133.79	213.42	1,923.98
4110-00-006	Legal Shield - Administrative	56.85	56.85	56.85	56.85	56.85	56.85	56.85	56.85	56.85	56.85	56.85	56.85	682.20
4110-00-007	Payroll Prep Fees	53.35	33.45	33.45	33.45	33.45	53.35	33.45	53.35	33.45	33.45	33.45	53.35	480.99
4110-07-000	Health/Life Insurance	885.34	885.34	885.34	885.34	885.34	885.34	885.34	885.34	885.34	885.34	885.34	885.34	10,624.08
4110-99-000	Total Administrative Salaries	7,184.60	4,855.52	4,855.52	4,855.52	4,855.52	7,184.60	4,855.52	7,184.60	4,855.52	4,855.52	4,855.52	7,184.60	67,582.58
4120-99-000	Total Admin. Salaries & Benefits	7,184.60	4,855.52	4,855.52	4,855.52	4,855.52	7,184.60	4,855.52	7,184.60	4,855.52	4,855.52	4,855.52	7,184.60	67,582.58
4130-00-000	Legal Expense													
4130-00-001	Eviction Legal Fees	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00
4130-02-000	Criminal Background / Credit Checks/Drug Testing	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4130-04-000	General Legal Expense	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4130-99-000	Total Legal Expense	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	12,900.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4140-00-100	Travel/Mileage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	1,470.00	17,640.00
4171-00-000	Auditing Fees	3,403.24	3,403.24	3,403.24	3,403.24	3,403.24	3,403.24	3,403.24	3,403.24	3,403.24	3,403.24	3,403.24	3,403.24	40,838.88
4173-00-000	Management Fee	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	135,572.64
4173-02-000	Asset Management Fee	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	12,960.00
4182-00-000	Consultants	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4189-00-000	Total Other Admin Expenses	17,450.96	17,450.96	17,450.96	17,450.96	17,450.96	17,450.96	17,450.96	17,450.96	17,450.96	17,450.96	17,450.96	17,450.96	209,411.52
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00

Renaissance - Washington Ridge (17)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4190-02-000	Printing/Publications & Subscriptions	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
4190-03-000	Advertising Publications	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-04-000	Stationery & Office Supplies	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4190-06-000	Computer Equipment	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-07-000	Telephone	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	15,036.00
4190-08-000	Postage	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
4190-09-000	Computer Software License Fees/Exp	1,051.81	1,051.81	1,051.81	1,051.81	1,051.81	1,051.81	1,051.81	1,051.81	1,051.81	1,051.81	1,051.81	1,051.81	12,621.72
4190-10-000	Copiers - Lease & Service	409.00	409.00	409.00	409.00	409.00	409.00	409.00	409.00	409.00	409.00	409.00	409.00	4,908.00
4190-13-000	Internet	649.75	649.75	649.75	649.75	649.75	649.75	649.75	649.75	649.75	649.75	649.75	649.75	7,797.00
4190-19-000	IT Contract Fees	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	9,900.00
4190-22-000	Other Misc Admin Expenses	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	11,040.00
4190-23-000	Compliance Fees	863.40	863.40	863.40	863.40	863.40	863.40	863.40	863.40	863.40	863.40	863.40	863.40	10,360.80
4190-24-000	Govt Licenses-Fees-Permits	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4191-00-000	Total Miscellaneous Admin Expenses	7,371.96	7,371.96	7,371.96	7,371.96	7,371.96	7,371.96	7,371.96	7,371.96	7,371.96	7,371.96	7,371.96	7,371.96	88,463.52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	33,082.52	30,753.44	30,753.44	30,753.44	30,753.44	33,082.52	30,753.44	33,082.52	30,753.44	30,753.44	30,753.44	33,082.52	378,357.62
4200-00-000	TENANT SERVICES													
4230-00-000	Resident Services Exp	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4300-00-000	UTILITIES													
4310-00-000	Water	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
4320-00-000	Electricity	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	50,400.00
4340-00-000	Garbage/Trash Removal	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	22,200.00
4390-00-000	Sewer	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	50,400.00
4399-00-000	TOTAL UTILITY EXPENSES	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	142,200.00
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	30,026.30	20,017.53	20,017.53	20,017.53	20,017.53	30,026.30	20,017.53	30,026.30	20,017.53	20,017.53	20,017.53	30,026.30	280,245.44
4410-06-000	401K-401A Maintenance	1,201.05	800.70	800.70	800.70	800.70	1,201.05	800.70	1,201.05	800.70	800.70	800.70	1,201.05	11,209.82
4410-07-000	Payroll Taxes Maintenance	2,402.10	1,601.40	1,601.40	1,601.40	1,601.40	2,402.10	1,601.40	2,402.10	1,601.40	1,601.40	1,601.40	2,402.10	22,419.64
4410-08-000	Health/Life Insurance Maint.	4,070.53	2,879.56	2,879.56	2,879.56	2,879.56	4,070.53	2,879.56	4,070.53	2,879.56	2,879.56	2,879.56	4,070.53	39,318.60
4410-09-000	Workers Comp Maintenance	1,201.05	800.70	800.70	800.70	800.70	1,201.05	800.70	1,201.05	800.70	800.70	800.70	1,201.05	11,209.82
4410-10-000	Payroll Prep Fees Maint.	300.26	200.18	200.18	200.18	200.18	300.26	200.18	300.26	200.18	200.18	200.18	300.26	2,802.45
4410-11-000	Legal Shield - Maint	187.50	118.90	118.90	118.90	118.90	187.50	118.90	187.50	118.90	118.90	118.90	187.50	1,701.20
4411-00-000	Maintenance Uniforms	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	3,180.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
4419-00-000	Total General Maint Expense	40,403.80	27,433.97	27,433.97	27,433.97	27,433.97	40,403.80	27,433.97	40,403.80	27,433.97	27,433.97	27,433.97	40,403.80	381,086.96
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4420-02-000	Supplies-Appliance Parts	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11,400.00
4420-03-000	Supplies-Painting/Decorating	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	3,480.00
4420-03-100	Hardware Doors/Windows/Locks	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4420-03-200	Window Treatments	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4420-04-000	Electrical - Supplies/Fixtures	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
4420-06-000	Supplies-Janitorial/Cleaning	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
4420-07-000	Repairs - Materials & Supplies	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4420-08-000	Supplies-Plumbing	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	9,360.00
4420-09-000	Supplies- Tools Equipmt	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-10-000	Maint - Miscellaneous Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4420-10-100	Countertops/Cabinets	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-11-000	Supplies- HVAC	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
4420-12-000	Supplies- Painting	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	3,960.00
4429-00-000	Total Materials	5,755.00	5,755.00	5,755.00	5,755.00	5,755.00	5,755.00	5,755.00	5,755.00	5,755.00	5,755.00	5,755.00	5,755.00	69,060.00
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4430-03-000	Contract-Building Repairs - Exterior	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4430-03-300	Repairs - Windows/Glass	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4430-05-000	Contract-Decorating/Painting	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-06-000	Contract-Electrical	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00

