



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

May 20, 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, May 20, 2024 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Board Meeting Minutes for April 15, 2024**
- 3. FSS Graduation**
- 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. 24-1546 - The Board of Commissioners is asked to retroactively authorize the Executive Director to enter into an agreement with Nichols Contracting, Inc. to modernize two elevators at the Manor at Washington Ridge.

Resolution No. 24-1547 - The Board of Commissioners is asked to retroactively authorize the Executive Director to enter into an agreement with Advanced Roofing, Inc. for installation of a

membrane roof over the existing metal entry roof at the Manor at Washington Ridge and perform the replacement of the roof at the Emma Turner Community Center.

11. Other Business

- YouthBuild Grant Award Notification Letter

12. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, April 15, 2024
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: **Shelly Asbury, Chairman**
David Samples, Commissioner
Annie Gibson, Commissioner
Dewey Chancey, Commissioner
Charles Welch, Commissioner
Rev. Richard Richardson, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore, LHA

The meeting was called to order at 5:59 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 Chancey, seconded by Commissioner Gibson.

Vote:

Shelly Asbury – Aye
David Sample – Aye

Annie Gibson – Aye
Dewey Chancey – Aye

Charles Welch – Aye

ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on March 18, 2024

Motion by Commissioner Samples seconded by Commissioner Gibson.

Vote:

Shelly Asbury – Aye
David Sample – Aye

Annie Gibson – Aye
Dewey Chancey – Aye

Charles Welch – Aye

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

Employee of The Month

Mr. Nelson Cruz Camacho is a maintenance technician. Mr. Camacho has been employed with the agency since November 2021. Ms. Gladys Delgado, Property Manager is his supervisor. Mr. Camacho was presented with a certificate for March employee of Month recognizing his outstanding customer and technician services. He was given words of appreciation by Mr. Willie Easmon, HR Manager.

COMMITTEE REPORT

Finance Committee

Commissioner Samples gave the updates from the Finance Committee meeting held on April 11, 2024. Commissioner Samples indicated that they discussed the property and financial status of the agency. Valerie Turner gave a thorough Financial Report and program updates.

SECRETARY'S REPORT

Mr. Stevenson indicated that he would like to point out to the commissioners #9 of the agenda under Other Business, The HUD Approval Letter – FY 2024 Annual Plan and Move to Work (MTW) Supplement. The agency is now an official MTW agency.

HOUSING AND OPERATION

Carlos Pizarro reported that once the letter is received the agency will implement everything that has been agreed with HUD. There will be changes but in a more positive way using the tools that will connect services to the residents. There will be a lot of HUD regulation changes to be implemented that will affect the overall agency programs. Mr. Stevenson indicated this process may take years to implement the goals and fit the needs of residents and community.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Ricardo Gilmore gave congratulations to Commissioner Samples on his reappointment to the board. Mr. Gilmore mentioned in legal counsel and travel that the MTW Program is a huge accomplishment. He again commended LHA for their accomplishment on the approval letter for the MTW Program.

OTHER BUSINESS

The MTW Program approval letter was discussed.

The meeting adjourned at 6:20p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ May 2024

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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 is preparing an application to re-apply for the Local Government Contribution designation from the City of Lakeland. The City decided to throw out the previous round of responses. The designation is necessary in order to submit an application for 9% low-income housing tax credits. The Florida Housing Finance Corporation application process is currently scheduled to begin in July or August of this year. The Developer Partner will also look at other financing options such as submitting a SAIL (State Apartment Incentive Loan) Program application in combination with another application for Public Housing Authority set aside funds. LHA will make a contribution of public housing funds and Section 8 Project-Based Vouchers to support the financial structure of the deal.

LHA has engaged a consultant to assist with submitting an application for Replacement Section 8 vouchers to be used for Phase III. These vouchers will be converted into Project Based Vouchers to be used as a part of the 4% tax credit financing structure. This process is moving slowly but surely.

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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.

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. If all continues to go well, we will be submitting the application in July or August of this year.

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 70 affordable housing units to replace the existing 40 housing units. If all continues to go well, we will be submitting the application in July or August of this year.

Eddie Woodard Apartments

LHA staff has submitted a request to HUD for approval to use approximately \$2-2.3 million of the Arbor Manor sales proceeds to join a partnership with a Private Developer, Housing Trust Group, to manage a new construction affordable housing development in Mulberry. This is a 96-unit 100% affordable housing development. The Developer asked for LHA's assistance with the financial issues. The developer has also requested thirty-one (31) project-based vouchers for the property. In exchange,

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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 Jacksonville Field Office is requesting additional information. The office also has a new Director that started in January. The staff is still compiling the requested information.

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

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

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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. We also had a MS Teams meeting with Orlando Housing Authority about the Move to Work conversion process last month.

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.

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

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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.

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 75 participants in this program. LHA provides administrative services for the vouchers.

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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

LHA staff is preparing a new website for the agency. Commissioners may preview the website by visiting <https://FL011.azurewebsites.net>. The website shows the new layout for LHA and includes links to properties, Section 8, Youth-Build, and other agency functions. Staff would like to include photos and brief bio for each commissioner on the webpage.

I was unable to attend Day Eight for the Inside Polk County Public Schools Program on Wednesday, May 8, 2024. This was the final day of this program. The program was sponsored by Polk County Public Schools and Polk Vision.

LHA staff is working to establish a partnership with Career Source Polk and 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 will be included in the CSP Partnership Annual Report and its advertising for their Annual Meeting. The Annual Meeting and Best Places to Work Awards Breakfast will be held on August 15, 2024.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

May 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 April 2024: 822

Policy Breakdown: HIP Implementation Notice

On April 24, 2024, HUD issued Notice PIH-2024-12 titled, “Housing Information Portal (HIP) Implementation.” The notice provides information for PHAs and software vendors for the transition from the Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) to HIP. The notice is applicable to PHAs administering Public Housing; Section 8 Housing Choice Voucher (HCV) programs (includes tenant-based vouchers, project-based vouchers, and homeownership vouchers) the Section 8 Moderate Rehabilitation (Mod Rehab) program, and PHAs who are or are not participants in the Moving To Work (MTW) Demonstration. According to the notice, PHAs should be fully transitioned to HIP before the HOTMA compliance date on **January 1, 2025** (for Sections 102 and 104).

Currently, IMS/PIC accepts only the “2020 version” of the form HUD-50058 and cannot accept the updated version. The transition from IMS/PIC to HIP is essential in allowing PHAs to use the more updated version of the form. It is also meant to enable new policy initiatives like the expansion of the MTW Demonstration and programmatic changes resulting from the Housing Opportunity Through Modernization Act of 2016 (HOTMA). The notice provides the following major updates:

- Access to IMS/PIC will end **late Summer 2024** (most likely August);
- PHAs will begin the transition from IMS/PIC to HIP from **late Summer 2024 to Fall 2024** (possibly mid or late October);
- PHAs should expect a period of approximately two months in which neither system will be available;
- Building and unit data must be validated at least two weeks prior to the transition date (late Summer 2024);
- Access to HIP should be available in Fall 2024, compatible with 2020 versions of form HUD-50058;
- 2024 versions of form HUD-50058 will be added to HIP no later than January 1, 2025;
- PHAs must submit the 2024 versions of the form HUD-50058 to HIP no later than **March 2, 2025**;

- PHAs should prepare to transmit form HUD-50058 information to HIP within the later of 60 calendar days of the effective date of any action or 60 calendar days from the HIP Opening Date;
- Functionality of form HUD-50058 for Expansion MTW PHAs will not be available, instead these PHAs must upgrade their software to an approved system that supports the submission of MTW tenant data to HUD systems;
- HUD anticipates publishing supplemental notice(s) to provide further guidance for SEMAP, the Public Housing Assessment System (PHAS), the Enterprise Income Verification (EIV) system, and other programs and processes;
- FY 2025 Capital Fund grants will be determined by IMS/PIC data as of the reporting date of February 29, 2024;
- FY 2025 Operating Fund grants will be determined by unit status data from IMS/PIC that will cover the period of July 1, 2023, through June 30, 2024; and
- Vendors and PHAs that build their own custom software, must also execute an Interconnection Security Agreement and Memorandum of Understanding with HUD before they can begin exchanging data through HIP.

“Reducing Barriers to HUD-Assisted Housing” Proposed Rule

On April 10, 2024, HUD published the proposed rule “Reducing Barriers to HUD-Assisted Housing” in the *Federal Register*. The proposed rule revises and clarifies existing regulations for certain HUD Public and Indian Housing and Housing Programs that govern admission for applicants with criminal records or a history of involvement with the criminal justice system. It also attempts to revise and clarify regulations that govern eviction or termination of tenants on the basis of illegal drug use, drug-related criminal activity, or other criminal activity. Programs that this proposed rule would impact include Public Housing, Section 8 programs, the Section 221(d)(3) below market interest rate program, the Section 202 program for the elderly, the Section 811 program for people with disabilities, and the Section 236 interest reduction program.

The proposed rule would make the following major regulatory changes:

- Establish a “lookback period” of up to three years in considering criminal history (a longer period would be “presumptively unreasonable”);
- Give 15 days to tenants to challenge the accuracy and relevance of information and to provide mitigating information;
- Require an individualized assessment considering mitigating circumstances in admission and termination decisions;
- Require tenant selection documents to be updated within 6 months of the finalized rule being published;
- Define currently engaged in criminal activity as having occurred within the previous 12 months; and
- Forbid receiving PHAs from rescreening portability voucher households; and
- Certain other changes.

HUD intends to use the proposed rule to clarify PHA/owner obligations and reduce the risk of violation of nondiscrimination laws.

Program type: **All Relevant Programs/PH/S8HCV/Updated: 5/08/2024**

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	37%	61%	0%	0%	0%	0%	1%
FL: Polk County	26%	73%	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	26%	74%
FL: Polk County	19%	81%

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
03/31/2024	98%	5/08/2024

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

Port Ins

LHA currently has 4 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 28 vouchers to movers. We received 16 Requests for Tenancy Approvals during the month. We processed 29 initial move-in and 13 port-ins, and 6 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

LHA is servicing 1,425 families on the Housing Choice Voucher program.

Program	Total Vouchers
<ul style="list-style-type: none"> Regular Vouchers & Project Based Vouchers 	1119
<ul style="list-style-type: none"> Mainstream 	71
<ul style="list-style-type: none"> VASH 	82
<ul style="list-style-type: none"> Tenant Protection 	89

• Port Out	6
• Port In	7
• Foster Youth	14
• EHV	87

EOP – End of Participation

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

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	0
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	2
Total	2

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
03/31/2024	104%	5/08/2024

General information and activities for the month

- The Housing Choice Voucher Department processed 108 annual certifications and 132 interim certifications.
- The Inspections Unit conducted a total of 73 inspections.
- A total of 2 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	99%	99%	96%	99%	99%	100%	98%	99%	99.9%	100%
Down units due to modernization/Insurance	4 offline fire units									
Vacant units	1	2	2	2	1	0	1	2	1	0
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>50%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>35</u>	<u>20</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>\$273,122</u>	<u>195</u>	<u>44</u>	<u>25</u>
<u>FSS Public Housing</u>	<u>\$84,709</u>	<u>59</u>	<u>20</u>	<u>34</u>
<u>FSS Public Housing – Renaissance</u>	<u>\$40,218</u>	<u>35</u>	<u>19</u>	<u>44%</u>

Recruiting

- 73 Prospective persons are on the FSS Waiting List

Housing Choice Voucher Program (Section 8):

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

(HCV) Termination/Forfeiture/Transfer/Disbursement:

- Zero (0) forfeiture in the amount of \$0, contract ended/request to end participation from the program.
- Forfeitures to the FSS escrow account replenish the Housing Assistance Payments (HAP) account, so that more families may be served. For May the forfeiture total is \$0.

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).

- Aurelia McGruder – Life Planning
- Oriá Acebal – IRS - Tax Preparation – LHA VITA Site – Tax Services
- Von McGriff -Tutoring Solutions,LLC–Tutoring for Elementary/Middle High School Students
- Polk County School District – (ACT/SAT, Collegiate Guidelines)
- Polk State College – Athletic Guidelines
- Polk County School District – Terri Laster
- Impowered Minds – Jason Glanton
- Polk County Career Source
- Agency Connection Network

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. Initially, the PCC Meeting plans are being considered for 10-12 partners.

FAMILY SELF SUFFICIENCY – SERVICES and ACTIVITIES

- Volunteer Tax Service Assistance Program (VITA) – Extended Saturdays
- FSS Workshop – Financial Education and Employability Skills

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



April Board Report



During the month of April,

Staff continue to engage the participants in their career preparations, Academic (Penn Foster) Prologis Logistic, hands-on construction and on-line Home Builders Institute construction training (HBI). Upcoming training includes Basic Forklift Operation, OSHA 10/30 and Mock Interviews with the City of Lakeland Human Resources Department.

- During the month of April, several guest speakers conducted presentations to enlighten and educate Cycle 22 participants:
 - Agriculture Labor Program, Inc. (ALPI) representatives Pa Houa Lee-Yang, *CCAP*, *NCRT*, *CCAMP* CSBG Economic Services Senior Manager provided the participants and YBL team with an excellent overview of their organization and the many services and training offered through this agency. Yolanda Garrett, Human Resource Director, provided strong, positive advice and training to Cycle 22 participants (as jobseekers) about the application process, interview, and importance of occupational soft skills from a Human Resources perspective. She raised their awareness on what today's employers are seeking when hiring and retaining their employees.
 - Ms. MacKenzie Dowling, Human Resource Director of Southern Milling and Lumber, made a presentation to the participants. Southern Milling and Lumber has been in business since 1991. The company supplies the Southeastern United States with custom made lumber and pallets, specializing in large volume and custom products.

With its headquarter office located in Lakeland, Florida, the company's customer base is 99.9% businesses, selling little to the general public.

- Mrs. Meesha Downing, Principal of Polk State Collegiate College visited YouthBuild-Lakeland. She shared motivational words of encouragement with the YouthBuild-Lakeland Cycle 22 participants. During her presentation, she shared motivational words of encouragement that included her own 'rough side of the mountain' experiences during high school and college. Though Ms. Downing struggled, and made some not so good decisions, she continued to shift her thinking and actions, make wiser choices, until she became a Principal. Ms. Downing also shared with the participants information about the many educational, social growth, and leadership opportunities at Polk State College and encouraged them to apply and to take advantage of.
- The four-week Certified Nursing Assistant (C.N.A.) training program was completed on April 16th. We had eight (8) participants enrolled in this training; of which, seven (7) were successful completions.
- On April 18th, the YBL Senior Program Manager participated in the YBL monthly conference call meeting with Dawn Anderson, our Technical Assistant Coach, who continues to provide our program with excellent technical support.
- On April 20th, team members of Toll Brothers, America's Luxury Home Builders and YouthBuild-Lakeland's Senior Program Manager participated in a Toll Brothers logistics tour discussion. The host-site was Polk State College. The meeting was coordinated by Shauna Donahue of YouthBuild, USA.
- On April 26th, Lakeland Housing Authority afforded staff Derrick Bugg, Katherine Ruiz and twelve (12) participants do an in-person tour of the Bartow location of Toll Brothers. Representatives from



YouthBuild-USA, Shauna Donahue, and Marianna Ordaz were participants in the tour as well. It was a highly informative tour. Toll Brothers provided lunch. Toll Brothers is a home construction company that is responsible for providing financing for both residential and commercial properties throughout the United States of America. In 2020, the company was the fifth largest home builder in the USA based on home building revenue. The company is 411th ranked.



More YouthBuild-Lakeland Toll Brothers Photos



Earl W. Haynes
Senior Program Manager

Katherine Ruiz
Academic Case Manager

Cynthia E. Zorn-Shaw
Job Placement Specialist

Derrick Bugg
Construction Training Supervisor

Marquis Roberts
Case Manager

ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: May 16, 2024

RE: April 2024 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for periods ending April 30, 2024 for the following entities:

1. Central Office Cost Center (COCC)
2. Housing Choice Voucher Program (Section 8)
3. Public Housing Program (AMP 1)
4. Dakota Park Limited Partnership, LLLP (AMP 2)
5. Renaissance at Washington Ridge, LTD., LLLP (AMP 3)
6. Colton Meadow, LLLP
7. Bonnet Shores, LLLP
8. West Bartow Partnership, LTD., LLLP
9. Reserved for Hampton Hills (AMP 4)
10. YouthBuild
11. Williamstown, LLLP (AMP 5)

Note that I attached the March 2024 financial statements for the entity listed below.

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

All statements listed for Items 1-11 above are unaudited and compiled from LHA Finance. The statements for Item 12 are also unaudited but are prepared by our third-party development partner.

Valerie A. Turner

Valerie A. Turner, PMP
Vice President of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and four (4) months (Year to Date) ending April 30, 2024

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of $-\$95,805$ for the year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV program has a NOI of $-\$56,123.75$ for the year.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is $-\$86,536.27$ for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is $-\$61,736$ for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is $-\$99,468$, for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is $\$34,615$ for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet have an NOI of $\$13,726$ for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has an NOI of $\$18,383$ for the year.
9. Hampton Hills (AMP 4):
This item number is reserved for the former AMP.
10. YouthBuild:
YouthBuild has an NOI of $-\$71,664$ for the year to date.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of $-\$22,595$ for the year-to-date.





12. West Lake 1, LTD (AMP 6):
The property has an NOI of \$240,439.

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
			April 2024	March 2024
1	96	Central Office Cost Center (COCC)	-\$95,805	-\$38,282
2	80	Housing Choice Voucher (HCV)	-\$56,123.75	\$1,366,596
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	-\$86,536.27	-\$108,127
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	-\$61,736	-\$53,672
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	-\$99,468	-\$27,458
6	56	Colton Meadow, LLLP	\$34,615	\$52,649
7	57	Bonnet Shores, LLLP	\$13,726	\$45,096
8	62	West Bartow Partnership, Ltd., LLLP	\$18,383	\$54,216
9	12	Hampton Hills (AMP 4)	Reserved	Reserved
10	49	YouthBuild-Lakeland	-\$71,664	-\$1,925
11	99	Williamstown, LLLP (AMP 5)	-\$22,595	-\$12,370
12	100	West Lake 1, LTD (AMP 6)	\$240,439	\$176,202

Conclusion: Four (4) of the eleven (11) properties continue to have positive Net Operating Income (NOI). Seven (7) properties 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. Note that the negative NOI associated with the remaining five (5) properties is due to an error in funding that was made by HUD staff when they populated LHA’s initial funding into eLOCCS. Note that we previously sent all documentation required to HUD’s Field Office. As of our last update from HUD’s Jacksonville Field Office, LHA will gain access to the funding for AMPs 1-3 and 5-7 on June 1, 2024.





Central Office Cost Center: On April 29, 2024, LHA received the fourth installment of administrative fees from HUD as planned. Total funding received from HUD was \$312,537.40.

Public Housing-General (AMP1): This property started the year with negative NOI. Two factors that affected the viability of this AMP are the following:

- The AMP only consists of 57 units now that WestLake Apartments is no longer a part of this Asset Management Property.
- Fire damaged Building #21 at Cecil Gober Villas consist of four (4) senior apartments. Department of Housing and Urban Development (HUD) approved for these units to be offline, but no income is being generated by these units while offline.

Although AMP1 received operating subsidy from HUD, subsidy received continues to be less than budgeted. During Calendar Year 2022, HUD awarded LHA two (2) Operating Fund Shortfall Grants. The combined total of both grants is \$342,323. The performance period is from January 1, 2022 through September 30, 2030. Although LHA received \$171,162 of the \$342,323 of the grant award, there is a waiting period before HUD will grant access to the remainder of the funds. Subsequently, LHA cannot depend on these funds as a source for addressing shortfalls in operating subsidy. Time is of the essence in either transitioning LHA's public housing units to RAD or obtaining low-income housing tax credits (LIHTCs) to transition these communities to mixed income. Another option would be to use LHA's Move-To-Work (MTW) flexibility to use capital funds to cover public housing operations. However, by implementing the third option, LHA would need to find alternative funding to repair or replace systems and equipment that are approaching the end of their useful life.

Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP2): This property was constructed in 1971 and redeveloped in 2002 as part of the Renaissance at Washington Ridge HOPE VI. The community only consists of 40 units of which 20 apartments are public housing. As evidenced by AMP1 above, affordable housing communities that only consists of 50 units struggle to achieve financial viability because they do not generate enough income to operate and set aside funds for aging equipment, capital improvements, and routine repairs. Accordingly, staff continues to work towards using LHA's MTW flexibility, RAD, and/or LIHTCs to ensure long-term financial viability for this community. During this reporting period, HUD approved LHA's request to convert the public housing units to RAD. The RAD consultant was onsite performing the physical needs assessment the week of January 8, 2024.

Renaissance at Washington Ridge, LTD, LLLP (AMP 3): Staff replaced the floors within the Management Office. Accordingly, the staff currently does not have concerns regarding the financial viability of this property. HUD also approved the RAD application for this community. The RAD consultant also performed the physical needs assessment for this community during the week of January 8, 2024.





430 Hartsell Ave, Lakeland FL 33815
(863) 687-2911

Williamstown: The impediment that has prevented Williamstown, and the other communities that have public housing units from maintaining a positive NOI is the fact that the PUM calculation for LHA's operating subsidy was incorrectly entered into eLOCCS. HUD's Local Field Office is correcting the error. Moving forward, the subsidy received for LHA's public housing communities should be consisted with amounts budgeted for Calendar Year 2024.