Renaissance - Washington Ridge (17)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4430-07-000	Contract-Exterminating/Pest Control	987.00	987.00	987.00	987.00	987.00	987.00	987.00	987.00	987.00	987.00	987.00	987.00	11,844.00
4430-09-000	Contract-Other	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-17-000	Contract-Elevator Monitoring	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
4430-18-000	Contract-Alarm Monitoring	1,707.00	1,707.00	1,707.00	1,707.00	1,707.00	1,707.00	1,707.00	1,707.00	1,707.00	1,707.00	1,707.00	1,707.00	20,484.00
4430-23-000	Contract-Consultants	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4430-24-000	Contract-Grounds-Landscaping	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
4430-24-200	Contract-Tree Cutting	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4430-24-300	Contract-Pressure Wash	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
4430-27-000	Contract - Lease	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	1,110.69	13,328.28
4430-28-000	Unit Inspections	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
4439-00-000	Total Contract Costs	15,104.69	15,104.69	15,104.69	15,104.69	15,104.69	15,104.69	15,104.69	15,104.69	15,104.69	15,104.69	15,104.69	15,104.69	181,256.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	61,263.49	48,293.66	48,293.66	48,293.66	48,293.66	61,263.49	48,293.66	61,263.49	48,293.66	48,293.66	48,293.66	61,263.49	631,403.24
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	23,511.14	23,511.14	23,511.14	23,511.14	23,511.14	23,511.14	23,511.14	23,511.14	23,511.14	23,511.14	23,511.14	23,511.14	282,133.68
4510-01-000	General Liability Insurance - Auto	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	9,720.00
4570-00-000	Reduction in Rental Income	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4599-00-000	TOTAL GENERAL EXPENSES	24,671.14	24,671.14	24,671.14	24,671.14	24,671.14	24,671.14	24,671.14	24,671.14	24,671.14	24,671.14	24,671.14	24,671.14	296,053.68
4700-00-000	HOUSING ASSISTANCE PAYMENTS													
4715-01-002	Tenant Utility Payments - PH	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	18,468.00
4715-03-000	FSS Escrow Payments	3,304.00	3,304.00	3,304.00	3,304.00	3,304.00	3,304.00	3,304.00	3,304.00	3,304.00	3,304.00	3,304.00	3,304.00	39,648.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,843.00	4,843.00	4,843.00	4,843.00	4,843.00	4,843.00	4,843.00	4,843.00	4,843.00	4,843.00	4,843.00	4,843.00	58,116.00
4800-00-000	FINANCING EXPENSE													
4856-00-000	TD Bank Loan	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	20,639.37	247,672.44
4857-00-000	Debt Service Contra Account	-16,314.22	-16,314.22	-16,314.22	-16,314.22	-16,314.22	-16,314.22	-16,314.22	-16,314.22	-16,314.22	-16,314.22	-16,314.22	-16,314.22	-195,770.64
4899-00-000	TOTAL FINANCING EXPENSES	4,325.15	4,325.15	4,325.15	4,325.15	4,325.15	4,325.15	4,325.15	4,325.15	4,325.15	4,325.15	4,325.15	4,325.15	51,901.80
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	805,464.00
5100-50-000	Amortization Expense	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	247.99	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	67,369.99	67,369.99	67,369.99	67,369.99	67,369.99	67,369.99	67,369.99	67,369.99	67,369.99	67,369.99	67,369.99	67,369.99	808,439.88
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000	Refrigerators	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5600-02-000	Stoves/Ranges	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
5600-03-000	Roofs	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-04-000	Hot Water Heaters	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-05-000	Parking Lots/Paving	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-06-000	Cabinet/Counter Tops	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5600-07-000	Grounds Improvements	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-08-000	HVAC(Buildings, units, etc...)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-12-000	Carpet & Flooring Replacement	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-13-000	Community Room	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-14-000	Doors, Windows, Exterior	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-15-000	Play Ground Equipment	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00
5600-16-000	Interior Replacements	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
5600-17-000	Ceiling Fans	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-18-000	Other Capital Replacement	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	240,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	51,050.00	612,600.00
5699-01-000	Rmbrs. Replacement Reserve	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-51,050.00	-612,600.00
8000-00-000	TOTAL EXPENSES	207,605.29	192,306.38	192,306.38	192,306.38	192,306.38	207,605.29	192,306.38	207,605.29	192,306.38	192,306.38	192,306.38	207,605.29	2,368,872.22
9000-00-000	NET INCOME	-72,850.73	-57,551.82	-57,551.82	-57,551.82	-57,551.82	-72,850.73	-57,551.82	-72,850.73	-57,551.82	-57,551.82	-57,551.82	-72,850.73	-751,817.50
	Net income after depreciation	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	67,122.00	805,464.00
		-5,728.73	9,570.18	9,570.18	9,570.18	9,570.18	-5,728.73	9,570.18	-5,728.73	9,570.18	9,570.18	9,570.18	-5,728.73	53,646.50

Micro Cottages at Williamstown (99)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3101-00-000	Rental Income													
3111-00-000	Tenant Rent	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	150,684.00
3119-00-000	Total Rental Income	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	12,557.00	150,684.00
3120-00-000	Other Tenant Income													
3120-01100	Laundry Room Income	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
3120-03-000	Damages & Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
3120-04-000	Late and Admin Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
3129-00-000	Total Other Tenant Income	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	12,982.00	12,982.00	12,982.00	12,982.00	12,982.00	12,982.00	12,982.00	12,982.00	12,982.00	12,982.00	12,982.00	12,982.00	155,784.00
3400-00-000	GRANT INCOME													
3401-00-000	Government Subsidy Income	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	154,380.00
3499-00-000	TOTAL GRANT INCOME	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	154,380.00
3600-00-000	OTHER INCOME													
3610-01-000	Interest Income - Unrestricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3699-00-000	TOTAL OTHER INCOME	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
3999-00-000	TOTAL INCOME	25,857.00	25,857.00	25,857.00	25,857.00	25,857.00	25,857.00	25,857.00	25,857.00	25,857.00	25,857.00	25,857.00	25,857.00	310,284.00
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	3,317.21	2,179.08	2,179.08	2,179.08	2,179.08	2,179.08	2,179.08	3,317.21	2,179.08	2,179.08	2,179.08	2,179.08	28,425.22
4110-00-001	401K-401A Admin	132.69	87.16	87.16	87.16	87.16	87.16	87.16	132.69	87.16	87.16	87.16	87.16	1,137.01
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	265.38	174.33	174.33	174.33	174.33	174.33	174.33	265.38	174.33	174.33	174.33	174.33	2,274.02
4110-00-004	Workers Comp Admin	132.69	87.16	87.16	87.16	87.16	87.16	87.16	132.69	87.16	87.16	87.16	87.16	1,137.01
4110-00-007	Payroll Prep Fees	33.17	21.79	21.79	21.79	21.79	21.79	21.79	33.17	21.79	21.79	21.79	21.79	284.25
4110-07-000	Health/Life Insurance	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	120.06	1,440.72
4110-99-000	Total Administrative Salaries	4,001.20	2,669.58	2,669.58	2,669.58	2,669.58	2,669.58	2,669.58	4,001.20	2,669.58	2,669.58	2,669.58	2,669.58	34,698.23
4120-99-000	Total Admin. Salaries & Benefits	4,001.20	2,669.58	2,669.58	2,669.58	2,669.58	2,669.58	2,669.58	4,001.20	2,669.58	2,669.58	2,669.58	2,669.58	34,698.23
4130-00-000	Legal Expense													
4130-00-001	Eviction Legal Fees	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4130-02-000	Criminal Background / Credit Checks/Drug Testing	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4130-04-000	General Legal Expense	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4130-99-000	Total Legal Expense	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00
4139-00-000	Other Admin Expenses													
4170-00-000	Accounting/Bookkeeping Fees	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00
4171-00-000	Auditing Fees	2,025.28	2,025.28	2,025.28	2,025.28	2,025.28	2,025.28	2,025.28	2,025.28	2,025.28	2,025.28	2,025.28	2,025.28	24,303.36
4173-00-000	Management Fee	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	42,814.08
4173-02-000	Asset Management Fee	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	5,760.00
4182-00-000	Consultants	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4189-00-000	Total Other Admin Expenses	6,683.12	6,433.12	6,433.12	6,433.12	6,433.12	6,433.12	6,433.12	6,433.12	6,433.12	6,433.12	6,433.12	6,433.12	77,197.44
4190-00-000	Miscellaneous Admin Expenses													
4190-02-000	Printing/Publications & Subscriptions	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-04-000	Stationery & Office Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-07-000	Telephone	137.39	137.39	137.39	137.39	137.39	137.39	137.39	137.39	137.39	137.39	137.39	137.39	1,648.68
4190-08-000	Postage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-09-000	Computer Software License Fees/Exp	261.65	261.65	261.65	261.65	261.65	261.65	261.65	261.65	261.65	261.65	261.65	261.65	3,139.80
4190-13-000	Internet	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	1,332.62	15,991.44
4190-18-000	Small Office Equipment	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00