Property = 96 96b
Income Statement
 Period = Apr 2024
 Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
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	1.79	4,000.00	1.38	
3129-00-000	Total Other Tenant Income	1,000.00	1.79	4,000.00	1.38	
3199-00-000	TOTAL TENANT INCOME	1,000.00	1.79	4,000.00	1.38	\$ 12,000.00
3600-00-000	OTHER INCOME					
3610-01-000	Interest Income - Unrestricted	69.23	0.12	127.63	0.04	
3620-00-600	Mgmt Fee Income - HCV	27,826.50	49.79	164,697.00	56.89	
3620-00-700	Mgmt Fee Income - PH	4,236.81	7.58	16,947.24	5.85	
3620-01-000	Bookkeeping Fee Income	427.50	0.76	1,710.00	0.59	
3620-02-000	Asset Management Fee Income	570.00	1.02	2,280.00	0.79	
3620-03-000	Administrative Fees - ROSS	483.34	0.86	2,416.70	0.83	
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	25.05	70,000.00	24.18	
3690-00-000	Other Income	7,269.30	13.01	27,321.36	9.44	
3699-00-000	TOTAL OTHER INCOME	54,882.68	98.21	285,499.93	98.62	\$ 920,846.00
3999-00-000	TOTAL INCOME	55,882.68	100.00	289,499.93	100.00	\$ 932,846.00
4000-00-000	EXPENSES					
4100-00-000	ADMINISTRATIVE					
4100-99-000	Administrative Salaries					
4110-00-000	Administrative Salaries	50,287.42	89.99	311,321.25	107.54	
4110-00-001	401K-401A Admin	1,861.09	3.33	8,754.06	3.02	
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,556.93	6.36	17,175.19	5.93	
4110-00-004	Workers Comp Admin	1,497.14	2.68	5,995.94	2.07	
4110-00-006	Legal Shield - Administrative	346.15	0.62	836.85	0.29	
4110-00-007	Payroll Prep Fees	328.78	0.59	1,932.18	0.67	
4110-03-000	Compensated Absences - Admin	0.00	0.00	-60,452.26	-20.88	
4110-07-000	Health/Life Insurance	7,692.20	13.76	31,379.91	10.84	
4110-99-000	Total Administrative Salaries	65,569.71	117.33	316,943.12	109.48	
4130-00-000	Legal Expense					
4130-04-000	General Legal Expense	1,056.25	1.89	12,211.46	4.22	

Property = 96 96b

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4130-99-000	Total Legal Expense	1,056.25	1.89	12,211.46	4.22	
4139-00-000	Other Admin Expenses					
4140-00-000	Travel/Training Expense	7,591.02	13.58	15,308.93	5.29	
4140-00-100	Travel/Mileage	0.00	0.00	117.65	0.04	
4189-00-000	Total Other Admin Expenses	7,591.02	13.58	15,426.58	5.33	
4190-00-000	Miscellaneous Admin Expenses					
4190-01-000	Membership/Subscriptions/Fees	944.99	1.69	4,557.76	1.57	
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.61	0.08	
4190-03-000	Advertising Publications	0.00	0.00	421.76	0.15	
4190-04-000	Stationery & Office Supplies	1,198.77	2.15	3,030.86	1.05	
4190-07-000	Telephone	798.34	1.43	6,358.98	2.20	
4190-08-000	Postage	4.75	0.01	107.57	0.04	
4190-09-000	Computer Software License Fees/Exp	242.38	0.43	1,002.05	0.35	
4190-10-000	Copiers - Lease & Service	450.07	0.81	2,741.01	0.95	
4190-13-000	Internet	714.61	1.28	3,240.09	1.12	
4190-19-000	IT Contract Fees	179.75	0.32	938.75	0.32	
4190-22-000	Other Misc Admin Expenses	1,056.57	1.89	5,065.51	1.75	
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	225.00	0.08	
4191-00-000	Total Miscellaneous Admin Expenses	5,590.23	10.00	27,926.95	9.65	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	79,807.21	142.81	372,508.11	128.67	\$ 901,849.00
4300-00-000	UTILITIES					
4340-00-000	Garbage/Trash Removal	409.27	0.73	1,637.08	0.57	
4399-00-000	TOTAL UTILITY EXPENSES	409.27	0.73	1,637.08	0.57	\$ -
4400-00-000	MAINTENANCE AND OPERATIONS					
4400-99-000	General Maint Expense					
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	486.46	0.87	2,906.36	1.00	
4419-00-000	Total General Maint Expense	486.46	0.87	2,906.36	1.00	
4420-00-000	Materials					
4420-03-100	Hardware Doors/Windows/Locks	99.95	0.18	99.95	0.03	
4420-04-000	Electrical - Supplies/Fixtures	0.00	0.00	1,801.50	0.62	
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	110.93	0.04	
4429-00-000	Total Materials	99.95	0.18	2,012.38	0.70	
4430-00-000	Contract Costs					
4430-07-000	Contract-Exterminating/Pest Control	50.00	0.09	200.00	0.07	
4430-18-000	Contract-Alarm Monitoring	33.21	0.06	132.84	0.05	
4439-00-000	Total Contract Costs	83.21	0.15	332.84	0.12	
4499-00-000	TOTAL MAINTENANCE EXPENSES	669.62	1.20	5,251.58	1.81	\$ 18,480.00
4500-00-000	GENERAL EXPENSES					

Property = 96 96b

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4510-00-000	Insurance -Property/Liability	1,603.97	2.87	4,387.79	1.52
4510-01-000	General Liability Insurance - Auto	332.25	0.59	1,329.00	0.46
4599-00-000	TOTAL GENERAL EXPENSES	1,936.22	3.46	5,716.79	1.97
4800-00-000	FINANCING EXPENSE				
4855-00-100	Interest Expense	9.84	0.02	191.62	0.07
4899-00-000	TOTAL FINANCING EXPENSES	9.84	0.02	191.62	0.07
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	313.27	0.56	1,253.06	0.43
5100-50-000	Amortization Expense	3,214.04	5.75	12,856.16	4.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	3,527.31	6.31	14,109.22	4.87
8000-00-000	TOTAL EXPENSES	86,359.47	154.54	399,414.40	137.97
9000-00-000	NET INCOME	-30,476.79	-54.54	-109,914.47	-37.97

Annual Budget	
\$	11,749.00
\$	716.00
\$	42,961.00
\$	975,755.00
\$	(42,909.00)

Property = 96 96b

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	3,504.74	6,071.40	-2,566.66
1111-15-000	Cash-Payroll	45,297.25	43,398.54	1,898.71
1111-99-000	Total Unrestricted Cash	48,801.99	49,469.94	-667.95
1119-00-000	TOTAL CASH	48,801.99	49,469.94	-667.95
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	157,305.46	157,305.46	0.00
1129-11-000	A/R - ROSS/HUD	4,350.06	3,866.72	483.34
1129-28-000	Due from West Lake Management, LLC	-2,996.45	-2,996.45	0.00
1129-49-000	A/R - Youthbuild DOL	-21,158.65	-21,158.65	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	214,917.34	214,917.34	0.00
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	356,898.06	356,414.72	483.34
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	301,061.66	300,578.32	483.34
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	5,383.71	5,967.87	-584.16
1299-00-000	TOTAL OTHER CURRENT ASSETS	5,383.71	5,967.87	-584.16
1300-00-000	TOTAL CURRENT ASSETS	355,247.36	356,016.13	-768.77
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
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	-49,294.74	-48,981.47	-313.27
1410-00-000	Intangible Assets			
1410-04-000	Lease-Right of Use Asset	235,523.00	235,523.00	0.00
1410-04-001	Lease Amortization	168,839.33	165,625.29	3,214.04
1420-00-000	TOTAL FIXED ASSETS (NET)	74,173.36	77,700.67	-3,527.31
1499-00-000	TOTAL NONCURRENT ASSETS	74,173.36	77,700.67	-3,527.31
1999-00-000	TOTAL ASSETS	429,420.72	433,716.80	-4,296.08
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	451.14	15,352.93	-14,901.79
2117-03-000	Misc Payroll Withholdings	46.16	46.16	0.00
2117-10-000	Workers Compensation	18,892.91	27,739.03	-8,846.12
2117-11-000	401 Plan Payable	10,949.22	10,949.22	0.00
2117-12-000	457 Plan Payable	2,737.52	2,793.45	-55.93
2117-13-000	Aflac Payable	-7,769.80	-5,393.72	-2,376.08
2117-17-000	Health Insurance Payable	197,868.08	137,842.10	60,025.98
2119-90-000	Other Current Liabilities	65,458.31	65,458.31	0.00
2130-00-001	Lease payable-Short Term	-206,933.13	-199,267.78	-7,665.35
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88	14,039.88	0.00
2145-00-000	Due to Federal Master	8,041.22	8,041.22	0.00

Property = 96 96b

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	786,924.41	760,743.70	26,180.71
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	146,755.15	146,755.15	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	197,281.63	197,281.63	0.00
2499-00-000	TOTAL LIABILITIES	984,206.04	958,025.33	26,180.71
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 Ass	-552,285.32	-521,808.53	-30,476.79
2809-99-000	TOTAL RETAINED EARNINGS:	-552,285.32	-521,808.53	-30,476.79
2899-00-000	TOTAL EQUITY	-554,785.32	-524,308.53	-30,476.79
2999-00-000	TOTAL LIABILITIES AND EQUITY	429,420.72	433,716.80	-4,296.08

Property = 96 96b

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
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	1.79	4,000.00	1.38
3129-00-000	Total Other Tenant Income	1,000.00	1.79	4,000.00	1.38
3199-00-000	TOTAL TENANT INCOME	1,000.00	1.79	4,000.00	1.38
3600-00-000	OTHER INCOME				
3610-01-000	Interest Income - Unrestricted	69.23	0.12	127.63	0.04
3620-00-600	Mgmt Fee Income - HCV	27,826.50	49.79	164,697.00	56.89
3620-00-700	Mgmt Fee Income - PH	4,236.81	7.58	16,947.24	5.85
3620-01-000	Bookkeeping Fee Income	427.50	0.76	1,710.00	0.59
3620-02-000	Asset Management Fee Income	570.00	1.02	2,280.00	0.79
3620-03-000	Administrative Fees - ROSS	483.34	0.86	2,416.70	0.83
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	25.05	70,000.00	24.18
3690-00-000	Other Income	7,269.30	13.01	27,321.36	9.44
3699-00-000	TOTAL OTHER INCOME	54,882.68	98.21	285,499.93	98.62
3999-00-000	TOTAL INCOME	55,882.68	100.00	289,499.93	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	50,287.42	89.99	311,321.25	107.54
4110-00-001	401K-401A Admin	1,861.09	3.33	8,754.06	3.02
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,556.93	6.36	17,175.19	5.93
4110-00-004	Workers Comp Admin	1,497.14	2.68	5,995.94	2.07
4110-00-006	Legal Shield - Administrative	346.15	0.62	836.85	0.29
4110-00-007	Payroll Prep Fees	328.78	0.59	1,932.18	0.67
4110-03-000	Compensated Absences - Admin	0.00	0.00	-60,452.26	-20.88
4110-07-000	Health/Life Insurance	7,692.20	13.76	31,379.91	10.84
4110-99-000	Total Administrative Salaries	65,569.71	117.33	316,943.12	109.48
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	1,056.25	1.89	12,211.46	4.22
4130-99-000	Total Legal Expense	1,056.25	1.89	12,211.46	4.22
4139-00-000	Other Admin Expenses				
4140-00-000	Travel/Training Expense	7,591.02	13.58	15,308.93	5.29
4140-00-100	Travel/Mileage	0.00	0.00	117.65	0.04
4189-00-000	Total Other Admin Expenses	7,591.02	13.58	15,426.58	5.33
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	944.99	1.69	4,557.76	1.57
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.61	0.08
4190-03-000	Advertising Publications	0.00	0.00	421.76	0.15
4190-04-000	Stationery & Office Supplies	1,198.77	2.15	3,030.86	1.05
4190-07-000	Telephone	798.34	1.43	6,358.98	2.20
4190-08-000	Postage	4.75	0.01	107.57	0.04
4190-09-000	Computer Software License Fees/Exp	242.38	0.43	1,002.05	0.35
4190-10-000	Copiers - Lease & Service	450.07	0.81	2,741.01	0.95
4190-13-000	Internet	714.61	1.28	3,240.09	1.12
4190-19-000	IT Contract Fees	179.75	0.32	938.75	0.32
4190-22-000	Other Misc Admin Expenses	1,056.57	1.89	5,065.51	1.75
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	225.00	0.08
4191-00-000	Total Miscellaneous Admin Expenses	5,590.23	10.00	27,926.95	9.65
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	79,807.21	142.81	372,508.11	128.67
4300-00-000	UTILITIES				
4340-00-000	Garbage/Trash Removal	409.27	0.73	1,637.08	0.57

Property = 96 96b

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4399-00-000	TOTAL UTILITY EXPENSES	409.27	0.73	1,637.08	0.57
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	486.46	0.87	2,906.36	1.00
4419-00-000	Total General Maint Expense	486.46	0.87	2,906.36	1.00
4420-00-000	Materials				
4420-03-100	Hardware Doors/Windows/Locks	99.95	0.18	99.95	0.03
4420-04-000	Electrical - Supplies/Fixtures	0.00	0.00	1,801.50	0.62
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	110.93	0.04
4429-00-000	Total Materials	99.95	0.18	2,012.38	0.70
4430-00-000	Contract Costs				
4430-07-000	Contract-Exterminating/Pest Control	50.00	0.09	200.00	0.07
4430-18-000	Contract-Alarm Monitoring	33.21	0.06	132.84	0.05
4439-00-000	Total Contract Costs	83.21	0.15	332.84	0.12
4499-00-000	TOTAL MAINTENANCE EXPENSES	669.62	1.20	5,251.58	1.81
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	1,603.97	2.87	4,387.79	1.52
4510-01-000	General Liability Insurance - Auto	332.25	0.59	1,329.00	0.46
4599-00-000	TOTAL GENERAL EXPENSES	1,936.22	3.46	5,716.79	1.97
4800-00-000	FINANCING EXPENSE				
4855-00-100	Interest Expense	9.84	0.02	191.62	0.07
4899-00-000	TOTAL FINANCING EXPENSES	9.84	0.02	191.62	0.07
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	313.27	0.56	1,253.06	0.43
5100-50-000	Amortization Expense	3,214.04	5.75	12,856.16	4.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	3,527.31	6.31	14,109.22	4.87
8000-00-000	TOTAL EXPENSES	86,359.47	154.54	399,414.40	137.97
9000-00-000	NET INCOME	-30,476.79	-54.54	-109,914.47	-37.97
	Cash Flow	-30,476.79	-54.54	-109,914.47	-37.97
	Period to Date	Beginning Balance	Ending Balance	Difference	
1111-10-000	Cash Operating 1	6,071.40	3,504.74	-2,566.66	
1111-15-000	Cash-Payroll	43,398.54	45,297.25	1,898.71	
1111-30-000	Cash Operating 3	0.00	0.00	0.00	
1111-40-000	Negative Cash LHA Master	0.00	0.00	0.00	
1111-96-000	Negative Cash COCC Master	0.00	0.00	0.00	
1125-00-000	Cash - Vending	3,116.05	3,116.05	0.00	
	Total Cash	52,585.99	51,918.04	-667.95	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1111-10-000	Cash Operating 1	33,280.49	3,504.74	-29,775.75	
1111-15-000	Cash-Payroll	15,652.34	45,297.25	29,644.91	
1111-30-000	Cash Operating 3	0.00	0.00	0.00	
1111-40-000	Negative Cash LHA Master	0.00	0.00	0.00	
1111-96-000	Negative Cash COCC Master	0.00	0.00	0.00	
1125-00-000	Cash - Vending	3,116.05	3,116.05	0.00	
	Total Cash	52,048.88	51,918.04	-130.84	

Section 8 (.sec8)
Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
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	1,425,085.00	90.56	5,611,406.00	90.16	\$ 1,411,739.00
3410-02-000	Section 8 Admin. Fee Income	94,286.00	5.99	371,327.00	5.97	\$ 102,818.00
3410-04-000	Section 8 Port-In Admin Fees	0.00	0.00	-454.41	-0.01	
3410-06-000	Port In HAP Earned	0.00	0.00	-13,993.00	-0.22	
3410-07-000	Section 8 HAP Earned EHV	49,263.00	3.13	232,994.00	3.74	
3410-08-000	Section 8 EHV Admin Fee	4,403.00	0.28	18,742.00	0.30	
3410-09-000	Section 8 EHV Service Fee	0.00	0.00	600.00	0.01	
3499-00-000	TOTAL GRANT INCOME	1,573,037.00	99.96	6,220,621.59	99.94	\$ 1,514,557.00
3600-00-000	OTHER INCOME					
3610-01-000	Interest Income - Unrestricted	564.38	0.04	919.72	0.01	\$ 6,900.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	2,503.00	0.04	\$ 14,100.00
3699-00-000	TOTAL OTHER INCOME	564.38	0.04	3,422.72	0.06	\$ 21,000.00
3999-00-000	TOTAL INCOME	1,573,601.38	100.00	6,224,044.31	100.00	\$ 1,535,557.00
4000-00-000	EXPENSES					
4100-00-000	ADMINISTRATIVE					
4100-99-000	Administrative Salaries					
4110-00-000	Administrative Salaries	30,604.18	1.94	170,471.29	2.74	
4110-00-001	401K-401A Admin	1,062.66	0.07	4,993.96	0.08	
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,292.50	0.15	11,738.83	0.19	
4110-00-004	Workers Comp Admin	910.51	0.06	3,969.73	0.06	
4110-00-006	Legal Shield - Administrative	466.80	0.03	1,116.90	0.02	
4110-00-007	Payroll Prep Fees	313.85	0.02	1,606.06	0.03	
4110-03-000	Compensated Absences - Admin	0.00	0.00	-12,410.22	-0.20	
4110-07-000	Health/Life Insurance	6,145.78	0.39	18,583.76	0.30	
4110-99-000	Total Administrative Salaries	41,796.28	2.66	200,070.31	3.21	
4130-00-000	Legal Expense					
4130-02-000	Criminal Background / Credit Checks/Drug Te	0.00	0.00	59.50	0.00	
4130-03-000	Tenant Screening	0.00	0.00	3.75	0.00	
4130-04-000	General Legal Expense	3,055.00	0.19	6,630.00	0.11	

Section 8 (.sec8)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4130-99-000	Total Legal Expense	3,055.00	0.19	6,693.25	0.11	
4139-00-000	Other Admin Expenses					
4140-00-000	Travel/Training Expense	6,836.50	0.43	11,446.35	0.18	
4172-00-000	Port Out Admin Fee Paid	1,767.40	0.11	5,596.81	0.09	
4173-00-000	Management Fee	17,124.00	1.09	67,992.00	1.09	
4173-01-000	Bookkeeping Fee	10,702.50	0.68	42,495.00	0.68	
4182-00-000	Consultants	239.00	0.02	239.00	0.00	
4189-00-000	Total Other Admin Expenses	36,669.40	2.33	127,769.16	2.05	
4190-00-000	Miscellaneous Admin Expenses					
4190-01-000	Membership/Subscriptions/Fees	223.99	0.01	248.99	0.00	
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.61	0.00	
4190-04-000	Stationery & Office Supplies	1,055.96	0.07	4,113.21	0.07	
4190-07-000	Telephone	656.04	0.04	2,785.19	0.04	
4190-08-000	Postage	4.75	0.00	4,425.40	0.07	
4190-09-000	Computer Software License Fees/Exp	23.99	0.00	119.95	0.00	
4190-10-000	Copiers - Lease & Service	858.47	0.05	3,675.14	0.06	
4190-12-000	Computer Software Exp.	0.00	0.00	120.00	0.00	
4190-13-000	Internet	552.68	0.04	1,980.93	0.03	
4190-19-000	IT Contract Fees	4,102.87	0.26	10,769.85	0.17	
4190-22-000	Other Misc Admin Expenses	318.26	0.02	2,456.15	0.04	
4191-00-000	Total Miscellaneous Admin Expenses	7,797.01	0.50	30,932.42	0.50	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	89,317.69	5.68	365,465.14	5.87	\$ 1,218,955.00
4400-00-000	MAINTENANCE AND OPERATIONS					
4400-99-000	General Maint Expense					
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	619.93	0.04	1,147.14	0.02	
4419-00-000	Total General Maint Expense	619.93	0.04	1,147.14	0.02	
4430-00-000	Contract Costs					
4430-09-000	Contract-Other	353.57	0.02	707.14	0.01	
4430-18-000	Contract-Alarm Monitoring	33.20	0.00	132.80	0.00	
4430-23-000	Contract-Consultants	0.00	0.00	150.00	0.00	
4430-27-000	Contract - Lease	845.18	0.05	3,928.65	0.06	
4439-00-000	Total Contract Costs	1,231.95	0.08	4,918.59	0.08	
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,851.88	0.12	6,065.73	0.10	\$ 17,699.00
4500-00-000	GENERAL EXPENSES					
4510-00-000	Insurance -Property/Liability	7,998.34	0.51	13,100.85	0.21	\$ 7,117.00
4510-01-000	General Liability Insurance - Auto	0.00	0.00	1,038.87	0.02	
4599-00-000	TOTAL GENERAL EXPENSES	7,998.34	0.51	14,139.72	0.23	\$ 7,117.00

Section 8 (.sec8)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4700-00-000	HOUSING ASSISTANCE PAYMENTS					
4715-00-000	Housing Assistance Payments	1,414,688.00	89.90	5,749,135.00	92.37	\$ 16,063,824.00
4715-01-000	Tenant Utility Payments-S8	22,221.00	1.41	96,509.00	1.55	\$ 321,144.00
4715-02-000	Portable Out HAP Payments	37,487.00	2.38	128,849.00	2.07	\$ 470,628.00
4715-03-000	FSS Escrow Payments	7,565.99	0.48	33,601.97	0.54	\$ 92,172.00
4715-04-001	EHV Landlord Unit Damages	3,257.00	0.21	3,257.00	0.05	
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,485,218.99	94.38	6,011,351.97	96.58	\$ 16,947,768.00
5000-00-000	NON-OPERATING ITEMS					
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	0.00	0.00	-229,102.00	-3.68	\$ 3,204.00
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	-229,102.00	-3.68	\$ 3,204.00
8000-00-000	TOTAL EXPENSES	1,584,386.90	100.69	6,397,022.56	102.78	\$ 18,191,539.00
9000-00-000	NET INCOME	-10,785.52	-0.69	-172,978.25	-2.78	\$ (16,655,982.00)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	7,326.75	30,302.11	-22,975.36
1111-15-000	Cash-Payroll	-8,391.20	-40,681.80	32,290.60
1111-20-100	Cash Operating 2B	166,386.30	172,849.08	-6,462.78
1111-86-000	EHV Admin Cash Account	19,884.75	23,141.75	-3,257.00
1111-99-000	Total Unrestricted Cash	185,206.60	185,611.14	-404.54
1112-00-000	Restricted Cash			
1112-02-000	Cash Restricted - FSS Escrow	312,881.48	300,882.90	11,998.58
1112-99-000	Total Restricted Cash	312,881.48	300,882.90	11,998.58
1119-00-000	TOTAL CASH	498,088.08	486,494.04	11,594.04
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	269,957.01	269,948.17	8.84
1122-00-001	AR Port in Hap-Suspense	-26,474.97	-26,474.97	0.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-250,141.92	-250,141.92	0.00
1122-05-000	AR-TPA/Fraud Recovery	1,876.48	2,085.32	-208.84
1122-99-000	TOTAL: AR	-4,783.40	-4,583.40	-200.00
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	4,251.25	5,500.25	-1,249.00
1129-86-000	Due from Section 8 Emergency Housin	-193,542.00	-198,124.00	4,582.00
1135-01-000	A/R-HUD	303,656.00	303,656.00	0.00
1135-03-000	A/R-Other Government	2,569.19	2,569.19	0.00
1135-03-001	AR Port in Fee Suspense	-517.10	-517.10	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	107,083.46	103,950.46	3,133.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	15.81	15.81	0.00
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45	56,671.45	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	56,687.26	56,687.26	0.00
1300-00-000	TOTAL CURRENT ASSETS	661,858.80	647,131.76	14,727.04
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	664,730.79	650,003.75	14,727.04
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	-339,632.30	-346,227.23	6,594.93
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32	14,329.32	0.00
2145-00-000	Due to Federal Master	7,172.09	3,586.04	3,586.05
2148-00-000	Due to Section 8	-189,290.75	-192,623.75	3,333.00

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	13,598.54	13,598.54	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	-391,681.15	-405,195.13	13,513.98
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	312,881.48	300,882.90	11,998.58
2399-00-000	TOTAL NONCURRENT LIABILITIES	325,952.48	313,953.90	11,998.58
2499-00-000	TOTAL LIABILITIES	-65,728.67	-91,241.23	25,512.56
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	730,459.46	741,244.98	-10,785.52
2809-99-000	TOTAL RETAINED EARNINGS:	730,459.46	741,244.98	-10,785.52
2899-00-000	TOTAL EQUITY	730,459.46	741,244.98	-10,785.52
2999-00-000	TOTAL LIABILITIES AND EQUITY	664,730.79	650,003.75	14,727.04

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
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	1,425,085.00	90.56	5,611,406.00	90.16
3410-02-000	Section 8 Admin. Fee Income	94,286.00	5.99	371,327.00	5.97
3410-04-000	Section 8 Port-In Admin Fees	0.00	0.00	-454.41	-0.01
3410-06-000	Port In HAP Earned	0.00	0.00	-13,993.00	-0.22
3410-07-000	Section 8 HAP Earned EHV	49,263.00	3.13	232,994.00	3.74
3410-08-000	Section 8 EHV Admin Fee	4,403.00	0.28	18,742.00	0.30
3410-09-000	Section 8 EHV Service Fee	0.00	0.00	600.00	0.01
3499-00-000	TOTAL GRANT INCOME	1,573,037.00	99.96	6,220,621.59	99.94
3600-00-000	OTHER INCOME				
3610-01-000	Interest Income - Unrestricted	564.38	0.04	919.72	0.01
3650-00-000	Miscellaneous Other Income	0.00	0.00	2,503.00	0.04
3699-00-000	TOTAL OTHER INCOME	564.38	0.04	3,422.72	0.06
3999-00-000	TOTAL INCOME	1,573,601.38	100.00	6,224,044.31	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	30,604.18	1.94	170,471.29	2.74
4110-00-001	401K-401A Admin	1,062.66	0.07	4,993.96	0.08
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,292.50	0.15	11,738.83	0.19
4110-00-004	Workers Comp Admin	910.51	0.06	3,969.73	0.06
4110-00-006	Legal Shield - Administrative	466.80	0.03	1,116.90	0.02
4110-00-007	Payroll Prep Fees	313.85	0.02	1,606.06	0.03
4110-03-000	Compensated Absences - Admin	0.00	0.00	-12,410.22	-0.20
4110-07-000	Health/Life Insurance	6,145.78	0.39	18,583.76	0.30
4110-99-000	Total Administrative Salaries	41,796.28	2.66	200,070.31	3.21
4130-00-000	Legal Expense				
4130-02-000	Criminal Background / Credit Checks/E	0.00	0.00	59.50	0.00
4130-03-000	Tenant Screening	0.00	0.00	3.75	0.00
4130-04-000	General Legal Expense	3,055.00	0.19	6,630.00	0.11
4130-99-000	Total Legal Expense	3,055.00	0.19	6,693.25	0.11
4139-00-000	Other Admin Expenses				
4140-00-000	Travel/Training Expense	6,836.50	0.43	11,446.35	0.18
4172-00-000	Port Out Admin Fee Paid	1,767.40	0.11	5,596.81	0.09
4173-00-000	Management Fee	17,124.00	1.09	67,992.00	1.09
4173-01-000	Bookkeeping Fee	10,702.50	0.68	42,495.00	0.68
4182-00-000	Consultants	239.00	0.02	239.00	0.00
4189-00-000	Total Other Admin Expenses	36,669.40	2.33	127,769.16	2.05
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	223.99	0.01	248.99	0.00
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.61	0.00
4190-04-000	Stationery & Office Supplies	1,055.96	0.07	4,113.21	0.07
4190-07-000	Telephone	656.04	0.04	2,785.19	0.04
4190-08-000	Postage	4.75	0.00	4,425.40	0.07
4190-09-000	Computer Software License Fees/Exp	23.99	0.00	119.95	0.00
4190-10-000	Copiers - Lease & Service	858.47	0.05	3,675.14	0.06
4190-12-000	Computer Software Exp.	0.00	0.00	120.00	0.00
4190-13-000	Internet	552.68	0.04	1,980.93	0.03
4190-19-000	IT Contract Fees	4,102.87	0.26	10,769.85	0.17
4190-22-000	Other Misc Admin Expenses	318.26	0.02	2,456.15	0.04
4191-00-000	Total Miscellaneous Admin Expenses	7,797.01	0.50	30,932.42	0.50
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	89,317.69	5.68	365,465.14	5.87