Micro Cottages at Williamstown (99)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4190-22-000	Other Misc Admin Expenses	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-24-000	Govt Licenses-Fees-Permits	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	1,906.66	1,906.66	1,906.66	1,906.66	1,906.66	1,906.66	1,906.66	1,906.66	1,906.66	1,906.66	1,906.66	1,906.66	22,879.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	12,760.98	11,179.36	11,179.36	11,179.36	11,179.36	11,179.36	11,179.36	12,510.98	11,179.36	11,179.36	11,179.36	11,179.36	136,815.59
4300-00-000	UTILITIES													
4310-00-000	Water	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	13,956.00
4320-00-000	Electricity	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4340-00-000	Garbage/Trash Removal	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	545.68	6,548.16
4390-00-000	Sewer	560.28	560.28	560.28	560.28	560.28	560.28	560.28	560.28	560.28	560.28	560.28	560.28	6,723.36
4399-00-000	TOTAL UTILITY EXPENSES	2,568.96	2,568.96	2,568.96	2,568.96	2,568.96	2,568.96	2,568.96	2,568.96	2,568.96	2,568.96	2,568.96	2,568.96	30,827.52
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	4,318.11	2,485.58	2,485.58	2,485.58	2,485.58	2,485.58	2,485.58	4,318.11	2,485.58	2,485.58	2,485.58	2,485.58	33,492.02
4410-06-000	401K-401A Maintenance	172.72	99.42	99.42	99.42	99.42	99.42	99.42	172.72	99.42	99.42	99.42	99.42	1,339.68
4410-07-000	Payroll Taxes Maintenance	345.45	198.85	198.85	198.85	198.85	198.85	198.85	345.45	198.85	198.85	198.85	198.85	2,679.36
4410-09-000	Workers Comp Maintenance	172.72	99.42	99.42	99.42	99.42	99.42	99.42	172.72	99.42	99.42	99.42	99.42	1,339.68
4410-10-000	Payroll Prep Fees Maint.	43.18	24.86	24.86	24.86	24.86	24.86	24.86	43.18	24.86	24.86	24.86	24.86	334.92
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4419-00-000	Total General Maint Expense	5,302.19	3,158.13	3,158.13	3,158.13	3,158.13	3,158.13	3,158.13	5,302.19	3,158.13	3,158.13	3,158.13	3,158.13	42,185.66
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4420-02-000	Supplies-Appliance Parts	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-03-000	Supplies-Painting/Decorating	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-04-000	Electrical - Supplies/Fixtures	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-06-000	Supplies-Janitorial/Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-07-000	Repairs - Materials & Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-08-000	Supplies-Plumbing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-09-100	Security Equipment,Locks,Alarms	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-11-000	Supplies- HVAC	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-12-000	Supplies- Painting	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4429-00-000	Total Materials	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00
4430-00-000	Contract Costs													
4430-01-000	Contract-Fire Alarm/Extinguisher	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4430-07-000	Contract-Exterminating/Pest Control	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4430-18-000	Contract-Alarm Monitoring	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	2,220.00
4430-24-000	Contract-Grounds-Landscaping	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4430-24-300	Contract-Pressure Wash	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4430-28-000	Unit Inspections	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
4439-00-000	Total Contract Costs	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	2,280.00	27,360.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	8,107.19	5,963.13	5,963.13	5,963.13	5,963.13	5,963.13	5,963.13	8,107.19	5,963.13	5,963.13	5,963.13	5,963.13	75,845.66
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	4,827.71	4,827.71	4,827.71	4,827.71	4,827.71	4,827.71	4,827.71	4,827.71	4,827.71	4,827.71	4,827.71	4,827.71	57,932.52
4570-00-000	Reduction in Rental Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	4,877.71	4,877.71	4,877.71	4,877.71	4,877.71	4,877.71	4,877.71	4,877.71	4,877.71	4,877.71	4,877.71	4,877.71	58,532.52
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	93,776.28
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	93,776.28
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS													
5600-01-000	Refrigerators	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-02-000	Stoves/Ranges	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00