Cash Flow Statement

Period = Apr 2024

Book = Accrual

	Period to Date	%	Year to Date	%	
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	619.93	0.04	1,147.14	0.02
4419-00-000	Total General Maint Expense	619.93	0.04	1,147.14	0.02
4430-00-000	Contract Costs				
4430-09-000	Contract-Other	353.57	0.02	707.14	0.01
4430-18-000	Contract-Alarm Monitoring	33.20	0.00	132.80	0.00
4430-23-000	Contract-Consultants	0.00	0.00	150.00	0.00
4430-27-000	Contract - Lease	845.18	0.05	3,928.65	0.06
4439-00-000	Total Contract Costs	1,231.95	0.08	4,918.59	0.08
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,851.88	0.12	6,065.73	0.10
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	7,998.34	0.51	13,100.85	0.21
4510-01-000	General Liability Insurance - Auto	0.00	0.00	1,038.87	0.02
4599-00-000	TOTAL GENERAL EXPENSES	7,998.34	0.51	14,139.72	0.23
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-00-000	Housing Assistance Payments	1,414,688.00	89.90	5,749,135.00	92.37
4715-01-000	Tenant Utility Payments-S8	22,221.00	1.41	96,509.00	1.55
4715-02-000	Portable Out HAP Payments	37,487.00	2.38	128,849.00	2.07
4715-03-000	FSS Escrow Payments	7,565.99	0.48	33,601.97	0.54
4715-04-001	EHV Landlord Unit Damages	3,257.00	0.21	3,257.00	0.05
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,485,218.99	94.38	6,011,351.97	96.58
5000-00-000	NON-OPERATING ITEMS				
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	0.00	0.00	-229,102.00	-3.68
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	-229,102.00	-3.68
8000-00-000	TOTAL EXPENSES	1,584,386.90	100.69	6,397,022.56	102.78
9000-00-000	NET INCOME	-10,785.52	-0.69	-172,978.25	-2.78

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
Cash Flow		-10,785.52	-0.69	-172,978.25	-2.78
Period to Date		Beginning Balance	Ending Balance	Difference	
1111-10-000	Cash Operating 1	30,302.11	7,326.75	-22,975.36	
1111-15-000	Cash-Payroll	-40,681.80	-8,391.20	32,290.60	
1111-20-000	Cash Operating 2	0.00	0.00	0.00	
1111-20-100	Cash Operating 2B	172,849.08	166,386.30	-6,462.78	
1111-30-000	Cash Operating 3	0.00	0.00	0.00	
1111-40-000	Negative Cash LHA Master	0.00	0.00	0.00	
1111-50-000	Negative Cash S8	0.00	0.00	0.00	
1111-55-000	TD Sec8 Voucher 2	0.00	0.00	0.00	
1111-80-000	EHV Admin Account	0.00	0.00	0.00	
1111-86-000	EHV Admin Cash Account	23,141.75	19,884.75	-3,257.00	
1112-02-000	Cash Restricted - FSS Escrow	300,882.90	312,881.48	11,998.58	
1112-14-000	CARES ACT Restricted Cash	0.00	0.00	0.00	
2142-00-000	Accrued FSS Escrow	0.00	0.00	0.00	
Total Cash		486,494.04	498,088.08	11,594.04	
Year to Date		Beginning Balance	Ending Balance	Difference	
1111-10-000	Cash Operating 1	44,064.72	7,326.75	-36,737.97	
1111-15-000	Cash-Payroll	-81,544.17	-8,391.20	73,152.97	
1111-20-000	Cash Operating 2	0.00	0.00	0.00	
1111-20-100	Cash Operating 2B	108,369.30	166,386.30	58,017.00	
1111-30-000	Cash Operating 3	0.00	0.00	0.00	
1111-40-000	Negative Cash LHA Master	0.00	0.00	0.00	
1111-50-000	Negative Cash S8	0.00	0.00	0.00	
1111-55-000	TD Sec8 Voucher 2	0.00	0.00	0.00	
1111-80-000	EHV Admin Account	0.00	0.00	0.00	
1111-86-000	EHV Admin Cash Account	23,141.75	19,884.75	-3,257.00	
1112-02-000	Cash Restricted - FSS Escrow	279,992.30	312,881.48	32,889.18	
1112-14-000	CARES ACT Restricted Cash	0.00	0.00	0.00	
2142-00-000	Accrued FSS Escrow	0.00	0.00	0.00	
Total Cash		374,023.90	498,088.08	124,064.18	

AMP 1-LHA Owned (.amp1)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
2999-99-999	Revenue & Expenses					
3000-00-000	INCOME					
3100-00-000	TENANT INCOME					
3101-00-000	Rental Income					
3111-00-000	Tenant Rent	14,241.00	50.92	58,290.00	45.20	
3119-00-000	Total Rental Income	14,241.00	50.92	58,290.00	45.20	
3199-00-000	TOTAL TENANT INCOME	14,241.00	50.92	58,290.00	45.20	\$ 174,108.00
3400-00-000	GRANT INCOME					
3401-00-000	Government Subsidy Income	4,597.92	16.44	34,146.08	26.48	
3499-00-000	TOTAL GRANT INCOME	4,597.92	16.44	34,146.08	26.48	\$ 329,902.00
3600-00-000	OTHER INCOME					
3610-00-000	Interest Income - Restricted	9,129.73	32.64	36,518.92	28.32	
3699-00-000	TOTAL OTHER INCOME	9,129.73	32.64	36,518.92	28.32	\$ 143,673.00
3999-00-000	TOTAL INCOME	27,968.65	100.00	128,955.00	100.00	\$ 647,683.00
4000-00-000	EXPENSES					
4100-00-000	ADMINISTRATIVE					
4100-99-000	Administrative Salaries					
4110-00-000	Administrative Salaries	5,996.04	21.44	28,448.67	22.06	
4110-00-001	401K-401A Admin	239.85	0.86	1,002.40	0.78	
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	444.78	1.59	1,973.39	1.53	
4110-00-004	Workers Comp Admin	178.54	0.64	662.90	0.51	
4110-00-006	Legal Shield - Administrative	143.60	0.51	339.00	0.26	
4110-00-007	Payroll Prep Fees	60.98	0.22	265.99	0.21	
4110-03-000	Compensated Absences - Admin	0.00	0.00	-1,617.76	-1.25	
4110-07-000	Health/Life Insurance	1,728.18	6.18	7,271.05	5.64	
4110-99-000	Total Administrative Salaries	8,791.97	31.44	38,345.64	29.74	
4130-00-000	Legal Expense					
4130-02-000	Criminal Background / Credit Checks/Drug Testing	0.00	0.00	26.49	0.02	
4130-03-000	Tenant Screening	0.00	0.00	3.74	0.00	
4130-04-000	General Legal Expense	877.50	3.14	2,522.50	1.96	
4130-99-000	Total Legal Expense	877.50	3.14	2,552.73	1.98	

AMP 1-LHA Owned (.amp1)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4139-00-000	Other Admin Expenses					
4140-00-000	Travel/Training Expense	1,213.96	4.34	1,868.21	1.45	
4171-00-000	Auditing Fees	1,332.02	4.76	5,328.08	4.13	
4173-00-000	Management Fee	4,236.81	15.15	16,947.24	13.14	
4173-01-000	Bookkeeping Fee	427.50	1.53	1,710.00	1.33	
4173-02-000	Asset Management Fee	570.00	2.04	2,280.00	1.77	
4189-00-000	Total Other Admin Expenses	7,780.29	27.82	28,133.53	21.82	
4190-00-000	Miscellaneous Admin Expenses					
4190-01-000	Membership/Subscriptions/Fees	0.00	0.00	210.00	0.16	
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	276.42	0.21	
4190-04-000	Stationery & Office Supplies	328.71	1.18	1,678.51	1.30	
4190-07-000	Telephone	1,066.07	3.81	4,337.10	3.36	
4190-08-000	Postage	4.75	0.02	266.74	0.21	
4190-09-000	Computer Software License Fees/Exp	4,251.84	15.20	17,055.34	13.23	
4190-10-000	Copiers - Lease & Service	487.86	1.74	2,142.04	1.66	
4190-13-000	Internet	736.96	2.64	3,035.79	2.35	
4190-19-000	IT Contract Fees	1,602.43	5.73	8,088.15	6.27	
4190-20-100	Bank Fees - Unrestricted	280.00	1.00	1,120.00	0.87	
4190-22-000	Other Misc Admin Expenses	848.56	3.03	1,825.75	1.42	
4191-00-000	Total Miscellaneous Admin Expenses	9,607.18	34.35	40,035.84	31.05	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	27,056.94	96.74	109,067.74	84.58	\$ 278,390.00
4300-00-000	UTILITIES					
4310-00-000	Water	1,341.74	4.80	7,664.21	5.94	
4320-00-000	Electricity	1,859.39	6.65	7,508.21	5.82	
4340-00-000	Garbage/Trash Removal	6,366.06	22.76	24,077.25	18.67	
4390-00-000	Sewer	2,562.56	9.16	12,109.37	9.39	
4399-00-000	TOTAL UTILITY EXPENSES	12,129.75	43.37	51,359.04	39.83	\$ 119,919.00
4400-00-000	MAINTENANCE AND OPERATIONS					
4400-99-000	General Maint Expense					
4410-00-000	Maintenance Salaries	3,916.83	14.00	23,013.30	17.85	
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-1,561.14	-1.21	
4410-06-000	401K-401A Maintenance	164.06	0.59	731.84	0.57	
4410-07-000	Payroll Taxes Maintenance	322.80	1.15	1,578.19	1.22	
4410-08-000	Health/Life Insurance Maint.	1,740.14	6.22	6,946.29	5.39	
4410-09-000	Workers Comp Maintenance	116.56	0.42	482.29	0.37	
4410-10-000	Payroll Prep Fees Maint.	40.03	0.14	195.12	0.15	
4410-11-000	Legal Shield - Maint	82.80	0.30	130.70	0.10	
4411-00-000	Maintenance Uniforms	211.00	0.75	685.75	0.53	

AMP 1-LHA Owned (.amp1)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,255.01	4.49	5,442.01	4.22	\$ 20,760.00
5000-00-000	NON-OPERATING ITEMS					
5100-01-000	Depreciation Expense	7,834.39	28.01	31,337.64	24.30	\$ 99,958.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,834.39	28.01	85,415.64	66.24	
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	54,078.00	41.94	
8000-00-000	TOTAL EXPENSES	68,072.92	243.39	300,916.91	233.35	\$ 845,993.00
9000-00-000	NET INCOME	-40,104.27	-143.39	-171,961.91	-133.35	\$ (198,310.00)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	343,512.22	373,248.79	-29,736.57
1111-15-000	Cash-Payroll	99,874.70	104,525.05	-4,650.35
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	444,186.92	478,573.84	-34,386.92
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	17,653.00	17,600.00	53.00
1112-02-000	Cash Restricted - FSS Escrow	46,271.05	45,170.33	1,100.72
1112-99-000	Total Restricted Cash	63,924.05	62,770.33	1,153.72
1118-00-000	Clearing	170.99	170.99	0.00
1119-00-000	TOTAL CASH	508,281.96	541,515.16	-33,233.20
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	14,174.42	16,517.04	-2,342.62
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,956.31	-9,956.31	0.00
1122-99-000	TOTAL: AR	4,218.11	6,560.73	-2,342.62
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 Williamstown	4,247.90	4,247.90	0.00
1129-11-000	A/R - ROSS/HUD	34,188.57	32,188.57	2,000.00
1129-16-000	Due from Dakota Park Non-ACC	4,068.11	4,068.11	0.00
1129-17-000	Due from Renaissance FAM Non ACC	21,094.32	21,094.32	0.00
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	-753,918.58	-753,918.58	0.00
1129-56-000	Due from Colton Meadow	1,302.89	1,302.89	0.00
1129-78-000	Due From FSS	41,596.98	36,596.98	5,000.00
1129-80-000	Due from Section 8 HCV	3,586.04	3,586.04	0.00
1129-96-000	Due from Central Office Cost Center	8,041.22	8,041.22	0.00
1129-99-000	TOTAL: DUE FROM	-657,451.81	-664,451.81	7,000.00
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	858,961.24	852,649.51	6,311.73
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,047,530.71	2,036,561.60	10,969.11
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	1,900.26	2,951.76	-1,051.50
1211-02-000	Prepaid Software Licenses	12,611.48	16,815.34	-4,203.86
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	93,857.74	99,113.10	-5,255.36
1300-00-000	TOTAL CURRENT ASSETS	2,649,670.41	2,677,189.86	-27,519.45
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	1,466,869.23	1,466,869.23	0.00

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	-10,066,098.53	-10,062,589.43	-3,509.10
1405-02-000	Accum Depreciation- Misc FF&E	-757,809.82	-753,484.53	-4,325.29
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)	-8,777,265.24	-8,769,430.85	-7,834.39
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	1,957,941.54	1,965,775.93	-7,834.39
1999-00-000	TOTAL ASSETS	4,607,611.95	4,642,965.79	-35,353.84
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	5,721.98	5,011.42	710.56
2114-00-000	Tenant Security Deposits	17,900.00	17,600.00	300.00
2114-02-000	Security Deposit Clearing Account	831.28	831.28	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
2138-00-000	Accrued Audit Fees	-27,884.25	-27,884.25	0.00
2138-00-001	Accrued audit fees - LHA	47,521.13	46,189.11	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	115,762.72	115,762.72	0.00
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	72,226.26	71,538.51	687.75
2202-00-000	Resident Participation Funds - LHA	-514.01	-514.01	0.00
2240-00-000	Tenant Prepaid Rents	2,176.14	1,556.76	619.38
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	424,194.20	420,544.49	3,649.71
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	46,271.05	45,170.33	1,100.72
2310-00-000	Notes Payable-LT	303,000.00	303,000.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	354,627.68	353,526.96	1,100.72

AMP 1-LHA Owned (.amp1)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2499-00-000	TOTAL LIABILITIES	778,821.88	774,071.45	4,750.43
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	-1,839,262.93	-1,799,158.66	-40,104.27
2809-99-000	TOTAL RETAINED EARNINGS:	3,828,790.07	3,868,894.34	-40,104.27
2899-00-000	TOTAL EQUITY	3,828,790.07	3,868,894.34	-40,104.27
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,607,611.95	4,642,965.79	-35,353.84

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	14,241.00	50.92	58,290.00	45.20
3119-00-000	Total Rental Income	14,241.00	50.92	58,290.00	45.20
3199-00-000	TOTAL TENANT INCOME	14,241.00	50.92	58,290.00	45.20
3400-00-000	GRANT INCOME				
3401-00-000	Government Subsidy Income	4,597.92	16.44	34,146.08	26.48
3499-00-000	TOTAL GRANT INCOME	4,597.92	16.44	34,146.08	26.48
3600-00-000	OTHER INCOME				
3610-00-000	Interest Income - Restricted	9,129.73	32.64	36,518.92	28.32
3699-00-000	TOTAL OTHER INCOME	9,129.73	32.64	36,518.92	28.32
3999-00-000	TOTAL INCOME	27,968.65	100.00	128,955.00	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	5,996.04	21.44	28,448.67	22.06
4110-00-001	401K-401A Admin	239.85	0.86	1,002.40	0.78
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	444.78	1.59	1,973.39	1.53
4110-00-004	Workers Comp Admin	178.54	0.64	662.90	0.51
4110-00-006	Legal Shield - Administrative	143.60	0.51	339.00	0.26
4110-00-007	Payroll Prep Fees	60.98	0.22	265.99	0.21
4110-03-000	Compensated Absences - Admin	0.00	0.00	-1,617.76	-1.25
4110-07-000	Health/Life Insurance	1,728.18	6.18	7,271.05	5.64
4110-99-000	Total Administrative Salaries	8,791.97	31.44	38,345.64	29.74
4130-00-000	Legal Expense				
4130-02-000	Criminal Background / Credit Checks/E	0.00	0.00	26.49	0.02
4130-03-000	Tenant Screening	0.00	0.00	3.74	0.00
4130-04-000	General Legal Expense	877.50	3.14	2,522.50	1.96
4130-99-000	Total Legal Expense	877.50	3.14	2,552.73	1.98
4139-00-000	Other Admin Expenses				
4140-00-000	Travel/Training Expense	1,213.96	4.34	1,868.21	1.45
4171-00-000	Auditing Fees	1,332.02	4.76	5,328.08	4.13
4173-00-000	Management Fee	4,236.81	15.15	16,947.24	13.14
4173-01-000	Bookkeeping Fee	427.50	1.53	1,710.00	1.33
4173-02-000	Asset Management Fee	570.00	2.04	2,280.00	1.77
4189-00-000	Total Other Admin Expenses	7,780.29	27.82	28,133.53	21.82
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	0.00	0.00	210.00	0.16
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	276.42	0.21
4190-04-000	Stationery & Office Supplies	328.71	1.18	1,678.51	1.30
4190-07-000	Telephone	1,066.07	3.81	4,337.10	3.36
4190-08-000	Postage	4.75	0.02	266.74	0.21
4190-09-000	Computer Software License Fees/Exp	4,251.84	15.20	17,055.34	13.23
4190-10-000	Copiers - Lease & Service	487.86	1.74	2,142.04	1.66
4190-13-000	Internet	736.96	2.64	3,035.79	2.35
4190-19-000	IT Contract Fees	1,602.43	5.73	8,088.15	6.27
4190-20-100	Bank Fees - Unrestricted	280.00	1.00	1,120.00	0.87
4190-22-000	Other Misc Admin Expenses	848.56	3.03	1,825.75	1.42
4191-00-000	Total Miscellaneous Admin Expenses	9,607.18	34.35	40,035.84	31.05
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	27,056.94	96.74	109,067.74	84.58
4300-00-000	UTILITIES				
4310-00-000	Water	1,341.74	4.80	7,664.21	5.94
4320-00-000	Electricity	1,859.39	6.65	7,508.21	5.82
4340-00-000	Garbage/Trash Removal	6,366.06	22.76	24,077.25	18.67

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4390-00-000	Sewer	2,562.56	9.16	12,109.37	9.39
4399-00-000	TOTAL UTILITY EXPENSES	12,129.75	43.37	51,359.04	39.83
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	3,916.83	14.00	23,013.30	17.85
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-1,561.14	-1.21
4410-06-000	401K-401A Maintenance	164.06	0.59	731.84	0.57
4410-07-000	Payroll Taxes Maintenance	322.80	1.15	1,578.19	1.22
4410-08-000	Health/Life Insurance Maint.	1,740.14	6.22	6,946.29	5.39
4410-09-000	Workers Comp Maintenance	116.56	0.42	482.29	0.37
4410-10-000	Payroll Prep Fees Maint.	40.03	0.14	195.12	0.15
4410-11-000	Legal Shield - Maint	82.80	0.30	130.70	0.10
4411-00-000	Maintenance Uniforms	211.00	0.75	685.75	0.53
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	488.72	1.75	1,359.58	1.05
4419-00-000	Total General Maint Expense	7,082.94	25.32	33,561.92	26.03
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	0.00	461.06	0.36
4420-02-000	Supplies-Appliance Parts	0.00	0.00	165.32	0.13
4420-03-100	Hardware Doors/Windows/Locks	120.85	0.43	1,273.60	0.99
4420-03-200	Window Treatments	0.00	0.00	70.72	0.05
4420-04-000	Electrical - Supplies/Fixtures	0.00	0.00	2,152.79	1.67
4420-06-000	Supplies-Janitorial/Cleaning	488.62	1.75	1,433.72	1.11
4420-07-000	Repairs - Materials & Supplies	0.00	0.00	571.78	0.44
4420-08-000	Supplies-Plumbing	33.08	0.12	573.01	0.44
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	26.98	0.02
4420-11-000	Supplies- HVAC	570.00	2.04	570.00	0.44
4420-12-000	Supplies- Painting	282.43	1.01	737.39	0.57
4429-00-000	Total Materials	1,494.98	5.35	8,036.37	6.23
4430-00-000	Contract Costs				
4430-07-000	Contract-Exterminating/Pest Control	381.00	1.36	1,299.00	1.01
4430-11-000	Contract-Plumbing	0.00	0.00	1,589.95	1.23
4430-24-000	Contract-Grounds-Landscaping	4,150.00	14.84	33,200.00	25.75
4430-27-000	Contract - Lease	1,110.69	3.97	4,442.76	3.45
4430-28-000	Unit Inspections	0.00	0.00	1,150.00	0.89
4439-00-000	Total Contract Costs	5,641.69	20.17	41,681.71	32.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	14,219.61	50.84	83,280.00	64.58
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	4,979.17	17.80	17,228.28	13.36
4510-01-000	General Liability Insurance - Auto	598.05	2.14	3,202.20	2.48
4599-00-000	TOTAL GENERAL EXPENSES	5,577.22	19.94	20,430.48	15.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-01-001	Tenant Utility Payments-PH	216.00	0.77	1,286.00	1.00
4715-03-000	FSS Escrow Payments	1,039.01	3.71	4,156.01	3.22
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,255.01	4.49	5,442.01	4.22
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	7,834.39	28.01	31,337.64	24.30
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,834.39	28.01	30,415.64	23.59
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	-922.00	-0.72
8000-00-000	TOTAL EXPENSES	68,072.92	243.39	300,916.91	233.35
9000-00-000	NET INCOME	-40,104.27	-143.39	-171,961.91	-133.35

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
Cash Flow		-40,104.27		-143.39	
		-171,961.91		-133.35	
Period to Date		Beginning Balance		Ending Balance	Difference
1111-10-000	Cash Operating 1	373,248.79		343,512.22	-29,736.57
1111-15-000	Cash-Payroll	104,525.05		99,874.70	-4,650.35
1111-20-000	Cash Operating 2	0.00		0.00	0.00
1111-40-000	Negative Cash LHA Master	0.00		0.00	0.00
1112-01-000	Cash Restricted-Security Deposits	17,600.00		17,653.00	53.00
1112-02-000	Cash Restricted - FSS Escrow	45,170.33		46,271.05	1,100.72
1125-00-000	Cash - Vending	0.00		0.00	0.00
2142-00-000	Accrued FSS Escrow	0.00		0.00	0.00
Total Cash		540,544.17		507,310.97	-33,233.20
Year to Date		Beginning Balance		Ending Balance	Difference
1111-10-000	Cash Operating 1	386,644.78		343,512.22	-43,132.56
1111-15-000	Cash-Payroll	43,922.48		99,874.70	55,952.22
1111-20-000	Cash Operating 2	0.00		0.00	0.00
1111-40-000	Negative Cash LHA Master	0.00		0.00	0.00
1112-01-000	Cash Restricted-Security Deposits	19,053.00		17,653.00	-1,400.00
1112-02-000	Cash Restricted - FSS Escrow	41,896.16		46,271.05	4,374.89
1125-00-000	Cash - Vending	0.00		0.00	0.00
2142-00-000	Accrued FSS Escrow	0.00		0.00	0.00
Total Cash		491,516.42		507,310.97	15,794.55

Dakota Park Partnership (.partdak)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
2999-99-999	Revenue & Expenses					
3000-00-000	INCOME					
3100-00-000	TENANT INCOME					
3101-00-000	Rental Income					
3111-00-000	Tenant Rent	12,977.00	76.38	45,399.00	64.99	
3112-02-000	Gain to Lease Sec8	2,822.00	16.61	12,029.00	17.22	
3119-00-000	Total Rental Income	15,799.00	92.99	57,428.00	82.21	\$ 114,300.00
3120-00-000	Other Tenant Income					
3120-10-000	Application Fees	80.00	0.47	200.00	0.29	
3129-00-000	Total Other Tenant Income	80.00	0.47	200.00	0.29	\$ 6,780.00
3199-00-000	TOTAL TENANT INCOME	15,879.00	93.46	57,628.00	82.50	\$ 121,080.00
3400-00-000	GRANT INCOME					
3401-00-000	Government Subsidy Income	1,111.67	6.54	12,228.33	17.50	
3499-00-000	TOTAL GRANT INCOME	1,111.67	6.54	12,228.33	17.50	\$ 129,102.00
3999-00-000	TOTAL INCOME	16,990.67	100.00	69,856.33	100.00	\$ 250,182.00
4000-00-000	EXPENSES					
4100-00-000	ADMINISTRATIVE					
4100-99-000	Administrative Salaries					
4110-00-000	Administrative Salaries	1,797.70	10.58	9,415.42	13.48	
4110-00-001	401K-401A Admin	71.90	0.42	349.30	0.50	
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	133.08	0.78	644.20	0.92	
4110-00-004	Workers Comp Admin	53.52	0.32	235.45	0.34	
4110-00-007	Payroll Prep Fees	18.30	0.11	90.97	0.13	
4110-03-000	Compensated Absences - Admin	0.00	0.00	-480.40	-0.69	
4110-99-000	Total Administrative Salaries	2,074.50	12.21	10,254.94	14.68	
4130-00-000	Legal Expense					
4130-02-000	Criminal Background / Credit Checks/Drug Testin	0.00	0.00	25.44	0.04	
4130-03-000	Tenant Screening	277.67	1.63	460.92	0.66	
4130-99-000	Total Legal Expense	277.67	1.63	486.36	0.70	
4139-00-000	Other Admin Expenses					
4171-00-000	Auditing Fees	918.64	5.41	3,674.56	5.26	
4173-00-000	Management Fee	1,986.60	11.69	7,946.40	11.38	

Dakota Park Partnership (.partdak)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4173-02-000	Asset Management Fee	500.00	2.94	2,000.00	2.86	
4189-00-000	Total Other Admin Expenses	3,405.24	20.04	13,620.96	19.50	
4190-00-000	Miscellaneous Admin Expenses					
4190-01-000	Membership/Subscriptions/Fees	19.99	0.12	44.99	0.06	
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.60	0.34	
4190-04-000	Stationery & Office Supplies	328.73	1.93	410.61	0.59	
4190-08-000	Postage	0.00	0.00	70.10	0.10	
4190-09-000	Computer Software License Fees/Exp	1,333.34	7.85	5,333.36	7.63	
4190-10-000	Copiers - Lease & Service	0.00	0.00	3.31	0.00	
4190-13-000	Internet	94.27	0.55	377.08	0.54	
4190-19-000	IT Contract Fees	177.90	1.05	889.50	1.27	
4190-22-000	Other Misc Admin Expenses	59.02	0.35	995.07	1.42	
4190-23-000	Compliance Fees	216.00	1.27	864.00	1.24	
4190-24-000	Govt Licenses-Fees-Permits	652.50	3.84	652.50	0.93	
4191-00-000	Total Miscellaneous Admin Expenses	2,881.75	16.96	9,878.12	14.14	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,639.16	50.85	34,240.38	49.02	\$ 120,326.00
4300-00-000	UTILITIES					
4310-00-000	Water	77.25	0.45	533.84	0.76	
4320-00-000	Electricity	416.33	2.45	2,994.48	4.29	
4340-00-000	Garbage/Trash Removal	80.00	0.47	4,755.84	6.81	
4390-00-000	Sewer	165.18	0.97	931.16	1.33	
4399-00-000	TOTAL UTILITY EXPENSES	738.76	4.35	9,215.32	13.19	\$ 25,800.00
4400-00-000	MAINTENANCE AND OPERATIONS					
4400-99-000	General Maint Expense					
4410-00-000	Maintenance Salaries	2,721.86	16.02	31,596.27	45.23	
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-892.16	-1.28	
4410-06-000	401K-401A Maintenance	114.00	0.67	1,240.03	1.78	
4410-07-000	Payroll Taxes Maintenance	215.71	1.27	2,400.29	3.44	
4410-08-000	Health/Life Insurance Maint.	0.00	0.00	4,884.66	6.99	
4410-09-000	Workers Comp Maintenance	81.04	0.48	891.00	1.28	
4410-10-000	Payroll Prep Fees Maint.	27.82	0.16	363.91	0.52	
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	142.84	0.84	428.52	0.61	
4419-00-000	Total General Maint Expense	3,303.27	19.44	40,912.52	58.57	
4420-00-000	Materials					
4420-02-000	Supplies-Appliance Parts	37.40	0.22	37.40	0.05	
4420-03-100	Hardware Doors/Windows/Locks	0.00	0.00	121.72	0.17	
4420-04-000	Electrical - Supplies/Fixtures	0.00	0.00	666.00	0.95	
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	320.04	0.46	
4420-07-000	Repairs - Materials & Supplies	146.46	0.86	209.72	0.30	

Dakota Park Partnership (.partdak)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4420-12-000	Supplies- Painting	0.00	0.00	-388.48	-0.56	
4429-00-000	Total Materials	183.86	1.08	966.40	1.38	
4430-00-000	Contract Costs					
4430-01-000	Contract-Fire Alarm/Extinguisher	562.00	3.31	562.00	0.80	
4430-03-300	Repairs - Windows/Glass	0.00	0.00	151.35	0.22	
4430-07-000	Contract-Exterminating/Pest Control	740.00	4.36	1,110.00	1.59	
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	2,000.00	2.86	
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	834.78	1.20	
4430-24-000	Contract-Grounds-Landscaping	1,000.00	5.89	8,000.00	11.45	
4430-24-400	Unit Turn Services	0.00	0.00	7,800.00	11.17	
4439-00-000	Total Contract Costs	2,302.00	13.55	20,458.13	29.29	
4499-00-000	TOTAL MAINTENANCE EXPENSES	5,789.13	34.07	62,337.05	89.24	\$ 99,592.00
4500-00-000	GENERAL EXPENSES					
4510-00-000	Insurance -Property/Liability	4,068.11	23.94	8,136.22	11.65	
4510-01-000	General Liability Insurance - Auto	0.00	0.00	7,686.39	11.00	
4525-00-000	Real Estate Taxes	966.76	5.69	3,867.04	5.54	
4599-00-000	TOTAL GENERAL EXPENSES	5,034.87	29.63	19,689.65	28.19	\$ 50,051.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS					
4715-01-002	Tenant Utility Payments - PH	661.00	3.89	3,259.00	4.67	
4715-03-000	FSS Escrow Payments	625.00	3.68	1,875.00	2.68	
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,286.00	7.57	5,134.00	7.35	\$ 19,128.00
5000-00-000	NON-OPERATING ITEMS					
5100-01-000	Depreciation Expense	2,113.74	12.44	8,454.96	12.10	
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	12.44	8,454.96	12.10	\$ 25,365.00
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS					
5600-01-000	Refrigerators	0.00	0.00	975.99	1.40	
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	0.00	0.00	975.99	1.40	\$ 93,600.00
8000-00-000	TOTAL EXPENSES	23,601.66	138.91	140,047.35	200.48	\$ 340,262.00
9000-00-000	NET INCOME	-6,610.99	-38.91	-70,191.02	-100.48	\$ (90,080.00)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	-98.41	-5,454.89	5,356.48
1111-15-000	Cash-Payroll	-44,064.40	-40,429.47	-3,634.93
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	-43,562.81	-45,284.36	1,721.55
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	12,649.00	12,049.00	600.00
1112-02-000	Cash Restricted - FSS Escrow	3,963.00	3,338.00	625.00
1112-04-000	Cash Restricted-Reserve for Replac	6,437.07	5,770.40	666.67
1112-99-000	Total Restricted Cash	23,049.07	21,157.40	1,891.67
1119-00-000	TOTAL CASH	-20,513.74	-24,126.96	3,613.22
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	3,689.91	2,757.91	932.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-8,166.91	-8,166.91	0.00
1122-99-000	TOTAL: AR	-4,477.00	-5,409.00	932.00
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	76,198.97	75,266.97	932.00
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	3,874.95	5,208.29	-1,333.34
1213-00-000	Utility Deposit	7,060.00	7,060.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	12,736.91	14,070.25	-1,333.34
1300-00-000	TOTAL CURRENT ASSETS	68,422.14	65,210.26	3,211.88
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	7,332.43	7,332.43	0.00
1405-01-000	Accum Depreciation-Buildings	-286,211.76	-284,184.87	-2,026.89
1405-02-000	Accum Depreciation- Misc FF&E	-8,163.90	-8,077.05	-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)	653,826.77	655,940.51	-2,113.74
1499-00-000	TOTAL NONCURRENT ASSETS	653,826.77	655,940.51	-2,113.74
1999-00-000	TOTAL ASSETS	722,248.91	721,150.77	1,098.14
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	6,322.47	2,461.74	3,860.73

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2114-00-000	Tenant Security Deposits	13,289.00	12,949.00	340.00
2119-92-000	Accrued Property Taxes	4,271.27	3,304.51	966.76
2119-94-000	Accrued Interest - HOPE VI	742,876.07	742,876.07	0.00
2131-00-000	Accrued Interest Payable	6,287.00	6,287.00	0.00
2134-00-000	Accrued Interest - Future Advance	11,363.00	11,363.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27	1,772.27	0.00
2138-00-000	Accrued Audit Fees	-28,906.95	-28,906.95	0.00
2138-00-001	Accrued audit fees - LHA	17,667.86	16,749.22	918.64
2145-00-000	Due to Federal Master	4,068.11	4,068.11	0.00
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	2,313.24	1,315.24	998.00
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	1,093,034.49	1,085,950.36	7,084.13
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	3,963.00	3,338.00	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	1,095,213.50	1,094,588.50	625.00
2499-00-000	TOTAL LIABILITIES	2,188,247.99	2,180,538.86	7,709.13
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	-487,385.21	-480,774.22	-6,610.99
2809-99-000	TOTAL RETAINED EARNINGS:	-487,385.21	-480,774.22	-6,610.99
2899-00-000	TOTAL EQUITY	-1,465,999.08	-1,459,388.09	-6,610.99
2999-00-000	TOTAL LIABILITIES AND EQUITY	722,248.91	721,150.77	1,098.14

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	12,977.00	76.38	45,399.00	64.99
3112-02-000	Gain to Lease Sec8	2,822.00	16.61	12,029.00	17.22
3119-00-000	Total Rental Income	15,799.00	92.99	57,428.00	82.21
3120-00-000	Other Tenant Income				
3120-10-000	Application Fees	80.00	0.47	200.00	0.29
3129-00-000	Total Other Tenant Income	80.00	0.47	200.00	0.29
3199-00-000	TOTAL TENANT INCOME	15,879.00	93.46	57,628.00	82.50
3400-00-000	GRANT INCOME				
3401-00-000	Government Subsidy Income	1,111.67	6.54	12,228.33	17.50
3499-00-000	TOTAL GRANT INCOME	1,111.67	6.54	12,228.33	17.50
3999-00-000	TOTAL INCOME	16,990.67	100.00	69,856.33	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	1,797.70	10.58	9,415.42	13.48
4110-00-001	401K-401A Admin	71.90	0.42	349.30	0.50
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	133.08	0.78	644.20	0.92
4110-00-004	Workers Comp Admin	53.52	0.32	235.45	0.34
4110-00-007	Payroll Prep Fees	18.30	0.11	90.97	0.13
4110-03-000	Compensated Absences - Admin	0.00	0.00	-480.40	-0.69
4110-99-000	Total Administrative Salaries	2,074.50	12.21	10,254.94	14.68
4130-00-000	Legal Expense				
4130-02-000	Criminal Background / Credit Checks/C	0.00	0.00	25.44	0.04
4130-03-000	Tenant Screening	277.67	1.63	460.92	0.66
4130-99-000	Total Legal Expense	277.67	1.63	486.36	0.70
4139-00-000	Other Admin Expenses				
4171-00-000	Auditing Fees	918.64	5.41	3,674.56	5.26
4173-00-000	Management Fee	1,986.60	11.69	7,946.40	11.38
4173-02-000	Asset Management Fee	500.00	2.94	2,000.00	2.86
4189-00-000	Total Other Admin Expenses	3,405.24	20.04	13,620.96	19.50
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	19.99	0.12	44.99	0.06
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.60	0.34
4190-04-000	Stationery & Office Supplies	328.73	1.93	410.61	0.59
4190-08-000	Postage	0.00	0.00	70.10	0.10
4190-09-000	Computer Software License Fees/Exp	1,333.34	7.85	5,333.36	7.63
4190-10-000	Copiers - Lease & Service	0.00	0.00	3.31	0.00
4190-13-000	Internet	94.27	0.55	377.08	0.54
4190-19-000	IT Contract Fees	177.90	1.05	889.50	1.27
4190-22-000	Other Misc Admin Expenses	59.02	0.35	995.07	1.42
4190-23-000	Compliance Fees	216.00	1.27	864.00	1.24
4190-24-000	Govt Licenses-Fees-Permits	652.50	3.84	652.50	0.93
4191-00-000	Total Miscellaneous Admin Expenses	2,881.75	16.96	9,878.12	14.14
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,639.16	50.85	34,240.38	49.02
4300-00-000	UTILITIES				
4310-00-000	Water	77.25	0.45	533.84	0.76
4320-00-000	Electricity	416.33	2.45	2,994.48	4.29
4340-00-000	Garbage/Trash Removal	80.00	0.47	4,755.84	6.81
4390-00-000	Sewer	165.18	0.97	931.16	1.33
4399-00-000	TOTAL UTILITY EXPENSES	738.76	4.35	9,215.32	13.19
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4410-00-000	Maintenance Salaries	2,721.86	16.02	31,596.27	45.23
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-892.16	-1.28
4410-06-000	401K-401A Maintenance	114.00	0.67	1,240.03	1.78
4410-07-000	Payroll Taxes Maintenance	215.71	1.27	2,400.29	3.44
4410-08-000	Health/Life Insurance Maint.	0.00	0.00	4,884.66	6.99
4410-09-000	Workers Comp Maintenance	81.04	0.48	891.00	1.28
4410-10-000	Payroll Prep Fees Maint.	27.82	0.16	363.91	0.52
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	142.84	0.84	428.52	0.61
4419-00-000	Total General Maint Expense	3,303.27	19.44	40,912.52	58.57
4420-00-000	Materials				
4420-02-000	Supplies-Appliance Parts	37.40	0.22	37.40	0.05
4420-03-100	Hardware Doors/Windows/Locks	0.00	0.00	121.72	0.17
4420-04-000	Electrical - Supplies/Fixtures	0.00	0.00	666.00	0.95
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	320.04	0.46
4420-07-000	Repairs - Materials & Supplies	146.46	0.86	209.72	0.30
4420-12-000	Supplies- Painting	0.00	0.00	-388.48	-0.56
4429-00-000	Total Materials	183.86	1.08	966.40	1.38
4430-00-000	Contract Costs				
4430-01-000	Contract-Fire Alarm/Extinguisher	562.00	3.31	562.00	0.80
4430-03-300	Repairs - Windows/Glass	0.00	0.00	151.35	0.22
4430-07-000	Contract-Exterminating/Pest Control	740.00	4.36	1,110.00	1.59
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	2,000.00	2.86
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	834.78	1.20
4430-24-000	Contract-Grounds-Landscaping	1,000.00	5.89	8,000.00	11.45
4430-24-400	Unit Turn Services	0.00	0.00	7,800.00	11.17
4439-00-000	Total Contract Costs	2,302.00	13.55	20,458.13	29.29
4499-00-000	TOTAL MAINTENANCE EXPENSES	5,789.13	34.07	62,337.05	89.24
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	4,068.11	23.94	8,136.22	11.65
4510-01-000	General Liability Insurance - Auto	0.00	0.00	2,562.13	3.67
4525-00-000	Real Estate Taxes	966.76	5.69	3,867.04	5.54
4599-00-000	TOTAL GENERAL EXPENSES	5,034.87	29.63	14,565.39	20.85
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-01-002	Tenant Utility Payments - PH	661.00	3.89	3,259.00	4.67
4715-03-000	FSS Escrow Payments	625.00	3.68	1,875.00	2.68
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,286.00	7.57	5,134.00	7.35
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	2,113.74	12.44	8,454.96	12.10
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	12.44	8,454.96	12.10
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS				
5600-01-000	Refrigerators	0.00	0.00	975.99	1.40
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	0.00	0.00	975.99	1.40
8000-00-000	TOTAL EXPENSES	23,601.66	138.91	134,923.09	193.14
9000-00-000	NET INCOME	-6,610.99	-38.91	-65,066.76	-93.14

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
Cash Flow		-6,610.99	-38.91	-65,066.76	-93.14
Period to Date		Beginning Balance	Ending Balance	Difference	
1111-10-000	Cash Operating 1	-5,454.89	-98.41	5,356.48	
1111-15-000	Cash-Payroll	-40,429.47	-44,064.40	-3,634.93	
1111-40-000	Negative Cash LHA Master	0.00	0.00	0.00	
1112-01-000	Cash Restricted-Security Deposits	12,049.00	12,649.00	600.00	
1112-02-000	Cash Restricted - FSS Escrow	3,338.00	3,963.00	625.00	
1112-04-000	Cash Restricted-Reserve for Replacement	5,770.40	6,437.07	666.67	
1112-06-000	Cash Restricted - Reserve/Escrow	0.00	0.00	0.00	
1112-07-000	Restricted Cash - Partnership Devmt	0.00	0.00	0.00	
1112-13-000	Dakota Working Cap Resv	0.00	0.00	0.00	
Total Cash		-24,726.96	-21,113.74	3,613.22	
Year to Date		Beginning Balance	Ending Balance	Difference	
1111-10-000	Cash Operating 1	3,341.15	-98.41	-3,439.56	
1111-15-000	Cash-Payroll	-8,915.59	-44,064.40	-35,148.81	
1111-40-000	Negative Cash LHA Master	0.00	0.00	0.00	
1112-01-000	Cash Restricted-Security Deposits	11,449.00	12,649.00	1,200.00	
1112-02-000	Cash Restricted - FSS Escrow	2,088.00	3,963.00	1,875.00	
1112-04-000	Cash Restricted-Reserve for Replacement	3,770.39	6,437.07	2,666.68	
1112-06-000	Cash Restricted - Reserve/Escrow	0.00	0.00	0.00	
1112-07-000	Restricted Cash - Partnership Devmt	0.00	0.00	0.00	
1112-13-000	Dakota Working Cap Resv	0.00	0.00	0.00	
Total Cash		11,732.95	-21,113.74	-32,846.69	

Renaissance Partnership (.partren)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
2999-99-999	Revenue & Expenses					
3000-00-000	INCOME					
3100-00-000	TENANT INCOME					
3101-00-000	Rental Income					
3111-00-000	Tenant Rent	66,300.00	66.02	262,003.00	59.65	
3112-02-000	Gain to Lease Sec8	25,612.00	25.50	99,300.00	22.61	
3119-00-000	Total Rental Income	91,912.00	91.52	361,303.00	82.25	\$ 1,068,168.00
3120-00-000	Other Tenant Income					
3120-01-100	Laundry Room Income	548.99	0.55	1,773.43	0.40	
3120-03-000	Damages & Cleaning	0.00	0.00	171.00	0.04	
3120-04-000	Late and Admin Charges	0.00	0.00	230.00	0.05	
3120-06-000	NSF Charges	0.00	0.00	20.00	0.00	
3120-09-000	Misc.Tenant Income	0.00	0.00	60.00	0.01	
3120-10-000	Application Fees	120.00	0.12	425.00	0.10	
3129-00-000	Total Other Tenant Income	668.99	0.67	2,679.43	0.61	\$ 9,690.00
3199-00-000	TOTAL TENANT INCOME	92,580.99	92.18	363,982.43	82.86	\$ 1,077,858.00
3400-00-000	GRANT INCOME					
3401-00-000	Government Subsidy Income	4,140.58	4.12	45,546.41	10.37	
3499-00-000	TOTAL GRANT INCOME	4,140.58	4.12	45,546.41	10.37	\$ 514,573.00
3600-00-000	OTHER INCOME					
3610-01-000	Interest Income - Unrestricted	3,708.13	3.69	14,080.05	3.21	
3690-00-000	Other Income	0.00	0.00	15,652.53	3.56	
3699-00-000	TOTAL OTHER INCOME	3,708.13	3.69	29,732.58	6.77	\$ 5,034.00
3999-00-000	TOTAL INCOME	100,429.70	100.00	439,261.42	100.00	\$ 1,597,465.00
4000-00-000	EXPENSES					
4100-00-000	ADMINISTRATIVE					
4100-99-000	Administrative Salaries					
4110-00-000	Administrative Salaries	7,017.72	6.99	40,688.23	9.26	
4110-00-001	401K-401A Admin	280.72	0.28	1,308.63	0.30	
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	529.54	0.53	2,591.53	0.59	
4110-00-004	Workers Comp Admin	208.94	0.21	870.20	0.20	
4110-00-006	Legal Shield - Administrative	170.55	0.17	340.05	0.08	
4110-00-007	Payroll Prep Fees	71.45	0.07	349.09	0.08	
4110-03-000	Compensated Absences - Admin	0.00	0.00	-6,573.70	-1.50	
4110-07-000	Health/Life Insurance	2,615.54	2.60	10,442.22	2.38	

Renaissance Partnership (.partren)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4110-99-000	Total Administrative Salaries	10,894.46	10.85	50,016.25	11.39	
4130-00-000	Legal Expense					
4130-00-001	Eviction Legal Fees	14.50	0.01	2,068.00	0.47	
4130-02-000	Criminal Background / Credit Checks	143.60	0.14	240.85	0.05	
4130-03-000	Tenant Screening	0.00	0.00	3.75	0.00	
4130-04-000	General Legal Expense	422.50	0.42	1,007.50	0.23	
4130-99-000	Total Legal Expense	580.60	0.58	3,320.10	0.76	
4139-00-000	Other Admin Expenses					
4140-00-000	Travel/Training Expense	0.00	0.00	254.25	0.06	
4170-00-000	Accounting/Bookkeeping Fees	1,470.00	1.46	5,880.00	1.34	
4171-00-000	Auditing Fees	2,480.32	2.47	9,921.28	2.26	
4173-00-000	Management Fee	11,297.72	11.25	45,190.88	10.29	
4173-02-000	Asset Management Fee	1,080.00	1.08	4,320.00	0.98	
4189-00-000	Total Other Admin Expenses	16,328.04	16.26	65,566.41	14.93	
4190-00-000	Miscellaneous Admin Expenses					
4190-01-000	Membership/Subscriptions/Fees	19.99	0.02	44.99	0.01	
4190-02-000	Printing/Publications & Subscriptions	199.66	0.20	632.23	0.14	
4190-04-000	Stationery & Office Supplies	752.92	0.75	872.78	0.20	
4190-06-000	Computer Equipment	0.00	0.00	1,201.00	0.27	
4190-07-000	Telephone	1,291.44	1.29	4,851.77	1.10	
4190-08-000	Postage	4.75	0.00	561.92	0.13	
4190-09-000	Computer Software License Fees/Ex	3,381.32	3.37	13,573.26	3.09	
4190-10-000	Copiers - Lease & Service	313.36	0.31	1,715.17	0.39	
4190-13-000	Internet	1,099.25	1.09	2,987.75	0.68	
4190-19-000	IT Contract Fees	1,755.24	1.75	3,336.88	0.76	
4190-22-000	Other Misc Admin Expenses	438.66	0.44	2,797.27	0.64	
4190-22-001	Finance Manager Share Salary	21.40	0.02	21.40	0.00	
4190-23-000	Compliance Fees	863.40	0.86	3,453.60	0.79	
4190-24-000	Govt Licenses-Fees-Permits	652.50	0.65	652.50	0.15	
4191-00-000	Total Miscellaneous Admin Expenses	10,772.49	10.73	36,681.12	8.35	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	38,596.99	38.43	155,605.28	35.42	\$ 507,602.00
4300-00-000	UTILITIES					
4310-00-000	Water	27.26	0.03	5,505.59	1.25	
4320-00-000	Electricity	2,481.04	2.47	14,188.57	3.23	
4340-00-000	Garbage/Trash Removal	971.19	0.97	7,873.22	1.79	
4390-00-000	Sewer	56.34	0.06	14,290.56	3.25	
4399-00-000	TOTAL UTILITY EXPENSES	3,535.83	3.52	41,857.94	9.53	\$ 128,400.00
4400-00-000	MAINTENANCE AND OPERATIONS					
4400-99-000	General Maint Expense					
4410-00-000	Maintenance Salaries	30,052.46	29.92	125,176.66	28.50	