Micro Cottages at Williamstown (99)

2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
5600-06-000	Cabinet/Counter Tops	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-07-000	Grounds Improvements	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5600-08-000	HVAC(Buildings, units, etc...)	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-12-000	Carpet & Flooring Replacement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5600-14-000	Doors, Windows, Exterior	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
5600-16-000	Interior Replacements	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5600-17-000	Ceiling Fans	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5600-18-000	Other Capital Replacement	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	82,800.00
5699-01-000	Rmbrs. Replacement Reserve	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-6,900.00	-82,800.00
8000-00-000	TOTAL EXPENSES	36,129.52	32,403.85	32,403.85	32,403.85	32,403.85	32,403.85	32,403.85	35,879.52	32,403.85	32,403.85	32,403.85	32,403.85	395,797.57
9000-00-000	NET INCOME	-10,272.52	-6,546.85	-6,546.85	-6,546.85	-6,546.85	-6,546.85	-6,546.85	-10,022.52	-6,546.85	-6,546.85	-6,546.85	-6,546.85	-85,513.57
		7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	7,814.69	93,776.28
	Net Operating Income After Depreciation	-2,457.83	1,267.84	1,267.84	1,267.84	1,267.84	1,267.84	1,267.84	-2,207.83	1,267.84	1,267.84	1,267.84	1,267.84	8,262.71