Renaissance Partnership (.partren)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4410-03-000	Maintenance - Compensated Absenc	0.00	0.00	-12,208.29	-2.78
4410-06-000	401K-401A Maintenance	927.83	0.92	3,475.00	0.79
4410-07-000	Payroll Taxes Maintenance	2,283.10	2.27	8,726.54	1.99
4410-08-000	Health/Life Insurance Maint.	6,849.86	6.82	20,105.63	4.58
4410-09-000	Workers Comp Maintenance	893.98	0.89	2,848.64	0.65
4410-10-000	Payroll Prep Fees Maint.	308.64	0.31	1,175.66	0.27
4410-11-000	Legal Shield - Maint	174.55	0.17	398.15	0.09
4411-00-000	Maintenance Uniforms	288.48	0.29	944.63	0.22
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Gre	600.30	0.60	2,062.17	0.47
4419-00-000	Total General Maint Expense	42,379.20	42.20	152,704.79	34.76
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	0.00	40.60	0.01
4420-02-000	Supplies-Appliance Parts	547.97	0.55	1,232.25	0.28
4420-03-100	Hardware Doors/Windows/Locks	178.03	0.18	748.57	0.17
4420-03-200	Window Treatments	800.19	0.80	800.19	0.18
4420-04-000	Electrical - Supplies/Fixtures	1,056.06	1.05	3,109.49	0.71
4420-05-000	Supplies-Exterminating	16.02	0.02	91.73	0.02
4420-06-000	Supplies-Janitorial/Cleaning	525.88	0.52	1,126.41	0.26
4420-07-000	Repairs - Materials & Supplies	310.96	0.31	802.17	0.18
4420-08-000	Supplies-Plumbing	1,633.84	1.63	2,338.99	0.53
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	389.47	0.09
4420-09-100	Security Equipment,Locks,Alarms	234.46	0.23	1,608.97	0.37
4420-10-000	Maint - Miscellaneous Supplies	228.64	0.23	228.64	0.05
4420-10-100	Countertops/Cabinets	0.00	0.00	370.00	0.08
4420-11-000	Supplies- HVAC	0.00	0.00	2,075.89	0.47
4420-12-000	Supplies- Painting	26.37	0.03	692.54	0.16
4429-00-000	Total Materials	5,558.42	5.53	15,655.91	3.56
4430-00-000	Contract Costs				
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	0.00	679.92	0.15
4430-03-000	Contract-Building Repairs - Exterior	162.00	0.16	162.00	0.04
4430-06-000	Contract-Electrical	0.00	0.00	117.63	0.03
4430-07-000	Contract-Exterminating/Pest Control	987.00	0.98	3,948.00	0.90
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	1,150.00	0.26
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	2,163.50	0.49
4430-18-000	Contract-Alarm Monitoring	1,033.51	1.03	4,727.00	1.08
4430-24-000	Contract-Grounds-Landscaping	4,000.00	3.98	16,000.00	3.64
4430-24-200	Grounds-Tree Cutting	0.00	0.00	11,000.00	2.50
4430-24-400	Unit Turn Services	0.00	0.00	5,205.00	1.18
4430-27-000	Contract - Lease	1,110.69	1.11	4,442.76	1.01
4439-00-000	Total Contract Costs	7,293.20	7.26	49,595.81	11.29
4499-00-000	TOTAL MAINTENANCE EXPENSES	55,230.82	54.99	217,956.51	49.62

Annual Budget

\$ 576,935.00

Renaissance Partnership (.partren)

Income Statement

Period = Apr 2024

Book = Accrual

	Period to Date	%	Year to Date	%	Annual Budget
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	21,847.30	21.75	57,555.10	13.10
4510-01-000	General Liability Insurance - Auto	398.70	0.40	2,404.80	0.55
4599-00-000	TOTAL GENERAL EXPENSES	22,246.00	22.15	59,959.90	13.65
					\$ 194,892.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-01-001	Tenant Utility Payments-PH	0.00	0.00	862.00	0.20
4715-01-002	Tenant Utility Payments - PH	2,161.00	2.15	9,143.00	2.08
4715-03-000	FSS Escrow Payments	3,136.99	3.12	12,832.00	2.92
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,297.99	5.28	22,837.00	5.20
					\$ 32,400.00
4800-00-000	FINANCING EXPENSE				
4856-00-000	TD Bank Loan	20,639.37	20.55	82,570.92	18.80
4857-00-000	Debt Service Contra Account	-16,142.91	-16.07	-64,812.99	-14.76
4899-00-000	TOTAL FINANCING EXPENSES	4,496.46	4.48	17,757.93	4.04
					\$ 58,303.00
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	57,653.22	57.41	230,612.88	52.50
5100-50-000	Amortization Expense	247.99	0.25	991.96	0.23
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	57.65	231,604.84	52.73
					\$ 694,815.00
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS				
5600-01-000	Refrigerators	640.93	0.64	1,249.81	0.28
5600-02-000	Stoves/Ranges	0.00	0.00	1,968.85	0.45
5600-04-000	Hot Water Heaters	0.00	0.00	589.82	0.13
5600-06-000	Cabinet/Counter Tops	0.00	0.00	1,325.00	0.30
5600-12-000	Carpet & Flooring Replacement	3,018.80	3.01	5,291.06	1.20
5600-14-000	Doors, Windows, Exterior	0.00	0.00	239.68	0.05
5600-16-000	Interior Replacements	0.00	0.00	1,412.00	0.32
5600-18-000	Other Capital Replacement	6,728.86	6.70	10,678.86	2.43
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXP	10,388.59	10.34	22,755.08	5.18
					\$ 612,600.00
	Reimbursement from Replacement Reserves				\$ (612,600.00)
8000-00-000	TOTAL EXPENSES	197,693.89	196.85	770,334.48	175.37
					\$ 2,193,347.00
9000-00-000	NET INCOME	-97,264.19	-96.85	-331,073.06	-75.37
					\$ (595,882.00)

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	378.56	10,965.36	-10,586.80
1111-15-000	Cash-Payroll	5,473.41	25,308.97	-19,835.56
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	6,851.97	37,274.33	-30,422.36
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	61,970.99	61,345.99	625.00
1112-02-000	Cash Restricted - FSS Escrow	66,870.57	63,441.33	3,429.24
1112-04-000	Cash Restricted-Reserve for Replac	20,715.99	28,141.70	-7,425.71
1112-06-000	Cash Restricted - Reserve/Escrow	1,743,494.15	1,740,014.39	3,479.76
1112-07-000	Restricted Cash - Partnership Devm	1,179.16	1,179.16	0.00
1112-08-000	Restricted Cash - OA Reserve	79,038.22	78,906.67	131.55
1112-09-000	Restricted Cash - AA Reserve	48,563.88	48,493.54	70.34
1112-99-000	Total Restricted Cash	2,021,832.96	2,021,522.78	310.18
1119-00-000	TOTAL CASH	2,028,684.93	2,058,797.11	-30,112.18
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	47,653.05	44,100.05	3,553.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-28,628.73	-28,628.73	0.00
1122-99-000	TOTAL: AR	19,024.32	15,471.32	3,553.00
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	122,890.69	119,337.69	3,553.00
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	4,823.89	5,524.89	-701.00
1211-02-000	Prepaid Software Licenses	9,999.94	13,333.28	-3,333.34
1213-03-000	Utility Deposit - Electric	20,500.00	20,500.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	36,323.83	40,358.17	-4,034.34
1300-00-000	TOTAL CURRENT ASSETS	2,187,899.45	2,218,492.97	-30,593.52
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	9,812.80	9,812.80	0.00
1400-08-000	Furniture & Fixtures	596,331.81	596,331.81	0.00
1400-10-000	Site Improvement-Infrastructure	2,382,356.15	2,382,356.15	0.00
1405-01-000	Accum Depreciation-Buildings	-10,784,268.04	-10,737,221.87	-47,046.17
1405-02-000	Accum Depreciation- Misc FF&E	-776,546.32	-775,865.75	-680.57
1405-03-000	Accum Depreciation-Infrastructure	-2,451,293.24	-2,441,366.76	-9,926.48
1410-00-000	Intangible Assets			
1410-01-001	Amortization Loan Cost	-6,131.00	-6,131.00	0.00
1410-03-000	Monitoring Fees	131,658.00	131,658.00	0.00
1411-01-000	AA Compliance Fees	-11.20	-10.92	-0.28
1411-02-000	AA Monitoring Fees	-131,658.00	-131,658.00	0.00

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1411-03-000	AA Loan Costs	-13,067.40	-12,819.69	-247.71
1420-00-000	TOTAL FIXED ASSETS (NET)	10,664,079.62	10,721,980.83	-57,901.21
1465-01-000	Dwelling Equipment	4,463.00	4,463.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,668,542.62	10,726,443.83	-57,901.21
1999-00-000	TOTAL ASSETS	12,856,442.07	12,944,936.80	-88,494.73
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	-24,771.77	-31,063.79	6,292.02
2114-00-000	Tenant Security Deposits	55,465.39	54,865.39	600.00
2114-02-000	Security Deposit Clearing Account	1,800.00	1,800.00	0.00
2114-03-000	Security Deposit-Pet	6,805.60	6,805.60	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17	10,976.17	0.00
2138-00-000	Accrued Audit Fees	-69,755.44	-69,755.44	0.00
2138-00-001	Accrued audit fees - LHA	47,230.78	44,750.46	2,480.32
2145-00-000	Due to Federal Master	21,094.32	21,094.32	0.00
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.	40,998.00	40,998.00	0.00
2150-00-000	HAP Overpayments	900.00	900.00	0.00
2240-00-000	Tenant Prepaid Rents	5,294.98	5,045.98	249.00
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	164,182.77	154,561.43	9,621.34
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	66,870.57	63,638.56	3,232.01
2310-00-000	Notes Payable-LT	381,200.32	381,200.32	0.00
2310-40-000	Note Payable	2,031,210.59	2,031,210.59	0.00
2310-40-001	Short Term - Note Payable	-114,455.35	-110,371.46	-4,083.89
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,392,567.37	2,393,419.25	-851.88
2499-00-000	TOTAL LIABILITIES	2,556,750.14	2,547,980.68	8,769.46
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 Ass	-5,056,154.48	-4,958,890.29	-97,264.19
2809-99-000	TOTAL RETAINED EARNINGS:	-5,056,154.48	-4,958,890.29	-97,264.19

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2899-00-000	TOTAL EQUITY	10,299,691.93	10,396,956.12	-97,264.19
2999-00-000	TOTAL LIABILITIES AND EQUITY	12,856,442.07	12,944,936.80	-88,494.73

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	66,300.00	66.02	262,003.00	59.65
3112-02-000	Gain to Lease Sec8	25,612.00	25.50	99,300.00	22.61
3119-00-000	Total Rental Income	91,912.00	91.52	361,303.00	82.25
3120-00-000	Other Tenant Income				
3120-01-100	Laundry Room Income	548.99	0.55	1,773.43	0.40
3120-03-000	Damages & Cleaning	0.00	0.00	171.00	0.04
3120-04-000	Late and Admin Charges	0.00	0.00	230.00	0.05
3120-06-000	NSF Charges	0.00	0.00	20.00	0.00
3120-09-000	Misc.Tenant Income	0.00	0.00	60.00	0.01
3120-10-000	Application Fees	120.00	0.12	425.00	0.10
3129-00-000	Total Other Tenant Income	668.99	0.67	2,679.43	0.61
3199-00-000	TOTAL TENANT INCOME	92,580.99	92.18	363,982.43	82.86
3400-00-000	GRANT INCOME				
3401-00-000	Government Subsidy Income	4,140.58	4.12	45,546.41	10.37
3499-00-000	TOTAL GRANT INCOME	4,140.58	4.12	45,546.41	10.37
3600-00-000	OTHER INCOME				
3610-01-000	Interest Income - Unrestricted	3,708.13	3.69	14,080.05	3.21
3690-00-000	Other Income	0.00	0.00	15,652.53	3.56
3699-00-000	TOTAL OTHER INCOME	3,708.13	3.69	29,732.58	6.77
3999-00-000	TOTAL INCOME	100,429.70	100.00	439,261.42	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	7,017.72	6.99	40,688.23	9.26
4110-00-001	401K-401A Admin	280.72	0.28	1,308.63	0.30
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	529.54	0.53	2,591.53	0.59
4110-00-004	Workers Comp Admin	208.94	0.21	870.20	0.20
4110-00-006	Legal Shield - Administrative	170.55	0.17	340.05	0.08
4110-00-007	Payroll Prep Fees	71.45	0.07	349.09	0.08
4110-03-000	Compensated Absences - Admin	0.00	0.00	-6,573.70	-1.50
4110-07-000	Health/Life Insurance	2,615.54	2.60	10,442.22	2.38
4110-99-000	Total Administrative Salaries	10,894.46	10.85	50,016.25	11.39
4130-00-000	Legal Expense				
4130-00-001	Eviction Legal Fees	14.50	0.01	2,068.00	0.47
4130-02-000	Criminal Background / Credit Checks/C	143.60	0.14	240.85	0.05
4130-03-000	Tenant Screening	0.00	0.00	3.75	0.00
4130-04-000	General Legal Expense	422.50	0.42	1,007.50	0.23
4130-99-000	Total Legal Expense	580.60	0.58	3,320.10	0.76
4139-00-000	Other Admin Expenses				
4140-00-000	Travel/Training Expense	0.00	0.00	254.25	0.06
4170-00-000	Accounting/Bookkeeping Fees	1,470.00	1.46	5,880.00	1.34
4171-00-000	Auditing Fees	2,480.32	2.47	9,921.28	2.26
4173-00-000	Management Fee	11,297.72	11.25	45,190.88	10.29
4173-02-000	Asset Management Fee	1,080.00	1.08	4,320.00	0.98
4189-00-000	Total Other Admin Expenses	16,328.04	16.26	65,566.41	14.93
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	19.99	0.02	44.99	0.01
4190-02-000	Printing/Publications & Subscriptions	199.66	0.20	632.23	0.14
4190-04-000	Stationery & Office Supplies	752.92	0.75	872.78	0.20
4190-06-000	Computer Equipment	0.00	0.00	1,201.00	0.27
4190-07-000	Telephone	1,291.44	1.29	4,851.77	1.10
4190-08-000	Postage	4.75	0.00	561.92	0.13
4190-09-000	Computer Software License Fees/Exp	3,381.32	3.37	13,573.26	3.09

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4190-10-000	Copiers - Lease & Service	313.36	0.31	1,715.17	0.39
4190-13-000	Internet	1,099.25	1.09	2,987.75	0.68
4190-19-000	IT Contract Fees	1,755.24	1.75	3,336.88	0.76
4190-22-000	Other Misc Admin Expenses	438.66	0.44	2,797.27	0.64
4190-22-001	Finance Manager Share Salary	21.40	0.02	21.40	0.00
4190-23-000	Compliance Fees	863.40	0.86	3,453.60	0.79
4190-24-000	Govt Licenses-Fees-Permits	652.50	0.65	652.50	0.15
4191-00-000	Total Miscellaneous Admin Expenses	10,772.49	10.73	36,681.12	8.35
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	38,596.99	38.43	155,605.28	35.42
4300-00-000	UTILITIES				
4310-00-000	Water	27.26	0.03	5,505.59	1.25
4320-00-000	Electricity	2,481.04	2.47	14,188.57	3.23
4340-00-000	Garbage/Trash Removal	971.19	0.97	7,873.22	1.79
4390-00-000	Sewer	56.34	0.06	14,290.56	3.25
4399-00-000	TOTAL UTILITY EXPENSES	3,535.83	3.52	41,857.94	9.53
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	30,052.46	29.92	125,176.66	28.50
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-12,208.29	-2.78
4410-06-000	401K-401A Maintenance	927.83	0.92	3,475.00	0.79
4410-07-000	Payroll Taxes Maintenance	2,283.10	2.27	8,726.54	1.99
4410-08-000	Health/Life Insurance Maint.	6,849.86	6.82	20,105.63	4.58
4410-09-000	Workers Comp Maintenance	893.98	0.89	2,848.64	0.65
4410-10-000	Payroll Prep Fees Maint.	308.64	0.31	1,175.66	0.27
4410-11-000	Legal Shield - Maint	174.55	0.17	398.15	0.09
4411-00-000	Maintenance Uniforms	288.48	0.29	944.63	0.22
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	600.30	0.60	2,062.17	0.47
4419-00-000	Total General Maint Expense	42,379.20	42.20	152,704.79	34.76
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	0.00	40.60	0.01
4420-02-000	Supplies-Appliance Parts	547.97	0.55	1,232.25	0.28
4420-03-100	Hardware Doors/Windows/Locks	178.03	0.18	748.57	0.17
4420-03-200	Window Treatments	800.19	0.80	800.19	0.18
4420-04-000	Electrical - Supplies/Fixtures	1,056.06	1.05	3,109.49	0.71
4420-05-000	Supplies-Exterminating	16.02	0.02	91.73	0.02
4420-06-000	Supplies-Janitorial/Cleaning	525.88	0.52	1,126.41	0.26
4420-07-000	Repairs - Materials & Supplies	310.96	0.31	802.17	0.18
4420-08-000	Supplies-Plumbing	1,633.84	1.63	2,338.99	0.53
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	389.47	0.09
4420-09-100	Security Equipment,Locks,Alarms	234.46	0.23	1,608.97	0.37
4420-10-000	Maint - Miscellaneous Supplies	228.64	0.23	228.64	0.05
4420-10-100	Countertops/Cabinets	0.00	0.00	370.00	0.08
4420-11-000	Supplies- HVAC	0.00	0.00	2,075.89	0.47
4420-12-000	Supplies- Painting	26.37	0.03	692.54	0.16
4429-00-000	Total Materials	5,558.42	5.53	15,655.91	3.56
4430-00-000	Contract Costs				
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	0.00	679.92	0.15
4430-03-000	Contract-Building Repairs - Exterior	162.00	0.16	162.00	0.04
4430-06-000	Contract-Electrical	0.00	0.00	117.63	0.03
4430-07-000	Contract-Exterminating/Pest Control	987.00	0.98	3,948.00	0.90
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	1,150.00	0.26
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	2,163.50	0.49
4430-18-000	Contract-Alarm Monitoring	1,033.51	1.03	4,727.00	1.08
4430-24-000	Contract-Grounds-Landscaping	4,000.00	3.98	16,000.00	3.64
4430-24-200	Grounds-Tree Cutting	0.00	0.00	11,000.00	2.50
4430-24-400	Unit Turn Services	0.00	0.00	5,205.00	1.18
4430-27-000	Contract - Lease	1,110.69	1.11	4,442.76	1.01
4439-00-000	Total Contract Costs	7,293.20	7.26	49,595.81	11.29
4499-00-000	TOTAL MAINTENANCE EXPENSES	55,230.82	54.99	217,956.51	49.62
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	21,847.30	21.75	57,555.10	13.10

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4510-01-000	General Liability Insurance - Auto	398.70	0.40	2,404.80	0.55
4599-00-000	TOTAL GENERAL EXPENSES	22,246.00	22.15	59,959.90	13.65
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-01-001	Tenant Utility Payments-PH	0.00	0.00	862.00	0.20
4715-01-002	Tenant Utility Payments - PH	2,161.00	2.15	9,143.00	2.08
4715-03-000	FSS Escrow Payments	3,136.99	3.12	12,832.00	2.92
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,297.99	5.28	22,837.00	5.20
4800-00-000	FINANCING EXPENSE				
4856-00-000	TD Bank Loan	20,639.37	20.55	82,570.92	18.80
4857-00-000	Debt Service Contra Account	-16,142.91	-16.07	-64,812.99	-14.76
4899-00-000	TOTAL FINANCING EXPENSES	4,496.46	4.48	17,757.93	4.04
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	57,653.22	57.41	230,612.88	52.50
5100-50-000	Amortization Expense	247.99	0.25	991.96	0.23
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	57.65	231,604.84	52.73
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS				
5600-01-000	Refrigerators	640.93	0.64	1,249.81	0.28
5600-02-000	Stoves/Ranges	0.00	0.00	1,968.85	0.45
5600-04-000	Hot Water Heaters	0.00	0.00	589.82	0.13
5600-06-000	Cabinet/Counter Tops	0.00	0.00	1,325.00	0.30
5600-12-000	Carpet & Flooring Replacement	3,018.80	3.01	5,291.06	1.20
5600-14-000	Doors, Windows, Exterior	0.00	0.00	239.68	0.05
5600-16-000	Interior Replacements	0.00	0.00	1,412.00	0.32
5600-18-000	Other Capital Replacement	6,728.86	6.70	10,678.86	2.43
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	10,388.59	10.34	22,755.08	5.18
8000-00-000	TOTAL EXPENSES	197,693.89	196.85	770,334.48	175.37
9000-00-000	NET INCOME	-97,264.19	-96.85	-331,073.06	-75.37

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
Cash Flow		-97,264.19		-96.85	-331,073.06
					-75.37
Period to Date		Beginning Balance		Ending Balance	Difference
1111-10-000	Cash Operating 1	10,965.36		378.56	-10,586.80
1111-15-000	Cash-Payroll	25,308.97		5,473.41	-19,835.56
1111-40-000	Negative Cash LHA Master	0.00		0.00	0.00
1112-01-000	Cash Restricted-Security Deposits	61,345.99		61,970.99	625.00
1112-02-000	Cash Restricted - FSS Escrow	63,441.33		66,870.57	3,429.24
1112-04-000	Cash Restricted-Reserve for Replacement	28,141.70		20,715.99	-7,425.71
1112-06-000	Cash Restricted - Reserve/Escrow	1,740,014.39		1,743,494.15	3,479.76
1112-07-000	Restricted Cash - Partnership Devmt	1,179.16		1,179.16	0.00
1112-08-000	Restricted Cash - OA Reserve	78,906.67		79,038.22	131.55
1112-09-000	Restricted Cash - AA Reserve	48,493.54		48,563.88	70.34
1112-10-000	Investment 1	0.00		0.00	0.00
1112-11-000	Investment 2	0.00		0.00	0.00
Total Cash		2,057,797.11		2,027,684.93	-30,112.18
Year to Date		Beginning Balance		Ending Balance	Difference
1111-10-000	Cash Operating 1	100.06		378.56	278.50
1111-15-000	Cash-Payroll	66,637.86		5,473.41	-61,164.45
1111-40-000	Negative Cash LHA Master	0.00		0.00	0.00
1112-01-000	Cash Restricted-Security Deposits	60,495.99		61,970.99	1,475.00
1112-02-000	Cash Restricted - FSS Escrow	53,717.98		66,870.57	13,152.59
1112-04-000	Cash Restricted-Reserve for Replacement	22,425.98		20,715.99	-1,709.99
1112-06-000	Cash Restricted - Reserve/Escrow	1,754,234.40		1,743,494.15	-10,740.25
1112-07-000	Restricted Cash - Partnership Devmt	1,179.16		1,179.16	0.00
1112-08-000	Restricted Cash - OA Reserve	78,543.69		79,038.22	494.53
1112-09-000	Restricted Cash - AA Reserve	48,300.30		48,563.88	263.58
1112-10-000	Investment 1	0.00		0.00	0.00
1112-11-000	Investment 2	0.00		0.00	0.00
Total Cash		2,085,635.42		2,027,684.93	-57,950.49

Colton Meadow, LLLP (56)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
2999-99-999	Revenue & Expenses					
3000-00-000	INCOME					
3100-00-000	TENANT INCOME					
3101-00-000	Rental Income					
3111-00-000	Tenant Rent	42,618.50	66.72	175,890.50	66.59	
3112-02-000	Gain to Lease Sec8	21,270.50	33.30	87,501.50	33.13	
3119-00-000	Total Rental Income	63,889.00	100.01	263,392.00	99.72	\$ 806,856.00
3120-00-000	Other Tenant Income					
3120-04-000	Late and Admin Charges	-232.49	-0.36	-202.49	-0.08	
3120-10-000	Application Fees	150.00	0.23	270.00	0.10	
3129-00-000	Total Other Tenant Income	-82.49	-0.13	67.51	0.03	
3199-00-000	TOTAL TENANT INCOME	63,806.51	99.88	263,459.51	99.74	\$ 7,800.00
3600-00-000	OTHER INCOME					
3610-00-000	Interest Income - Restricted	48.21	0.08	497.61	0.19	
3610-01-000	Interest Income - Unrestricted	26.18	0.04	179.39	0.07	
3699-00-000	TOTAL OTHER INCOME	74.39	0.12	677.00	0.26	\$ 1,200.00
3999-00-000	TOTAL INCOME	63,880.90	100.00	264,136.51	100.00	\$ 815,856.00
4000-00-000	EXPENSES					
4100-00-000	ADMINISTRATIVE					
4100-99-000	Administrative Salaries					
4110-00-000	Administrative Salaries	4,324.41	6.77	21,136.42	8.00	
4110-00-001	401K-401A Admin	148.60	0.23	666.50	0.25	
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	329.37	0.52	1,559.48	0.59	
4110-00-004	Workers Comp Admin	128.76	0.20	514.26	0.19	
4110-00-006	Legal Shield - Administrative	36.90	0.06	36.90	0.01	
4110-00-007	Payroll Prep Fees	43.99	0.07	206.78	0.08	
4110-03-000	Compensated Absences - Admin	0.00	0.00	-1,781.58	-0.67	
4110-07-000	Health/Life Insurance	1,349.46	2.11	5,397.84	2.04	
4110-99-000	Total Administrative Salaries	6,361.49	9.96	27,736.60	10.50	
4130-00-000	Legal Expense					
4130-00-001	Eviction Legal Fees	626.95	0.98	1,411.45	0.53	
4130-02-000	Criminal Background / Credit Checks/Drug Te	179.50	0.28	242.30	0.09	
4130-99-000	Total Legal Expense	806.45	1.26	1,653.75	0.63	
4139-00-000	Other Admin Expenses					

Colton Meadow, LLLP (56)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4140-00-000	Travel/Training Expense	0.00	0.00	1,432.27	0.54	
4170-00-000	Accounting/Bookkeeping Fees	540.00	0.85	2,160.00	0.82	
4171-00-000	Auditing Fees	862.50	1.35	3,450.00	1.31	
4173-00-000	Management Fee	4,220.09	6.61	17,736.87	6.72	
4173-03-000	Asset Management Fee-FHFC	0.00	0.00	3,000.00	1.14	
4189-00-000	Total Other Admin Expenses	5,622.59	8.80	27,779.14	10.52	
4190-00-000	Miscellaneous Admin Expenses					
4190-01-000	Membership/Subscriptions/Fees	19.99	0.03	388.09	0.15	
4190-02-000	Printing/Publications & Subscriptions	304.59	0.48	631.32	0.24	
4190-03-000	Advertising Publications	275.00	0.43	1,100.00	0.42	
4190-04-000	Stationery & Office Supplies	282.65	0.44	282.65	0.11	
4190-07-000	Telephone	101.04	0.16	533.43	0.20	
4190-08-000	Postage	4.75	0.01	76.29	0.03	
4190-09-000	Computer Software License Fees/Exp	650.00	1.02	2,600.00	0.98	
4190-10-000	Copiers - Lease & Service	1.90	0.00	249.43	0.09	
4190-13-000	Internet	249.43	0.39	988.63	0.37	
4190-19-000	IT Contract Fees	1,033.88	1.62	2,687.64	1.02	
4190-22-000	Other Misc Admin Expenses	88.97	0.14	886.96	0.34	
4190-22-300	Misc Renting Expense & Compliance Contract	0.00	0.00	348.80	0.13	
4190-23-000	Compliance Fees	348.80	0.55	1,046.40	0.40	
4190-24-000	Govt Licenses-Fees-Permits	652.50	1.02	652.50	0.25	
4191-00-000	Total Miscellaneous Admin Expenses	4,013.50	6.28	12,472.14	4.72	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	16,804.03	26.31	69,641.63	26.37	\$ 203,955.00
4300-00-000	UTILITIES					
4320-00-000	Electricity	508.12	0.80	1,756.08	0.66	
4340-00-000	Garbage/Trash Removal	4,779.95	7.48	12,791.49	4.84	
4390-01-100	Water/Sewer Combined	6,354.56	9.95	24,093.78	9.12	
4399-00-000	TOTAL UTILITY EXPENSES	11,642.63	18.23	38,641.35	14.63	\$ 111,600.00
4400-00-000	MAINTENANCE AND OPERATIONS					
4400-99-000	General Maint Expense					
4410-00-000	Maintenance Salaries	3,868.33	6.06	19,542.24	7.40	
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-3,308.65	-1.25	
4410-06-000	401K-401A Maintenance	172.18	0.27	659.47	0.25	
4410-07-000	Payroll Taxes Maintenance	303.65	0.48	1,396.89	0.53	
4410-08-000	Health/Life Insurance Maint.	1,901.22	2.98	5,236.73	1.98	
4410-09-000	Workers Comp Maintenance	114.74	0.18	425.19	0.16	
4410-10-000	Payroll Prep Fees Maint.	40.90	0.06	170.50	0.06	
4410-11-000	Legal Shield - Maint	56.85	0.09	56.85	0.02	

Colton Meadow, LLLP (56)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4411-00-000	Maintenance Uniforms	91.00	0.14	295.75	0.11
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	1,212.58	1.90	1,832.95	0.69
4419-00-000	Total General Maint Expense	7,761.45	12.15	26,307.92	9.96
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	898.66	1.41	1,283.17	0.49
4420-02-000	Supplies-Appliance Parts	1,184.66	1.85	2,753.49	1.04
4420-03-100	Hardware Doors/Windows/Locks	341.96	0.54	341.96	0.13
4420-03-200	Window Treatments	214.81	0.34	214.81	0.08
4420-04-000	Electrical - Supplies/Fixtures	2,592.00	4.06	3,271.91	1.24
4420-05-000	Supplies-Exterminating	54.07	0.08	114.88	0.04
4420-06-000	Supplies-Janitorial/Cleaning	316.33	0.50	523.34	0.20
4420-07-000	Repairs - Materials & Supplies	0.00	0.00	56.68	0.02
4420-08-000	Supplies-Plumbing	1,026.05	1.61	1,539.11	0.58
4420-09-000	Supplies- Tools Equipmt	323.11	0.51	323.11	0.12
4420-09-100	Security Equipment,Locks,Alarms	0.00	0.00	376.36	0.14
4420-10-000	Maint - Miscellaneous Supplies	37.24	0.06	48.99	0.02
4420-11-000	Supplies- HVAC	1,356.26	2.12	1,971.71	0.75
4420-12-000	Supplies- Painting	81.71	0.13	1,742.86	0.66
4429-00-000	Total Materials	8,426.86	13.19	14,562.38	5.51
4430-00-000	Contract Costs				
4430-07-000	Contract-Exterminating/Pest Control	2,938.25	4.60	4,586.00	1.74
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	9,180.00	3.48
4430-18-000	Contract-Alarm Monitoring	545.00	0.85	2,180.00	0.83
4430-24-000	Contract-Grounds-Landscaping	2,000.00	3.13	8,000.00	3.03
4430-27-000	Contract - Lease	379.43	0.59	1,517.72	0.57
4439-00-000	Total Contract Costs	5,862.68	9.18	25,463.72	9.64
4499-00-000	TOTAL MAINTENANCE EXPENSES	22,050.99	34.52	66,334.02	25.11
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	501.52	0.79	22,400.29	8.48
4510-01-000	General Liability Insurance - Auto	1,376.77	2.16	3,691.12	1.40
4525-00-000	Real Estate Taxes	2,769.95	4.34	11,079.80	4.19
4570-00-000	Reduction in Rental Income	0.00	0.00	-2,851.00	-1.08
4599-00-000	TOTAL GENERAL EXPENSES	4,648.24	7.28	34,320.21	12.99
4800-00-000	FINANCING EXPENSE				
4853-02-000	Loan Servicing Fee	0.00	0.00	669.59	0.25
4855-00-000	Interest Expense-Mortgage	1,026.19	1.61	4,104.76	1.55
4855-03-000	Interest Expense - Home Loan	152.16	0.24	608.64	0.23
4855-04-000	Interest Expense - LHA	2,818.00	4.41	11,272.00	4.27

Annual Budget	
	\$ 190,717.00
	\$ 152,894.00

Colton Meadow, LLLP (56)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4899-00-000	TOTAL FINANCING EXPENSES	3,996.35	6.26	16,654.99	6.31	\$ 55,991.00
5000-00-000	NON-OPERATING ITEMS					
5100-01-000	Depreciation Expense	39,177.19	61.33	156,708.76	59.33	
5100-50-000	Amortization Expense	1,159.42	1.82	4,637.68	1.76	
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	63.14	161,346.44	61.08	\$ 484,039.00
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS					
5600-18-000	Other Capital Replacement	3,036.08	4.75	3,929.58	1.49	
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPENSES	3,036.08	4.75	3,929.58	1.49	\$ 168,240.00
	Reimburse Replacement Reserves					\$ (168,240.00)
8000-00-000	TOTAL EXPENSES	102,514.93	160.48	390,868.22	147.98	\$ (820,519.00)
9000-00-000	NET INCOME	-38,634.03	-60.48	-126,731.71	-47.98	\$ 1,199,196.00

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	15,659.08	23,496.10	-7,837.02
1111-15-000	Cash-Payroll	103,661.19	100,273.65	3,387.54
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	119,920.27	124,369.75	-4,449.48
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	27,625.00	27,625.00	0.00
1112-03-000	Cash Restricted-Operating Reserve	442,709.26	442,709.26	0.00
1112-04-000	Cash Restricted-Reserve for Replac	222,800.63	220,491.78	2,308.85
1112-05-000	Cash-Tax & Insurance Escrow	20,703.20	6,617.63	14,085.57
1112-99-000	Total Restricted Cash	713,838.09	697,443.67	16,394.42
1119-00-000	TOTAL CASH	833,758.36	821,813.42	11,944.94
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	35,769.87	37,227.27	-1,457.40
1122-01-000	Allowance for Doubtful Accounts-Tenar	-11,641.27	-11,641.27	0.00
1122-99-000	TOTAL: AR	24,128.60	25,586.00	-1,457.40
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
1145-01-000	Accrued Interest Rec - WR	158,711.00	158,711.00	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	283,991.21	285,448.61	-1,457.40
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	187.43	380.68	-193.25
1211-01-000	Prepaid Insurance	126,576.03	126,868.12	-292.09
1211-02-000	Prepaid Software Licenses	1,955.94	2,605.94	-650.00
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	134,719.40	135,854.74	-1,135.34
1300-00-000	TOTAL CURRENT ASSETS	1,252,468.97	1,243,116.77	9,352.20
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	-5,647,146.87	-5,607,969.68	-39,177.19
1410-00-000	Intangible Assets			
1410-02-001	Amortization Tax Credit Fees	-184,332.92	-183,173.50	-1,159.42
1410-03-000	Monitoring Fees	208,695.00	208,695.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	6,488,794.16	6,529,130.77	-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	6,593,439.93	6,633,776.54	-40,336.61

1999-00-000	TOTAL ASSETS	7,845,908.90	7,876,893.31	-30,984.41
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	3,658.71	1,011.89	2,646.82
2114-00-000	Tenant Security Deposits	26,525.00	26,525.00	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	6,228.87	3,458.92	2,769.95
2131-00-000	Accrued Interest Payable	14,194.25	13,015.90	1,178.35
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30	3,283.30	0.00
2138-00-000	Accrued Audit Fees	8,625.00	7,762.50	862.50
2149-29-000	Due to Polk County Developers, Inc.	362,901.17	362,901.17	0.00
2240-00-000	Tenant Prepaid Rents	4,120.08	3,928.08	192.00
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	3,919,970.41	3,912,320.79	7,649.62
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	3,257.50	3,257.50	0.00
2499-00-000	TOTAL LIABILITIES	3,923,227.91	3,915,578.29	7,649.62
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 Ass	2,717,348.87	2,755,982.90	-38,634.03
2809-99-000	TOTAL RETAINED EARNINGS:	2,717,348.87	2,755,982.90	-38,634.03
2899-00-000	TOTAL EQUITY	3,922,680.99	3,961,315.02	-38,634.03
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,845,908.90	7,876,893.31	-30,984.41

Cash Flow Statement

Period = Apr 2024

Book = Accrual

	Period to Date	%	Year to Date	%
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	42,618.50	66.72	175,890.50
3112-02-000	Gain to Lease Sec8	21,270.50	33.30	87,501.50
3119-00-000	Total Rental Income	63,889.00	100.01	263,392.00
3120-00-000	Other Tenant Income			
3120-04-000	Late and Admin Charges	-232.49	-0.36	-202.49
3120-10-000	Application Fees	150.00	0.23	270.00
3129-00-000	Total Other Tenant Income	-82.49	-0.13	67.51
3199-00-000	TOTAL TENANT INCOME	63,806.51	99.88	263,459.51
3600-00-000	OTHER INCOME			
3610-00-000	Interest Income - Restricted	48.21	0.08	497.61
3610-01-000	Interest Income - Unrestricted	26.18	0.04	179.39
3699-00-000	TOTAL OTHER INCOME	74.39	0.12	677.00
3999-00-000	TOTAL INCOME	63,880.90	100.00	264,136.51
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	4,324.41	6.77	21,136.42
4110-00-001	401K-401A Admin	148.60	0.23	666.50
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	329.37	0.52	1,559.48
4110-00-004	Workers Comp Admin	128.76	0.20	514.26
4110-00-006	Legal Shield - Administrative	36.90	0.06	36.90
4110-00-007	Payroll Prep Fees	43.99	0.07	206.78
4110-03-000	Compensated Absences - Admin	0.00	0.00	-1,781.58
4110-07-000	Health/Life Insurance	1,349.46	2.11	5,397.84
4110-99-000	Total Administrative Salaries	6,361.49	9.96	27,736.60
4130-00-000	Legal Expense			
4130-00-001	Eviction Legal Fees	626.95	0.98	1,411.45
4130-02-000	Criminal Background / Credit Checks/E	179.50	0.28	242.30
4130-99-000	Total Legal Expense	806.45	1.26	1,653.75
4139-00-000	Other Admin Expenses			
4140-00-000	Travel/Training Expense	0.00	0.00	1,432.27
4170-00-000	Accounting/Bookkeeping Fees	540.00	0.85	2,160.00
4171-00-000	Auditing Fees	862.50	1.35	3,450.00
4173-00-000	Management Fee	4,220.09	6.61	17,736.87
4173-03-000	Asset Management Fee-FHFC	0.00	0.00	3,000.00
4189-00-000	Total Other Admin Expenses	5,622.59	8.80	27,779.14
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership/Subscriptions/Fees	19.99	0.03	388.09
4190-02-000	Printing/Publications & Subscriptions	304.59	0.48	631.32
4190-03-000	Advertising Publications	275.00	0.43	1,100.00
4190-04-000	Stationery & Office Supplies	282.65	0.44	282.65
4190-07-000	Telephone	101.04	0.16	533.43
4190-08-000	Postage	4.75	0.01	76.29
4190-09-000	Computer Software License Fees/Exp	650.00	1.02	2,600.00
4190-10-000	Copiers - Lease & Service	1.90	0.00	249.43
4190-13-000	Internet	249.43	0.39	988.63
4190-19-000	IT Contract Fees	1,033.88	1.62	2,687.64
4190-22-000	Other Misc Admin Expenses	88.97	0.14	886.96
4190-22-300	Misc Renting Expense & Compliance C	0.00	0.00	348.80
4190-23-000	Compliance Fees	348.80	0.55	1,046.40
4190-24-000	Govt Licenses-Fees-Permits	652.50	1.02	652.50
4191-00-000	Total Miscellaneous Admin Expenses	4,013.50	6.28	12,472.14
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	16,804.03	26.31	69,641.63

4300-00-000	UTILITIES				
4320-00-000	Electricity	508.12	0.80	1,756.08	0.66
4340-00-000	Garbage/Trash Removal	4,779.95	7.48	12,791.49	4.84
4390-01-100	Water/Sewer Combined	6,354.56	9.95	24,093.78	9.12
4399-00-000	TOTAL UTILITY EXPENSES	11,642.63	18.23	38,641.35	14.63
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	3,868.33	6.06	19,542.24	7.40
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-3,308.65	-1.25
4410-06-000	401K-401A Maintenance	172.18	0.27	659.47	0.25
4410-07-000	Payroll Taxes Maintenance	303.65	0.48	1,396.89	0.53
4410-08-000	Health/Life Insurance Maint.	1,901.22	2.98	5,236.73	1.98
4410-09-000	Workers Comp Maintenance	114.74	0.18	425.19	0.16
4410-10-000	Payroll Prep Fees Maint.	40.90	0.06	170.50	0.06
4410-11-000	Legal Shield - Maint	56.85	0.09	56.85	0.02
4411-00-000	Maintenance Uniforms	91.00	0.14	295.75	0.11
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	1,212.58	1.90	1,832.95	0.69
4419-00-000	Total General Maint Expense	7,761.45	12.15	26,307.92	9.96
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	898.66	1.41	1,283.17	0.49
4420-02-000	Supplies-Appliance Parts	1,184.66	1.85	2,753.49	1.04
4420-03-100	Hardware Doors/Windows/Locks	341.96	0.54	341.96	0.13
4420-03-200	Window Treatments	214.81	0.34	214.81	0.08
4420-04-000	Electrical - Supplies/Fixtures	2,592.00	4.06	3,271.91	1.24
4420-05-000	Supplies-Exterminating	54.07	0.08	114.88	0.04
4420-06-000	Supplies-Janitorial/Cleaning	316.33	0.50	523.34	0.20
4420-07-000	Repairs - Materials & Supplies	0.00	0.00	56.68	0.02
4420-08-000	Supplies-Plumbing	1,026.05	1.61	1,539.11	0.58
4420-09-000	Supplies- Tools Equipmt	323.11	0.51	323.11	0.12
4420-09-100	Security Equipment,Locks,Alarms	0.00	0.00	376.36	0.14
4420-10-000	Maint - Miscellaneous Supplies	37.24	0.06	48.99	0.02
4420-11-000	Supplies- HVAC	1,356.26	2.12	1,971.71	0.75
4420-12-000	Supplies- Painting	81.71	0.13	1,742.86	0.66
4429-00-000	Total Materials	8,426.86	13.19	14,562.38	5.51
4430-00-000	Contract Costs				
4430-07-000	Contract-Exterminating/Pest Control	2,938.25	4.60	4,586.00	1.74
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	9,180.00	3.48
4430-18-000	Contract-Alarm Monitoring	545.00	0.85	2,180.00	0.83
4430-24-000	Contract-Grounds-Landscaping	2,000.00	3.13	8,000.00	3.03
4430-27-000	Contract - Lease	379.43	0.59	1,517.72	0.57
4439-00-000	Total Contract Costs	5,862.68	9.18	25,463.72	9.64
4499-00-000	TOTAL MAINTENANCE EXPENSES	22,050.99	34.52	66,334.02	25.11
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	501.52	0.79	22,400.29	8.48
4510-01-000	General Liability Insurance - Auto	1,376.77	2.16	3,691.12	1.40
4525-00-000	Real Estate Taxes	2,769.95	4.34	11,079.80	4.19
4570-00-000	Reduction in Rental Income	0.00	0.00	-2,851.00	-1.08
4599-00-000	TOTAL GENERAL EXPENSES	4,648.24	7.28	34,320.21	12.99
4800-00-000	FINANCING EXPENSE				
4853-02-000	Loan Servicing Fee	0.00	0.00	669.59	0.25
4855-00-000	Interest Expense-Mortgage	1,026.19	1.61	4,104.76	1.55
4855-03-000	Interest Expense - Home Loan	152.16	0.24	608.64	0.23
4855-04-000	Interest Expense - LHA	2,818.00	4.41	11,272.00	4.27
4899-00-000	TOTAL FINANCING EXPENSES	3,996.35	6.26	16,654.99	6.31
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	39,177.19	61.33	156,708.76	59.33
5100-50-000	Amortization Expense	1,159.42	1.82	4,637.68	1.76
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	63.14	161,346.44	61.08
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS				
5600-18-000	Other Capital Replacement	3,036.08	4.75	3,929.58	1.49
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	3,036.08	4.75	3,929.58	1.49
8000-00-000	TOTAL EXPENSES	102,514.93	160.48	390,868.22	147.98

9000-00-000	NET INCOME	-38,634.03	-60.48	-126,731.71	-47.98
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Cash Flow		-38,634.03	-60.48	-126,731.71	-47.98
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Period to Date		Beginning Balance	Ending Balance	Difference
1111-10-000	Cash Operating 1	23,496.10	15,659.08	-7,837.02
1111-15-000	Cash-Payroll	100,273.65	103,661.19	3,387.54
1111-20-000	Cash Operating 2	0.00	0.00	0.00
1112-01-000	Cash Restricted-Security Deposits	27,625.00	27,625.00	0.00
1112-03-000	Cash Restricted-Operating Reserve	442,709.26	442,709.26	0.00
1112-04-000	Cash Restricted-Reserve for Replacement	220,491.78	222,800.63	2,308.85
1112-05-000	Cash-Tax & Insurance Escrow	6,617.63	20,703.20	14,085.57
	Total Cash	821,213.42	833,158.36	11,944.94

Year to Date		Beginning Balance	Ending Balance	Difference
1111-10-000	Cash Operating 1	32,958.17	15,659.08	-17,299.09
1111-15-000	Cash-Payroll	87,348.81	103,661.19	16,312.38
1111-20-000	Cash Operating 2	0.00	0.00	0.00
1112-01-000	Cash Restricted-Security Deposits	28,025.00	27,625.00	-400.00
1112-03-000	Cash Restricted-Operating Reserve	442,439.34	442,709.26	269.92
1112-04-000	Cash Restricted-Reserve for Replacement	213,571.31	222,800.63	9,229.32
1112-05-000	Cash-Tax & Insurance Escrow	71,801.20	20,703.20	-51,098.00
	Total Cash	876,143.83	833,158.36	-42,985.47

Villas at Lake Bonnet, LLLP (57)

Income Statement

Period = Apr 2024

Book = Accrual

	Period to Date	%	Year to Date	%	Annual Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	42,980.00	65.37	174,041.00	65.73
3112-02-000	Gain to Lease Sec8	22,563.00	34.32	89,755.00	33.90
3119-00-000	Total Rental Income	65,543.00	99.69	263,796.00	99.63
3120-00-000	Other Tenant Income				
3120-04-000	Late and Admin Charges	-70.00	-0.11	20.00	0.01
3120-10-000	Application Fees	150.00	0.23	210.00	0.08
3129-00-000	Total Other Tenant Income	80.00	0.12	230.00	0.09
3199-00-000	TOTAL TENANT INCOME	65,623.00	99.81	264,026.00	99.72
3600-00-000	OTHER INCOME				
3610-00-000	Interest Income - Restricted	76.47	0.12	559.41	0.21
3610-01-000	Interest Income - Unrestricted	50.40	0.08	186.24	0.07
3699-00-000	TOTAL OTHER INCOME	126.87	0.19	745.65	0.28
3999-00-000	TOTAL INCOME	65,749.87	100.00	264,771.65	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	4,411.92	6.71	21,862.20	8.26
4110-00-001	401K-401A Admin	152.10	0.23	684.59	0.26
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	339.36	0.52	1,645.66	0.62
4110-00-004	Workers Comp Admin	131.37	0.20	526.47	0.20
4110-00-006	Legal Shield - Administrative	56.85	0.09	134.65	0.05
4110-00-007	Payroll Prep Fees	44.88	0.07	211.43	0.08
4110-03-000	Compensated Absences - Admin	0.00	0.00	-1,049.92	-0.40
4110-07-000	Health/Life Insurance	425.70	0.65	1,685.61	0.64
4110-99-000	Total Administrative Salaries	5,562.18	8.46	25,700.69	9.71
4130-00-000	Legal Expense				
4130-02-000	Criminal Background / Credit Checks/D	71.80	0.11	71.80	0.03
4130-99-000	Total Legal Expense	71.80	0.11	71.80	0.03