West Lake Management, LLC (28)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
2999-99-999	Revenue & Expenses													
3000-00-000	INCOME													
3100-00-000	TENANT INCOME													
3600-00-000	OTHER INCOME													
3620-00-100	Mgmt Fee Income - Dakota	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	1,986.60	23,839.20
3620-00-101	Mgmt Fee Income - TLakes	4,461.00	4,461.00	4,461.00	4,461.00	4,461.00	4,461.00	4,461.00	4,461.00	4,461.00	4,461.00	4,461.00	4,461.00	53,532.00
3620-00-102	Mgmt Fee Income - TLakes II	4,371.00	4,371.00	4,371.00	4,371.00	4,371.00	4,371.00	4,371.00	4,371.00	4,371.00	4,371.00	4,371.00	4,371.00	52,452.00
3620-00-103	Mgmt Fee Income - Eddie Woodard	2,610.00	2,610.00	2,610.00	2,610.00	2,610.00	2,610.00	2,610.00	2,610.00	2,610.00	2,610.00	2,610.00	2,610.00	31,320.00
3620-00-104	Mgmt Fee Income - Willie Downs	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
3620-00-200	Mgmt Fee Income - Renaissance	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	11,297.72	135,572.64
3620-00-300	Mgmt Fee Income - Colton	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	4,674.86	56,098.32
3620-00-400	Mgmt Fee Income - Bonnet	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	5,150.74	61,808.88
3620-00-800	Mgmt Fee Income - West Bartow	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	5,494.74	65,936.88
3620-00-900	Mgmt Fee Income - AMP5 WTown	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	3,567.84	42,814.08
3620-01-000	Bookkeeping Fee Income	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	2,932.50	35,190.00
3620-02-000	Asset Management Fee Income	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	24,720.00
3650-00-200	Lawn & Landscape Income	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	21,029.67	252,356.04
3650-00-201	Unit Inspection Income	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	2,417.00	29,004.00
3650-00-202	Tree Cutting Income	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	6,641.67	79,700.04
3650-00-203	HVAC Service Income	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	144,000.00
3650-00-204	Pressure Wash Income	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
3650-00-205	Other Services Income	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
3650-00-206	IT Services Income	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	8,776.37	105,316.44
3650-00-207	Unit Turns Services Income	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
3690-00-000	Other Income	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
3699-00-000	TOTAL OTHER INCOME	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	1,367,660.52
3999-00-000	TOTAL INCOME	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	113,971.71	1,367,660.52
4000-00-000	EXPENSES													
4100-00-000	ADMINISTRATIVE													
4100-99-000	Administrative Salaries													
4110-00-000	Administrative Salaries	16,805.64	11,203.76	11,203.76	11,203.76	11,203.76	16,805.64	11,203.76	16,805.64	11,203.76	11,203.76	11,203.76	16,805.64	156,852.64
4110-00-001	401K-401A Admin	672.23	448.15	448.15	448.15	448.15	672.23	448.15	672.23	448.15	448.15	448.15	672.23	6,274.11
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,344.45	896.30	896.30	896.30	896.30	1,344.45	896.30	1,344.45	896.30	896.30	896.30	1,344.45	12,548.21
4110-00-004	Workers Comp Admin	672.23	448.15	448.15	448.15	448.15	672.23	448.15	672.23	448.15	448.15	448.15	672.23	6,274.11
4110-00-006	Legal Shield - Administrative	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	51.85	622.20
4110-00-007	Payroll Prep Fees	168.06	112.04	112.04	112.04	112.04	168.06	112.04	168.06	112.04	112.04	112.04	168.06	1,568.53
4110-07-000	Health/Life Insurance	830.90	830.90	830.90	830.90	830.90	830.90	830.90	830.90	830.90	830.90	830.90	830.90	9,970.80
4110-99-000	Total Administrative Salaries	20,545.35	13,991.15	13,991.15	13,991.15	13,991.15	20,545.35	13,991.15	20,545.35	13,991.15	13,991.15	13,991.15	20,545.35	194,110.59
4130-00-000	Legal Expense													
4130-02-000	Criminal Background / Credit Checks/D	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4130-04-000	General Legal Expense	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4130-99-000	Total Legal Expense	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
4139-00-000	Other Admin Expenses													
4140-00-000	Travel/Training Expense	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
4140-00-100	Travel/Mileage	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00