Villas at Lake Bonnet, LLLP (57)

Income Statement

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	Period to Date	%	Year to Date	%	Annual Budget
4139-00-000	Other Admin Expenses				
4140-00-000	Travel/Training Expense	0.00	0.00	278.50	0.11
4170-00-000	Accounting/Bookkeeping Fees	562.50	0.86	2,250.00	0.85
4171-00-000	Auditing Fees	862.50	1.31	3,450.00	1.30
4173-00-000	Management Fee	4,604.46	7.00	18,665.71	7.05
4173-03-000	Asset Management Fee-FHFC	0.00	0.00	3,000.00	1.13
4189-00-000	Total Other Admin Expenses	6,029.46	9.17	27,644.21	10.44
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	19.99	0.03	44.99	0.02
4190-02-000	Printing/Publications & Subscriptions	90.52	0.14	417.25	0.16
4190-03-000	Advertising Publications	275.00	0.42	1,100.00	0.42
4190-04-000	Stationery & Office Supplies	194.89	0.30	340.18	0.13
4190-07-000	Telephone	67.36	0.10	413.80	0.16
4190-08-000	Postage	4.75	0.01	102.82	0.04
4190-09-000	Computer Software License Fees/Exp	723.99	1.10	2,919.95	1.10
4190-10-000	Copiers - Lease & Service	81.13	0.12	390.87	0.15
4190-13-000	Internet	209.33	0.32	816.10	0.31
4190-19-000	IT Contract Fees	1,033.88	1.57	2,260.68	0.85
4190-22-000	Other Misc Admin Expenses	59.02	0.09	764.78	0.29
4190-22-300	Misc Renting Expense & Compliance C	0.00	0.00	361.25	0.14
4190-23-000	Compliance Fees	361.25	0.55	1,083.75	0.41
4190-24-000	Govt Licenses-Fees-Permits	667.50	1.02	667.50	0.25
4191-00-000	Total Miscellaneous Admin Expenses	3,788.61	5.76	11,683.92	4.41
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,452.05	23.50	65,100.62	24.59
					\$ 219,429.00
4300-00-000	UTILITIES				
4320-00-000	Electricity	379.78	0.58	1,193.49	0.45
4340-00-000	Garbage/Trash Removal	1,158.10	1.76	12,230.69	4.62
4390-00-000	Sewer	70.59	0.11	199.74	0.08
4390-01-100	Water/Sewer Combined	4,396.45	6.69	18,413.81	6.95
4399-00-000	TOTAL UTILITY EXPENSES	6,004.92	9.13	32,037.73	12.10
					\$ 96,000.00
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	2,933.61	4.46	18,603.07	7.03
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-4,438.15	-1.68
4410-06-000	401K-401A Maintenance	130.74	0.20	609.09	0.23
4410-07-000	Payroll Taxes Maintenance	224.35	0.34	1,174.86	0.44

Villas at Lake Bonnet, LLLP (57)

Income Statement

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		Period to Date	%	Year to Date	%
4853-02-000	Loan Servicing Fee	0.00	0.00	1,937.93	0.73
4855-00-000	Interest Expense-Mortgage	3,182.71	4.84	12,730.84	4.81
4855-03-000	Interest Expense - Home Loan	171.98	0.26	687.92	0.26
4855-04-000	Interest Expense - LHA	6,311.73	9.60	25,246.92	9.54
4899-00-000	TOTAL FINANCING EXPENSES	9,666.42	14.70	40,603.61	15.34
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	39,609.87	60.24	158,439.48	59.84
5100-50-000	Amortization Expense	1,542.52	2.35	6,170.08	2.33
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	62.59	164,609.56	62.17
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS				
5600-01-000	Refrigerators	577.00	0.88	577.00	0.22
5600-08-000	HVAC(Buildings, units, etc...)	12,550.00	19.09	12,550.00	4.74
5600-18-000	Other Capital Replacement	1,033.62	1.57	1,033.62	0.39
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	14,160.62	21.54	14,160.62	5.35
8000-00-000	TOTAL EXPENSES	111,237.69	169.18	415,654.92	156.99
9000-00-000	NET INCOME	-45,487.82	-69.18	-150,883.27	-56.99

Annual Budget	
\$	123,749.00
\$	493,829.00
\$	148,320.00
\$	1,269,091.00
\$	(500,641.00)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	13,088.20	26,584.48	-13,496.28
1111-15-000	Cash-Payroll	110,135.87	96,475.66	13,660.21
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	123,824.07	123,660.14	163.93
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	30,025.00	30,025.00	0.00
1112-03-000	Cash Restricted-Operating Reserve	462,145.13	462,145.13	0.00
1112-04-000	Cash Restricted-Reserve for Replac	264,342.68	261,917.44	2,425.24
1112-05-000	Cash-Tax & Insurance Escrow	34,331.17	126,050.75	-91,719.58
1112-99-000	Total Restricted Cash	790,843.98	880,138.32	-89,294.34
1119-00-000	TOTAL CASH	914,668.05	1,003,798.46	-89,130.41
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	10,944.00	11,262.00	-318.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,945.00	-5,945.00	0.00
1122-99-000	TOTAL: AR	4,999.00	5,317.00	-318.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	4,999.00	5,317.00	-318.00
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	17.04	225.29	-208.25
1211-01-000	Prepaid Insurance	112,197.34	6,153.52	106,043.82
1211-02-000	Prepaid Software Licenses	2,100.00	2,800.00	-700.00
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	119,814.38	14,678.81	105,135.57
1300-00-000	TOTAL CURRENT ASSETS	1,039,481.43	1,023,794.27	15,687.16
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	-5,604,466.88	-5,568,919.90	-35,546.98
1405-02-000	Accum Depreciation- Misc FF&E	-460,004.67	-459,767.64	-237.03
1405-03-000	Accum Depreciation-Infrastructure	-606,825.08	-602,999.22	-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	27,633.04	27,460.46	172.58
1410-02-000	Compliance Fees	246,589.00	246,589.00	0.00
1410-02-001	Amortization Tax Credit Fees	-219,191.76	-217,821.82	-1,369.94
1420-00-000	TOTAL FIXED ASSETS (NET)	6,319,894.12	6,361,046.51	-41,152.39
1499-00-000	TOTAL NONCURRENT ASSETS	6,319,894.12	6,361,046.51	-41,152.39
1999-00-000	TOTAL ASSETS	7,359,375.55	7,384,840.78	-25,465.23
2000-00-000	LIABILITIES & EQUITY			

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	791.20	943.02	-151.82
2114-00-000	Tenant Security Deposits	27,625.00	27,625.00	0.00
2114-03-000	Security Deposit-Pet	2,800.00	2,800.00	0.00
2119-92-000	Accrued Property Taxes	15,677.95	12,154.43	3,523.52
2119-96-000	Accrued Management Fee Payable	10,750.00	10,750.00	0.00
2131-00-000	Accrued Interest Payable	48,863.96	45,509.27	3,354.69
2132-00-000	Accrued Interest - 2nd Mortgage	858,961.24	852,649.51	6,311.73
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94	4,132.94	0.00
2138-00-000	Accrued Audit Fees	8,625.00	7,762.50	862.50
2149-27-000	Due to West Lake Mgmt.	6,604.97	0.00	6,604.97
2240-00-000	Tenant Prepaid Rents	3,167.00	3,650.00	-483.00
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	5,939,486.61	5,919,464.02	20,022.59
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	14,607.94	14,607.94	0.00
2499-00-000	TOTAL LIABILITIES	5,954,094.55	5,934,071.96	20,022.59
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 Ass	-5,305,076.74	-5,259,588.92	-45,487.82
2809-99-000	TOTAL RETAINED EARNINGS:	-5,305,076.74	-5,259,588.92	-45,487.82
2899-00-000	TOTAL EQUITY	1,405,281.00	1,450,768.82	-45,487.82
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,359,375.55	7,384,840.78	-25,465.23

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	42,980.00	65.37	174,041.00	65.73
3112-02-000	Gain to Lease Sec8	22,563.00	34.32	89,755.00	33.90
3119-00-000	Total Rental Income	65,543.00	99.69	263,796.00	99.63
3120-00-000	Other Tenant Income				
3120-04-000	Late and Admin Charges	-70.00	-0.11	20.00	0.01
3120-10-000	Application Fees	150.00	0.23	210.00	0.08
3129-00-000	Total Other Tenant Income	80.00	0.12	230.00	0.09
3199-00-000	TOTAL TENANT INCOME	65,623.00	99.81	264,026.00	99.72
3600-00-000	OTHER INCOME				
3610-00-000	Interest Income - Restricted	76.47	0.12	559.41	0.21
3610-01-000	Interest Income - Unrestricted	50.40	0.08	186.24	0.07
3699-00-000	TOTAL OTHER INCOME	126.87	0.19	745.65	0.28
3999-00-000	TOTAL INCOME	65,749.87	100.00	264,771.65	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	4,411.92	6.71	21,862.20	8.26
4110-00-001	401K-401A Admin	152.10	0.23	684.59	0.26
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	339.36	0.52	1,645.66	0.62
4110-00-004	Workers Comp Admin	131.37	0.20	526.47	0.20
4110-00-006	Legal Shield - Administrative	56.85	0.09	134.65	0.05
4110-00-007	Payroll Prep Fees	44.88	0.07	211.43	0.08
4110-03-000	Compensated Absences - Admin	0.00	0.00	-1,049.92	-0.40
4110-07-000	Health/Life Insurance	425.70	0.65	1,685.61	0.64
4110-99-000	Total Administrative Salaries	5,562.18	8.46	25,700.69	9.71
4130-00-000	Legal Expense				
4130-02-000	Criminal Background / Credit Checks/E	71.80	0.11	71.80	0.03
4130-99-000	Total Legal Expense	71.80	0.11	71.80	0.03
4139-00-000	Other Admin Expenses				
4140-00-000	Travel/Training Expense	0.00	0.00	278.50	0.11
4170-00-000	Accounting/Bookkeeping Fees	562.50	0.86	2,250.00	0.85
4171-00-000	Auditing Fees	862.50	1.31	3,450.00	1.30
4173-00-000	Management Fee	4,604.46	7.00	18,665.71	7.05
4173-03-000	Asset Management Fee-FHFC	0.00	0.00	3,000.00	1.13
4189-00-000	Total Other Admin Expenses	6,029.46	9.17	27,644.21	10.44
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	19.99	0.03	44.99	0.02
4190-02-000	Printing/Publications & Subscriptions	90.52	0.14	417.25	0.16
4190-03-000	Advertising Publications	275.00	0.42	1,100.00	0.42
4190-04-000	Stationery & Office Supplies	194.89	0.30	340.18	0.13
4190-07-000	Telephone	67.36	0.10	413.80	0.16
4190-08-000	Postage	4.75	0.01	102.82	0.04
4190-09-000	Computer Software License Fees/Exp	723.99	1.10	2,919.95	1.10
4190-10-000	Copiers - Lease & Service	81.13	0.12	390.87	0.15
4190-13-000	Internet	209.33	0.32	816.10	0.31
4190-19-000	IT Contract Fees	1,033.88	1.57	2,260.68	0.85
4190-22-000	Other Misc Admin Expenses	59.02	0.09	764.78	0.29
4190-22-300	Misc Renting Expense & Compliance C	0.00	0.00	361.25	0.14
4190-23-000	Compliance Fees	361.25	0.55	1,083.75	0.41
4190-24-000	Govt Licenses-Fees-Permits	667.50	1.02	667.50	0.25
4191-00-000	Total Miscellaneous Admin Expenses	3,788.61	5.76	11,683.92	4.41
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,452.05	23.50	65,100.62	24.59
4300-00-000	UTILITIES				

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4320-00-000	Electricity	379.78	0.58	1,193.49	0.45
4340-00-000	Garbage/Trash Removal	1,158.10	1.76	12,230.69	4.62
4390-00-000	Sewer	70.59	0.11	199.74	0.08
4390-01-100	Water/Sewer Combined	4,396.45	6.69	18,413.81	6.95
4399-00-000	TOTAL UTILITY EXPENSES	6,004.92	9.13	32,037.73	12.10
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	2,933.61	4.46	18,603.07	7.03
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-4,438.15	-1.68
4410-06-000	401K-401A Maintenance	130.74	0.20	609.09	0.23
4410-07-000	Payroll Taxes Maintenance	224.35	0.34	1,174.86	0.44
4410-08-000	Health/Life Insurance Maint.	699.92	1.06	2,795.28	1.06
4410-09-000	Workers Comp Maintenance	87.34	0.13	386.76	0.15
4410-10-000	Payroll Prep Fees Maint.	29.87	0.05	158.39	0.06
4410-11-000	Legal Shield - Maint	49.85	0.08	49.85	0.02
4411-00-000	Maintenance Uniforms	65.00	0.10	211.25	0.08
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	135.59	0.21	502.89	0.19
4419-00-000	Total General Maint Expense	4,356.27	6.63	20,053.29	7.57
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	11.48	0.02	2,350.84	0.89
4420-02-000	Supplies-Appliance Parts	0.00	0.00	1,712.80	0.65
4420-03-100	Hardware Doors/Windows/Locks	33.84	0.05	632.53	0.24
4420-03-200	Window Treatments	336.94	0.51	612.90	0.23
4420-04-000	Electrical - Supplies/Fixtures	931.14	1.42	3,389.49	1.28
4420-05-000	Supplies-Exterminating	21.34	0.03	232.43	0.09
4420-06-000	Supplies-Janitorial/Cleaning	286.86	0.44	937.66	0.35
4420-07-000	Repairs - Materials & Supplies	328.18	0.50	587.41	0.22
4420-08-000	Supplies-Plumbing	0.00	0.00	1,233.20	0.47
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	407.05	0.15
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	810.00	0.31
4420-11-000	Supplies- HVAC	0.00	0.00	611.49	0.23
4420-12-000	Supplies- Painting	757.07	1.15	1,356.80	0.51
4429-00-000	Total Materials	2,706.85	4.12	14,874.60	5.62
4430-00-000	Contract Costs				
4430-07-000	Contract-Exterminating/Pest Control	3,116.25	4.74	4,743.00	1.79
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	2,850.00	1.08
4430-18-000	Contract-Alarm Monitoring	523.71	0.80	2,094.84	0.79
4430-24-000	Contract-Grounds-Landscaping	2,083.33	3.17	8,333.32	3.15
4430-27-000	Contract - Lease	368.36	0.56	1,473.44	0.56
4439-00-000	Total Contract Costs	6,091.65	9.26	19,494.60	7.36
4499-00-000	TOTAL MAINTENANCE EXPENSES	13,154.77	20.01	54,422.49	20.55
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	7,088.57	10.78	27,790.94	10.50
4510-01-000	General Liability Insurance - Auto	1,034.43	1.57	2,835.27	1.07
4525-00-000	Real Estate Taxes	3,523.52	5.36	14,094.08	5.32
4599-00-000	TOTAL GENERAL EXPENSES	11,646.52	17.71	44,720.29	16.89
4800-00-000	FINANCING EXPENSE				
4853-02-000	Loan Servicing Fee	0.00	0.00	1,937.93	0.73
4855-00-000	Interest Expense-Mortgage	3,182.71	4.84	12,730.84	4.81
4855-03-000	Interest Expense - Home Loan	171.98	0.26	687.92	0.26
4855-04-000	Interest Expense - LHA	6,311.73	9.60	25,246.92	9.54
4899-00-000	TOTAL FINANCING EXPENSES	9,666.42	14.70	40,603.61	15.34
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	39,609.87	60.24	158,439.48	59.84
5100-50-000	Amortization Expense	1,542.52	2.35	6,170.08	2.33
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	62.59	164,609.56	62.17
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS				
5600-01-000	Refrigerators	577.00	0.88	577.00	0.22
5600-08-000	HVAC(Buildings, units, etc...)	12,550.00	19.09	12,550.00	4.74

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
5600-18-000	Other Capital Replacement	1,033.62	1.57	1,033.62	0.39
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	14,160.62	21.54	14,160.62	5.35
8000-00-000	TOTAL EXPENSES	111,237.69	169.18	415,654.92	156.99
9000-00-000	NET INCOME	-45,487.82	-69.18	-150,883.27	-56.99
	Cash Flow	-45,487.82	-69.18	-150,883.27	-56.99

	Period to Date	Beginning Balance	Ending Balance	Difference
1111-10-000	Cash Operating 1	26,584.48	13,088.20	-13,496.28
1111-15-000	Cash-Payroll	96,475.66	110,135.87	13,660.21
1111-20-000	Cash Operating 2	0.00	0.00	0.00
1111-30-000	Cash Operating 3	0.00	0.00	0.00
1112-01-000	Cash Restricted-Security Deposits	30,025.00	30,025.00	0.00
1112-03-000	Cash Restricted-Operating Reserve	462,145.13	462,145.13	0.00
1112-04-000	Cash Restricted-Reserve for Replacement	261,917.44	264,342.68	2,425.24
1112-05-000	Cash-Tax & Insurance Escrow	126,050.75	34,331.17	-91,719.58
1112-11-000	Investment 2	0.00	0.00	0.00
	Total Cash	1,003,198.46	914,068.05	-89,130.41

	Year to Date	Beginning Balance	Ending Balance	Difference
1111-10-000	Cash Operating 1	17,637.03	13,088.20	-4,548.83
1111-15-000	Cash-Payroll	72,994.90	110,135.87	37,140.97
1111-20-000	Cash Operating 2	0.00	0.00	0.00
1111-30-000	Cash Operating 3	0.00	0.00	0.00
1112-01-000	Cash Restricted-Security Deposits	31,125.00	30,025.00	-1,100.00
1112-03-000	Cash Restricted-Operating Reserve	461,863.35	462,145.13	281.78
1112-04-000	Cash Restricted-Reserve for Replacement	254,648.50	264,342.68	9,694.18
1112-05-000	Cash-Tax & Insurance Escrow	82,276.99	34,331.17	-47,945.82
1112-11-000	Investment 2	0.00	0.00	0.00
	Total Cash	920,545.77	914,068.05	-6,477.72

The Manor at West Bartow (62)

Income Statement

Period = Apr 2024

Book = Accrual

	Period to Date	%	Year to Date	%	Annual Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	22,408.00	25.41	87,334.00	24.83
3112-02-000	Gain to Lease Sec8	66,092.00	74.95	266,473.00	75.77
3119-00-000	Total Rental Income	88,500.00	100.36	353,807.00	100.61
3120-00-000	Other Tenant Income				
3120-01-100	Laundry Room Income	355.47	0.40	703.48	0.20
3120-03-000	Damages & Cleaning	100.00	0.11	325.00	0.09
3120-04-000	Late and Admin Charges	30.00	0.03	30.00	0.01
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1.13	-4,000.00	-1.14
3120-09-000	Misc.Tenant Income	0.00	0.00	25.00	0.01
3129-00-000	Total Other Tenant Income	-514.53	-0.58	-2,916.52	-0.83
3199-00-000	TOTAL TENANT INCOME	87,985.47	99.78	350,890.48	99.78
					\$ 1,079,088.00
3600-00-000	OTHER INCOME				
3610-00-000	Interest Income - Restricted	77.45	0.09	312.22	0.09
3610-01-000	Interest Income - Unrestricted	120.08	0.14	475.56	0.14
3699-00-000	TOTAL OTHER INCOME	197.53	0.22	787.78	0.22
					\$ 2,940.00
3999-00-000	TOTAL INCOME	88,183.00	100.00	351,678.26	100.00
					\$ 1,077,828.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	8,202.66	9.30	36,206.11	10.30
4110-00-001	401K-401A Admin	328.10	0.37	1,476.45	0.42
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	621.36	0.70	2,916.01	0.83
4110-00-004	Workers Comp Admin	244.22	0.28	981.31	0.28
4110-00-006	Legal Shield - Administrative	87.80	0.10	87.80	0.02
4110-00-007	Payroll Prep Fees	83.51	0.09	394.81	0.11

The Manor at West Bartow (62)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%	Annual Budget
4110-03-000	Compensated Absences - Admin	0.00	0.00	-1,031.56	-0.29	
4110-07-000	Health/Life Insurance	1,721.40	1.95	6,858.81	1.95	
4110-99-000	Total Administrative Salaries	11,289.05	12.80	47,889.74	13.62	
4130-00-000	Legal Expense					
4130-00-001	Eviction Legal Fees	0.00	0.00	986.30	0.28	
4130-03-000	Tenant Screening	174.65	0.20	434.15	0.12	
4130-04-000	General Legal Expense	0.00	0.00	175.00	0.05	
4130-99-000	Total Legal Expense	174.65	0.20	1,595.45	0.45	
4139-00-000	Other Admin Expenses					
4140-00-000	Travel/Training Expense	0.00	0.00	155.25	0.04	
4171-00-000	Auditing Fees	862.50	0.98	3,450.00	0.98	
4173-00-000	Management Fee	5,139.96	5.83	20,534.58	5.84	
4189-00-000	Total Other Admin Expenses	6,002.46	6.81	24,139.83	6.86	
4190-00-000	Miscellaneous Admin Expenses					
4190-01-000	Membership/Subscriptions/Fees	254.99	0.29	706.04	0.20	
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.61	0.07	
4190-03-000	Advertising Publications	275.00	0.31	1,100.00	0.31	
4190-04-000	Stationery & Office Supplies	70.24	0.08	297.73	0.08	
4190-07-000	Telephone	976.46	1.11	4,150.16	1.18	
4190-08-000	Postage	51.95	0.06	224.75	0.06	
4190-09-000	Computer Software License Fees/Exp	922.98	1.05	3,739.90	1.06	
4190-10-000	Copiers - Lease & Service	197.28	0.22	705.11	0.20	
4190-13-000	Internet	126.46	0.14	515.84	0.15	
4190-19-000	IT Contract Fees	687.88	0.78	2,981.28	0.85	
4190-20-000	Bank Fees - Restricted	27.00	0.03	108.00	0.03	
4190-22-000	Other Misc Admin Expenses	59.02	0.07	949.24	0.27	
4190-24-000	Govt Licenses-Fees-Permits	667.50	0.76	667.50	0.19	
4190-30-000	Equipment Service Contracts	200.00	0.23	2,658.46	0.76	
4191-00-000	Total Miscellaneous Admin Expenses	4,516.76	5.12	19,041.62	5.41	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	21,982.92	24.93	92,666.64	26.35	\$ 292,070.00
4200-00-000	TENANT SERVICES					
4230-00-000	Resident Services Exp	84.52	0.10	336.24	0.10	
4299-00-000	TOTAL TENANT SERVICES EXPENSES	84.52	0.10	336.24	0.10	\$ 1,080.00
4300-00-000	UTILITIES					
4310-00-000	Water	1,706.69	1.94	6,636.99	1.89	
4320-00-000	Electricity	1,843.95	2.09	7,457.02	2.12	

The Manor at West Bartow (62)