West Lake Management, LLC (28)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4174-00-001	Marketing Exp - Brochures & Other Ad	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4189-00-000	Total Other Admin Expenses	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
4190-00-000	Miscellaneous Admin Expenses													
4190-01-000	Membership/Subscriptions/Fees	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4190-03-000	Advertising Publications	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4190-04-000	Stationery & Office Supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4190-06-000	Computer Equipment	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4190-07-000	Telephone	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4190-08-000	Postage	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
4190-09-000	Computer Software License Fees/Exp	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	875.69	10,508.28
4190-10-000	Copiers - Lease & Service	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4190-13-000	Internet	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4190-19-000	IT Contract Fees	2,592.09	2,592.09	2,592.09	2,592.09	2,592.09	2,592.09	2,592.09	2,592.09	2,592.09	2,592.09	2,592.09	2,592.09	31,105.08
4190-20-000	Bank Fees - Restricted	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4190-22-000	Other Misc Admin Expenses	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4190-23-000	Compliance Fees	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	5,580.00
4190-24-000	Govt Licenses-Fees-Permits	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	7,302.78	7,302.78	7,302.78	7,302.78	7,302.78	7,302.78	7,302.78	7,302.78	7,302.78	7,302.78	7,302.78	7,302.78	87,633.36
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,423.13	22,868.93	22,868.93	22,868.93	22,868.93	29,423.13	22,868.93	29,423.13	22,868.93	22,868.93	22,868.93	29,423.13	300,643.95
4400-00-000	MAINTENANCE AND OPERATIONS													
4400-99-000	General Maint Expense													
4410-00-000	Maintenance Salaries	40,349.78	34,360.40	40,349.78	34,360.40	34,360.40	40,349.78	34,360.40	34,360.40	40,349.78	34,360.40	34,360.40	40,349.78	442,271.70
4410-06-000	401K-401A Maintenance	1,613.99	1,128.03	1,613.99	1,128.03	1,128.03	1,613.99	1,128.03	1,128.03	1,613.99	1,128.03	1,128.03	1,613.99	15,966.17
4410-07-000	Payroll Taxes Maintenance	3,227.98	2,256.05	3,227.98	2,256.05	2,256.05	3,227.98	2,256.05	2,256.05	3,227.98	2,256.05	2,256.05	3,227.98	31,932.26
4410-08-000	Health/Life Insurance Maint.	5,002.57	4,696.31	5,002.57	4,696.31	4,696.31	5,002.57	4,696.31	4,696.31	5,002.57	4,696.31	4,696.31	5,002.57	57,887.02
4410-09-000	Workers Comp Maintenance	1,613.99	1,222.51	1,613.99	1,222.51	1,222.51	1,613.99	1,222.51	1,222.51	1,613.99	1,222.51	1,222.51	1,613.99	16,627.53
4410-10-000	Payroll Prep Fees Maint.	282.01	282.01	282.01	282.01	282.01	282.01	282.01	282.01	282.01	282.01	282.01	282.01	3,384.12
4410-11-000	Legal Shield - Maint	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	130.60	1,567.20
4411-00-000	Maintenance Uniforms	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	10,740.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	2,868.00	2,868.00	2,868.00	2,868.00	2,868.00	2,868.00	2,868.00	2,868.00	2,868.00	2,868.00	2,868.00	2,868.00	34,416.00
4419-00-000	Total General Maint Expense	55,983.92	47,838.91	55,983.92	47,838.91	47,838.91	55,983.92	47,838.91	47,838.91	55,983.92	47,838.91	47,838.91	55,983.92	614,791.99
4420-00-000	Materials													
4420-01-000	Supplies-Grounds	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
4420-01-200	Lawn & Landscape Expenses Non Sala	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
4420-01-300	Seasonal Labor	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4420-02-000	Supplies-Appliance Parts	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-03-000	Supplies-Painting/Decorating	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4420-04-000	Electrical - Supplies/Fixtures	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
4420-06-000	Supplies-Janitorial/Cleaning	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4420-07-000	Repairs - Materials & Supplies	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4420-08-000	Supplies-Plumbing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4420-09-000	Supplies- Tools Equipmt	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
4420-11-000	Supplies- HVAC	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
4429-00-000	Total Materials	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	2,930.00	35,160.00
4430-00-000	Contract Costs													
4430-09-000	Contract-Other	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
4430-23-000	Contract-Consultants	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
4430-24-000	Contract-Grounds-Landscaping	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4430-27-000	Contract - Lease	2,385.52	2,385.52	2,385.52	2,385.52	2,385.52	2,385.52	2,385.52	2,385.52	2,385.52	2,385.52	2,385.52	2,385.52	28,626.24

West Lake Management, LLC (28)
2025 Budget

		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
4439-00-000	Total Contract Costs	7,385.52	7,385.52	7,385.52	7,385.52	7,385.52	7,385.52	7,385.52	7,385.52	7,385.52	7,385.52	7,385.52	7,385.52	88,626.24
4499-00-000	TOTAL MAINTENANCE EXPENSES	66,299.44	58,154.43	66,299.44	58,154.43	58,154.43	66,299.44	58,154.43	58,154.43	66,299.44	58,154.43	58,154.43	66,299.44	738,578.23
4500-00-000	GENERAL EXPENSES													
4510-00-000	Insurance -Property/Liability	412.30	412.30	412.30	412.30	412.30	412.30	412.30	412.30	412.30	412.30	412.30	412.30	4,947.60
4510-01-000	General Liability Insurance - Auto	1,490.86	1,490.86	1,490.86	1,490.86	1,490.86	1,490.86	1,490.86	1,490.86	1,490.86	1,490.86	1,490.86	1,490.86	17,890.32
4590-01-000	COCC Cost Allocation	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	168,000.00
4599-00-000	TOTAL GENERAL EXPENSES	15,903.16	15,903.16	15,903.16	15,903.16	15,903.16	15,903.16	15,903.16	15,903.16	15,903.16	15,903.16	15,903.16	15,903.16	190,837.92
5000-00-000	NON-OPERATING ITEMS													
5100-01-000	Depreciation Expense	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	13,800.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	13,800.00
8000-00-000	TOTAL EXPENSES	112,775.73	98,076.52	106,221.53	98,076.52	98,076.52	112,775.73	98,076.52	104,630.72	106,221.53	98,076.52	98,076.52	112,775.73	1,243,860.10
9000-00-000	NET INCOME	1,195.98	15,895.19	7,750.18	15,895.19	15,895.19	1,195.98	15,895.19	9,340.99	7,750.18	15,895.19	15,895.19	1,195.98	123,800.42

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

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

Re: Resolution # 24-1554

The Board of Commissioners is requested to approve and adopt a Extensive Public Records Policy for the Lakeland Housing Authority

2. Who is making request:

A. Entity: LHA

B. Project: Public Records Requests

C. Originator: Benjamin Stevenson

3. Cost Estimate:

N/A

Narrative:

The attached Extensive Public Records Policy provides parameters for establishing a special service charge for public records requests which require extensive use of the time of the Executive Director and/or employees of the Lakeland Housing Authority. Staff recommend approval and adoption of the Extensive Public Records Policy.

RESOLUTION NO. 24-1554

APPROVAL AND ADOPTION OF A EXTENSIVE PUBLIC RECORDS POLICY
ESTABLISHING A SPECIAL SERVICE CHARGE FOR PUBLIC RECORDS
REQUESTS WHICH REQUIRE EXTENSIVE USE OF CLERICAL LABOR
AND/OR SUPERVISORY ASSISTANCE OR INFORMATION, TECHNOLOGY
RESOURCES, OR ALL OR PART THEREOF BY EMPLOYEES OF THE
HOUSING AUTHORITY OF THE CITY OF LAKELAND

WHEREAS, the Housing Authority of the City of Lakeland has established goals and plans for the provision of affordable housing; and

WHEREAS, the Housing Authority of the City of Lakeland does not currently have a Extensive Public Records Policy for the Board of Commissioners and employees of the Housing Authority of the City of Lakeland; and

WHEREAS, the Housing Authority of the City of Lakeland has determined that it is desirable for the Board of Commissioners and employees of the Housing Authority of the City of Lakeland to have a Extensive Public Records policy to provide parameters for responding to extensive public records requests.

NOW THEREFORE, BE IT RESOLVED that the Board of the Commissioners of the Housing Authority of the City of Lakeland hereby approves and adopts a Extensive Public Records policy for the Board of Commissioners and employees of the Housing Authority of the City of Lakeland.

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 this Resolution No. 24-1554, dated November 18, 2024.

Attested by:

Benjamin Stevenson, Secretary

Shelly Asbury, Chair

POLICY ESTABLISHING A SPECIAL SERVICE CHARGE FOR PUBLIC RECORDS REQUESTS WHICH REQUIRE EXTENSIVE USE OF CLERICAL LABOR AND/OR SUPERVISORY ASSISTANCE OR INFORMATION TECHNOLOGY RESOURCES, OR ALL OR PART THEREOF BY THE LAKELAND HOUSING AUTHORITY

The Lakeland Housing Authority (“*LHA*”), pursuant to Resolution No. _____ as adopted by the Board of Commissioners (“*Board*”) of *LHA*, and Section 119.07(1)(b), Florida Statutes, as may be amended hereby establishes this policy regarding the imposition of a special service charge for public records requests which require extensive use of *LHA*’s space, clerical labor and/or supervisory assistance or information technology resources, or all or part thereof. For the purposes of this policy, “extensive” shall mean those unusual requests which require two (2) hours or more of clerical labor and/or supervisory assistance or use of information technological resources, or all or part thereof to locate, review for confidential or exempted information, having *LHA* staff present during inspection, copying and/or refiling the requested materials. The use of this policy shall require the Custodian of Records at *LHA*, or his/her designee, upon receipt of an extensive public records request, to estimate the time and cost needed to fulfill an extensive request, provide that estimate to the requesting party in writing, and allow the requesting party to indicate whether they are willing to incur the stated charge or whether the requesting party would prefer to narrow the scope of the request. The requesting party shall additionally be notified that appropriate arrangements for payment of the cost for the extensive request, should they choose to proceed, must be made with *LHA* prior to receiving access to or photocopies of the materials. *LHA* shall only impose this special service charge for requests that meet the stated definition of an extensive request. Such special service charge shall be reasonable and shall be based on the cost

incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by *LHA* or attributable to *LHA* for the clerical and/or supervisory assistance required, or all or part thereof.

OTHER BUSINESS

**◀ HUD Approval of Designated
Housing Plan Renewal**

LHA REGULAR MONTHLY BOARD MEETING

2025 CALENDAR

Monday, January 27, 2025

Moved back because of MLK Holiday

Monday, February 24, 2025

Moved back one week due to President Day

Monday, March 17, 2025

Monday, April 21, 2025

Monday, May 19, 2025

Monday, June 16, 2025

Monday, July 21, 2025

Monday, August 18, 2025

Monday, September 15, 2025

Monday, October 20, 2025

Monday November 17, 2025

Monday, December 15, 2025

*All meetings are scheduled for 6:00 P.M.

**Meeting will be held only if needed.

END OF REPORT