Income Statement

Period = Apr 2024

Book = Accrual

Annual Budget

		Period to Date	%	Year to Date	%
4330-00-000	Gas	721.80	0.82	3,097.23	0.88
4340-00-000	Garbage/Trash Removal	985.72	1.12	4,408.14	1.25
4390-00-000	Sewer	2,770.04	3.14	11,187.60	3.18
4399-00-000	TOTAL UTILITY EXPENSES	8,028.20	9.10	32,786.98	9.32
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	7,624.62	8.65	32,993.39	9.38
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-580.04	-0.16
4410-06-000	401K-401A Maintenance	212.87	0.24	1,082.71	0.31
4410-07-000	Payroll Taxes Maintenance	573.95	0.65	2,570.89	0.73
4410-08-000	Health/Life Insurance Maint.	1,659.96	1.88	6,598.41	1.88
4410-09-000	Workers Comp Maintenance	226.92	0.26	885.43	0.25
4410-10-000	Payroll Prep Fees Maint.	77.89	0.09	359.09	0.10
4410-11-000	Legal Shield - Maint	43.90	0.05	43.90	0.01
4411-00-000	Maintenance Uniforms	171.45	0.19	688.59	0.20
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	152.01	0.17	475.41	0.14
4419-00-000	Total General Maint Expense	10,743.57	12.18	45,117.78	12.83
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	45.00	0.05	85.00	0.02
4420-02-000	Supplies-Appliance Parts	189.81	0.22	1,133.55	0.32
4420-03-100	Hardware Doors/Windows/Locks	170.00	0.19	1,224.18	0.35
4420-03-200	Window Treatments	173.58	0.20	626.09	0.18
4420-04-000	Electrical - Supplies/Fixtures	1,456.16	1.65	3,434.61	0.98
4420-06-000	Supplies-Janitorial/Cleaning	874.66	0.99	2,351.58	0.67
4420-07-000	Repairs - Materials & Supplies	17.10	0.02	17.10	0.00
4420-08-000	Supplies-Plumbing	471.04	0.53	703.25	0.20
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	42.78	0.01
4420-10-000	Maint - Miscellaneous Supplies	14.70	0.02	14.70	0.00
4420-11-000	Supplies- HVAC	77.40	0.09	175.32	0.05
4420-12-000	Supplies- Painting	234.07	0.27	1,331.82	0.38
4429-00-000	Total Materials	3,723.52	4.22	11,139.98	3.17
4430-00-000	Contract Costs				
4430-07-000	Contract-Exterminating/Pest Control	425.00	0.48	1,700.00	0.48
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	3,250.00	0.92
4430-17-000	Contract-Elevator Monitoring	541.75	0.61	2,167.00	0.62
4430-18-000	Contract-Alarm Monitoring	374.46	0.42	4,267.98	1.21
4430-23-000	Contract-Consultants	0.00	0.00	300.00	0.09

\$ 110,700.00

The Manor at West Bartow (62)

Income Statement

Period = Apr 2024

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		Period to Date	%	Year to Date	%	Annual Budget
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1.13	4,265.00	1.21	
4439-00-000	Total Contract Costs	2,341.21	2.65	15,949.98	4.54	
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,808.30	19.06	72,207.74	20.53	\$ 286,700.00
4500-00-000	GENERAL EXPENSES					
4510-00-000	Insurance -Property/Liability	11,316.32	12.83	44,701.94	12.71	
4510-01-000	General Liability Insurance - Auto	1,034.43	1.17	2,835.27	0.81	
4525-00-000	Real Estate Taxes	119.62	0.14	478.48	0.14	
4599-00-000	TOTAL GENERAL EXPENSES	12,470.37	14.14	48,015.69	13.65	\$ 153,332.00
4800-00-000	FINANCING EXPENSE					
4855-00-000	Interest Expense-Mortgage	15,120.36	17.15	60,726.49	17.27	
4855-01-000	Interest - Third Mortgage	484.17	0.55	1,936.68	0.55	
4899-00-000	TOTAL FINANCING EXPENSES	15,604.53	17.70	62,663.17	17.82	\$ 194,748.00
5000-00-000	NON-OPERATING ITEMS					
5100-01-000	Depreciation Expense	31,003.74	35.16	124,014.96	35.26	
5100-50-000	Amortization Expense	2,665.70	3.02	10,662.80	3.03	
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	38.18	112,779.02	32.07	\$ 404,033.00
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS					
5600-02-000	Stoves/Ranges	0.00	0.00	1,227.50	0.35	
5600-08-000	HVAC(Buildings, units, etc...)	-944.33	-1.07	-944.33	-0.27	
5600-12-000	Carpet & Flooring Replacement	2,436.75	2.76	2,436.75	0.69	
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	1,492.42	1.69	2,719.92	0.77	\$ 134,100.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	0.00	-21,898.74	-6.23	\$ (134,100.00)
8000-00-000	TOTAL EXPENSES	110,140.70	124.90	446,074.14	126.84	\$ 1,442,663.00
9000-00-000	NET INCOME	-21,957.70	-24.90	-94,395.88	-26.84	\$ (364,835.00)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	88,636.44	88,536.10	100.34
1111-15-000	Cash-Payroll	-9,309.74	-7,978.65	-1,331.09
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	79,926.70	81,157.45	-1,230.75
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	11,300.00	10,700.00	600.00
1112-03-000	Cash Restricted-Operating Reserve	19.62	19.62	0.00
1112-04-000	Cash Restricted-Reserve for Replac	138,076.13	135,159.46	2,916.67
1112-05-000	Cash-Tax & Insurance Escrow	182,771.34	168,636.90	14,134.44
1112-12-000	Restricted Investment	157,546.79	157,496.34	50.45
1112-99-000	Total Restricted Cash	489,713.88	472,012.32	17,701.56
1119-00-000	TOTAL CASH	569,640.58	553,169.77	16,470.81
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	2,961.00	7,056.00	-4,095.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-134.00	-134.00	0.00
1122-99-000	TOTAL: AR	2,827.00	6,922.00	-4,095.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,827.00	6,922.00	-4,095.00
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	6,895.60	7,437.35	-541.75
1211-01-000	Prepaid Insurance	2,733.42	13,840.31	-11,106.89
1211-02-000	Prepaid Software Licenses	2,625.00	3,500.00	-875.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	12,754.02	25,277.66	-12,523.64
1300-00-000	TOTAL CURRENT ASSETS	585,221.60	585,369.43	-147.83
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	432,717.00	432,717.00	0.00
1400-06-000	Buildings	12,796,743.00	12,796,743.00	0.00
1400-06-200	Building Improvements	53,499.32	53,499.32	0.00
1400-08-100	Furn, Fixt, & Equip	1,212,730.94	1,212,730.94	0.00
1405-01-000	Accum Depreciation-Buildings	-4,780,147.16	-4,753,021.02	-27,126.14
1405-02-000	Accum Depreciation- Misc FF&E	-1,216,380.59	-1,215,467.98	-912.61
1405-03-000	Accum Depreciation-Infrastructure	-527,769.12	-524,804.13	-2,964.99
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	335,121.42	335,121.42	0.00
1410-01-001	Amortization Loan Cost	276,150.12	274,598.63	1,551.49
1410-02-000	Compliance Fees	200,558.00	200,558.00	0.00
1410-02-001	Amortization Tax Credit Fees	-198,321.48	-197,207.27	-1,114.21
1420-00-000	TOTAL FIXED ASSETS (NET)	8,032,601.21	8,066,270.65	-33,669.44
1450-01-000	Site Improvement	711,597.00	711,597.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,744,198.21	8,777,867.65	-33,669.44
1999-00-000	TOTAL ASSETS	9,329,419.81	9,363,237.08	-33,817.27

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	31,437.80	37,863.84	-6,426.04
2114-00-000	Tenant Security Deposits	9,800.00	9,700.00	100.00
2114-02-000	Security Deposit Clearing Account	100.00	0.00	100.00
2114-03-000	Security Deposit-Pet	1,200.00	1,150.00	50.00
2119-92-000	Accrued Property Taxes	-717.65	-837.27	119.62
2131-01-000	Accrued Interest NLP Loan	5,931.87	5,447.70	484.17
2131-02-000	Accrued Interest - Pacific Life Loan	16,077.00	16,077.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31	5,309.31	0.00
2138-00-000	Accrued Audit Fees	8,625.00	7,762.50	862.50
2149-29-000	Due to Polk County Developers, Inc.	61,150.00	61,150.00	0.00
2240-00-000	Tenant Prepaid Rents	231.00	281.00	-50.00
2260-00-000	Accrued Compensated Absences-Curre	245.95	245.95	0.00
2297-00-000	Mortgage Note Payable	2,604,948.13	2,612,047.95	-7,099.82
2297-02-000	Second Mortgage Payable	850,000.00	850,000.00	0.00
2297-03-000	Third Mortgage Payable	274,002.15	274,002.15	0.00
2297-04-000	Fourth Mortgage Payable	400,000.00	400,000.00	0.00
2298-00-000	Note Payable-City of Bartow Impact Fe	564,621.00	564,621.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	4,832,961.56	4,844,821.13	-11,859.57
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	456.77	456.77	0.00
2310-01-000	Due to Affiliates	-1,032.00	-1,032.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	-575.23	-575.23	0.00
2499-00-000	TOTAL LIABILITIES	4,832,386.33	4,844,245.90	-11,859.57
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-02-001	Capital Private Investors	5,437,398.00	5,437,398.00	0.00
2803-00-000	GP Equity	-89.00	-89.00	0.00
2803-01-000	Special LP Equity	1,530,905.56	1,530,905.56	0.00
2804-00-000	Syndication Costs	-30,000.00	-30,000.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56	6,938,214.56	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,441,181.08	-2,419,223.38	-21,957.70
2809-99-000	TOTAL RETAINED EARNINGS:	-2,441,181.08	-2,419,223.38	-21,957.70
2899-00-000	TOTAL EQUITY	4,497,033.48	4,518,991.18	-21,957.70
2999-00-000	TOTAL LIABILITIES AND EQUITY	9,329,419.81	9,363,237.08	-33,817.27

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	22,408.00	25.41	87,334.00	24.83
3112-02-000	Gain to Lease Sec8	66,092.00	74.95	266,473.00	75.77
3119-00-000	Total Rental Income	88,500.00	100.36	353,807.00	100.61
3120-00-000	Other Tenant Income				
3120-01-100	Laundry Room Income	355.47	0.40	703.48	0.20
3120-03-000	Damages & Cleaning	100.00	0.11	325.00	0.09
3120-04-000	Late and Admin Charges	30.00	0.03	30.00	0.01
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1.13	-4,000.00	-1.14
3120-09-000	Misc.Tenant Income	0.00	0.00	25.00	0.01
3129-00-000	Total Other Tenant Income	-514.53	-0.58	-2,916.52	-0.83
3199-00-000	TOTAL TENANT INCOME	87,985.47	99.78	350,890.48	99.78
3600-00-000	OTHER INCOME				
3610-00-000	Interest Income - Restricted	77.45	0.09	312.22	0.09
3610-01-000	Interest Income - Unrestricted	120.08	0.14	475.56	0.14
3699-00-000	TOTAL OTHER INCOME	197.53	0.22	787.78	0.22
3999-00-000	TOTAL INCOME	88,183.00	100.00	351,678.26	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	8,202.66	9.30	36,206.11	10.30
4110-00-001	401K-401A Admin	328.10	0.37	1,476.45	0.42
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	621.36	0.70	2,916.01	0.83
4110-00-004	Workers Comp Admin	244.22	0.28	981.31	0.28
4110-00-006	Legal Shield - Administrative	87.80	0.10	87.80	0.02
4110-00-007	Payroll Prep Fees	83.51	0.09	394.81	0.11
4110-03-000	Compensated Absences - Admin	0.00	0.00	-1,031.56	-0.29
4110-07-000	Health/Life Insurance	1,721.40	1.95	6,858.81	1.95
4110-99-000	Total Administrative Salaries	11,289.05	12.80	47,889.74	13.62
4130-00-000	Legal Expense				
4130-00-001	Eviction Legal Fees	0.00	0.00	986.30	0.28
4130-03-000	Tenant Screening	174.65	0.20	434.15	0.12
4130-04-000	General Legal Expense	0.00	0.00	175.00	0.05
4130-99-000	Total Legal Expense	174.65	0.20	1,595.45	0.45
4139-00-000	Other Admin Expenses				
4140-00-000	Travel/Training Expense	0.00	0.00	155.25	0.04
4171-00-000	Auditing Fees	862.50	0.98	3,450.00	0.98
4173-00-000	Management Fee	5,139.96	5.83	20,534.58	5.84
4189-00-000	Total Other Admin Expenses	6,002.46	6.81	24,139.83	6.86
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	254.99	0.29	706.04	0.20
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.61	0.07
4190-03-000	Advertising Publications	275.00	0.31	1,100.00	0.31
4190-04-000	Stationery & Office Supplies	70.24	0.08	297.73	0.08
4190-07-000	Telephone	976.46	1.11	4,150.16	1.18
4190-08-000	Postage	51.95	0.06	224.75	0.06
4190-09-000	Computer Software License Fees/Exp	922.98	1.05	3,739.90	1.06
4190-10-000	Copiers - Lease & Service	197.28	0.22	705.11	0.20
4190-13-000	Internet	126.46	0.14	515.84	0.15
4190-19-000	IT Contract Fees	687.88	0.78	2,981.28	0.85
4190-20-000	Bank Fees - Restricted	27.00	0.03	108.00	0.03
4190-22-000	Other Misc Admin Expenses	59.02	0.07	949.24	0.27

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4190-24-000	Govt Licenses-Fees-Permits	667.50	0.76	667.50	0.19
4190-30-000	Equipment Service Contracts	200.00	0.23	2,658.46	0.76
4191-00-000	Total Miscellaneous Admin Expenses	4,516.76	5.12	19,041.62	5.41
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	21,982.92	24.93	92,666.64	26.35
4200-00-000	TENANT SERVICES				
4230-00-000	Resident Services Exp	84.52	0.10	336.24	0.10
4299-00-000	TOTAL TENANT SERVICES EXPENSES	84.52	0.10	336.24	0.10
4300-00-000	UTILITIES				
4310-00-000	Water	1,706.69	1.94	6,636.99	1.89
4320-00-000	Electricity	1,843.95	2.09	7,457.02	2.12
4330-00-000	Gas	721.80	0.82	3,097.23	0.88
4340-00-000	Garbage/Trash Removal	985.72	1.12	4,408.14	1.25
4390-00-000	Sewer	2,770.04	3.14	11,187.60	3.18
4399-00-000	TOTAL UTILITY EXPENSES	8,028.20	9.10	32,786.98	9.32
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	7,624.62	8.65	32,993.39	9.38
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-580.04	-0.16
4410-06-000	401K-401A Maintenance	212.87	0.24	1,082.71	0.31
4410-07-000	Payroll Taxes Maintenance	573.95	0.65	2,570.89	0.73
4410-08-000	Health/Life Insurance Maint.	1,659.96	1.88	6,598.41	1.88
4410-09-000	Workers Comp Maintenance	226.92	0.26	885.43	0.25
4410-10-000	Payroll Prep Fees Maint.	77.89	0.09	359.09	0.10
4410-11-000	Legal Shield - Maint	43.90	0.05	43.90	0.01
4411-00-000	Maintenance Uniforms	171.45	0.19	688.59	0.20
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	152.01	0.17	475.41	0.14
4419-00-000	Total General Maint Expense	10,743.57	12.18	45,117.78	12.83
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	45.00	0.05	85.00	0.02
4420-02-000	Supplies-Appliance Parts	189.81	0.22	1,133.55	0.32
4420-03-100	Hardware Doors/Windows/Locks	170.00	0.19	1,224.18	0.35
4420-03-200	Window Treatments	173.58	0.20	626.09	0.18
4420-04-000	Electrical - Supplies/Fixtures	1,456.16	1.65	3,434.61	0.98
4420-06-000	Supplies-Janitorial/Cleaning	874.66	0.99	2,351.58	0.67
4420-07-000	Repairs - Materials & Supplies	17.10	0.02	17.10	0.00
4420-08-000	Supplies-Plumbing	471.04	0.53	703.25	0.20
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	42.78	0.01
4420-10-000	Maint - Miscellaneous Supplies	14.70	0.02	14.70	0.00
4420-11-000	Supplies- HVAC	77.40	0.09	175.32	0.05
4420-12-000	Supplies- Painting	234.07	0.27	1,331.82	0.38
4429-00-000	Total Materials	3,723.52	4.22	11,139.98	3.17
4430-00-000	Contract Costs				
4430-07-000	Contract-Exterminating/Pest Control	425.00	0.48	1,700.00	0.48
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	3,250.00	0.92
4430-17-000	Contract-Elevator Monitoring	541.75	0.61	2,167.00	0.62
4430-18-000	Contract-Alarm Monitoring	374.46	0.42	4,267.98	1.21
4430-23-000	Contract-Consultants	0.00	0.00	300.00	0.09
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1.13	4,265.00	1.21
4439-00-000	Total Contract Costs	2,341.21	2.65	15,949.98	4.54
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,808.30	19.06	72,207.74	20.53
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	11,316.32	12.83	44,701.94	12.71
4510-01-000	General Liability Insurance - Auto	1,034.43	1.17	2,835.27	0.81
4525-00-000	Real Estate Taxes	119.62	0.14	478.48	0.14
4599-00-000	TOTAL GENERAL EXPENSES	12,470.37	14.14	48,015.69	13.65
4800-00-000	FINANCING EXPENSE				
4855-00-000	Interest Expense-Mortgage	15,120.36	17.15	60,726.49	17.27
4855-01-000	Interest - Third Mortgage	484.17	0.55	1,936.68	0.55
4899-00-000	TOTAL FINANCING EXPENSES	15,604.53	17.70	62,663.17	17.82

Cash Flow Statement

Period = Apr 2024

Book = Accrual

	Period to Date	%	Year to Date	%	
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	31,003.74	35.16	124,014.96	35.26
5100-50-000	Amortization Expense	2,665.70	3.02	10,662.80	3.03
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	38.18	112,779.02	32.07
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS				
5600-02-000	Stoves/Ranges	0.00	0.00	1,227.50	0.35
5600-08-000	HVAC(Buildings, units, etc...)	-944.33	-1.07	-944.33	-0.27
5600-12-000	Carpet & Flooring Replacement	2,436.75	2.76	2,436.75	0.69
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	1,492.42	1.69	2,719.92	0.77
5699-01-000	Rmbrs. Replacement Reserve	0.00	0.00	-21,898.74	-6.23
8000-00-000	TOTAL EXPENSES	110,140.70	124.90	446,074.14	126.84
9000-00-000	NET INCOME	-21,957.70	-24.90	-94,395.88	-26.84
	Cash Flow	-21,957.70	-24.90	-94,395.88	-26.84

	Period to Date	Beginning Balance	Ending Balance	Difference
1111-10-000	Cash Operating 1	88,536.10	88,636.44	100.34
1111-15-000	Cash-Payroll	-7,978.65	-9,309.74	-1,331.09
1112-01-000	Cash Restricted-Security Deposits	10,700.00	11,300.00	600.00
1112-03-000	Cash Restricted-Operating Reserve	19.62	19.62	0.00
1112-04-000	Cash Restricted-Reserve for Replacement	135,159.46	138,076.13	2,916.67
1112-05-000	Cash-Tax & Insurance Escrow	168,636.90	182,771.34	14,134.44
1112-10-000	Investment 1	0.00	0.00	0.00
1112-12-000	Restricted Investment	157,496.34	157,546.79	50.45
	Total Cash	552,569.77	569,040.58	16,470.81
	Year to Date	Beginning Balance	Ending Balance	Difference
1111-10-000	Cash Operating 1	85,843.29	88,636.44	2,793.15
1111-15-000	Cash-Payroll	3,870.08	-9,309.74	-13,179.82
1112-01-000	Cash Restricted-Security Deposits	10,800.00	11,300.00	500.00
1112-03-000	Cash Restricted-Operating Reserve	19.62	19.62	0.00
1112-04-000	Cash Restricted-Reserve for Replacement	126,409.45	138,076.13	11,666.68
1112-05-000	Cash-Tax & Insurance Escrow	126,233.58	182,771.34	56,537.76
1112-10-000	Investment 1	0.00	0.00	0.00
1112-12-000	Restricted Investment	157,342.57	157,546.79	204.22
	Total Cash	510,518.59	569,040.58	58,521.99

Youthbuild (.ybuild)
Income Statement
 Period = Apr 2024
 Book = Accrual

	Period to Date	%	Year to Date	%	
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3400-00-000	GRANT INCOME				
3415-00-000	Other Government Grants	0.00	0.00	208,823.37	99.97
3499-00-000	TOTAL GRANT INCOME	0.00	0.00	208,823.37	99.97
3600-00-000	OTHER INCOME				
3610-01-000	Interest Income - Unrestricted	30.67	100.00	66.51	0.03
3699-00-000	TOTAL OTHER INCOME	30.67	100.00	66.51	0.03
3999-00-000	TOTAL INCOME	30.67	100.00	208,889.88	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	23,545.72	76,771.18	105,295.74	50.41
4110-00-001	401K-401A Admin	941.80	3,070.75	4,052.26	1.94
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,717.62	5,600.33	8,126.05	3.89
4110-00-004	Workers Comp Admin	700.97	2,285.52	2,797.56	1.34
4110-00-006	Legal Shield - Administrative	97.75	318.72	211.45	0.10
4110-00-007	Payroll Prep Fees	239.94	782.33	1,126.29	0.54
4110-07-000	Health/Life Insurance	5,148.44	16,786.57	24,204.98	11.59
4110-99-000	Total Administrative Salaries	32,392.24	105,615.39	145,814.33	69.80
4139-00-000	Other Admin Expenses				
4140-00-000	Travel/Training Expense	9,180.56	29,933.36	30,344.41	14.53
4140-00-100	Travel/Mileage	0.00	0.00	79.37	0.04
4189-00-000	Total Other Admin Expenses	9,180.56	29,933.36	30,423.78	14.56
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	19.99	65.18	44.99	0.02
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.61	0.11
4190-04-000	Stationery & Office Supplies	0.00	0.00	1,101.85	0.53
4190-07-000	Telephone	232.74	758.85	1,228.26	0.59
4190-08-000	Postage	0.00	0.00	99.10	0.05

Annual Budget
\$ 434,967.00
\$ -
\$ 434,967.00

Youthbuild (.ybuild)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4190-09-000	Computer Software License Fees/Exp	39.98	130.36	199.90	0.10
4190-10-000	Copiers - Lease & Service	281.69	918.45	1,310.95	0.63
4190-19-000	IT Contract Fees	179.81	586.27	883.05	0.42
4190-22-000	Other Misc Admin Expenses	379.32	1,236.78	2,298.94	1.10
4191-00-000	Total Miscellaneous Admin Expenses	1,133.53	3,695.89	7,404.65	3.54
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	42,706.33	139,244.64	183,642.76	87.91
4200-00-000	TENANT SERVICES				
4210-00-000	Tenant Services Salaries	21,762.00	70,955.33	78,527.17	37.59
4210-00-002	Payroll Taxes - Tenant Svc	1,851.98	6,038.41	6,776.01	3.24
4210-00-004	Workers Comp - Tenant Svc	647.47	2,111.09	1,946.68	0.93
4210-00-007	Payroll Prep Fees Ten Svc	223.15	727.58	812.84	0.39
4299-00-000	TOTAL TENANT SERVICES EXPENSES	24,484.60	79,832.41	88,062.70	42.16
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	627.08	2,044.60	2,146.44	1.03
4419-00-000	Total General Maint Expense	627.08	2,044.60	2,146.44	1.03
4499-00-000	TOTAL MAINTENANCE EXPENSES	627.08	2,044.60	2,146.44	1.03
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	1,652.48	5,387.94	5,239.62	2.51
4510-01-000	General Liability Insurance - Auto	0.00	0.00	1,461.90	0.70
4599-00-000	TOTAL GENERAL EXPENSES	1,652.48	5,387.94	6,701.52	3.21
8000-00-000	TOTAL EXPENSES	69,470.49	226,509.59	280,553.42	134.31
9000-00-000	NET INCOME	-69,439.82	-226,409.59	-71,663.54	-34.31

Annual Budget	
\$	279,683.00
\$	128,525.00
\$	6,900.00
\$	19,860.00
\$	434,968.00
\$	(1.00)

Youthbuild (.ybuild)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	-766.13	2,536.54	-3,302.67
1111-15-000	Cash-Payroll	-65,679.27	-6,776.82	-58,902.45
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	-65,445.40	-3,240.28	-62,205.12
1119-00-000	TOTAL CASH	-65,445.40	-3,240.28	-62,205.12
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	348.75	348.75	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	348.75	348.75	0.00
1300-00-000	TOTAL CURRENT ASSETS	-65,096.65	-2,891.53	-62,205.12
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	5,780.25	5,780.25	0.00
1400-07-001	Automobiles/Vehicles	21,299.00	21,299.00	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00	-21,299.00	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	5,780.25	5,780.25	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	5,780.25	5,780.25	0.00
1999-00-000	TOTAL ASSETS	-59,316.40	2,888.72	-62,205.12
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	9,829.28	2,594.58	7,234.70
2149-33-000	Due to Magnolia Pointe Sales	53,500.00	53,500.00	0.00
2149-96-000	Due to Central Office Cost Center	27,968.32	27,968.32	0.00
2255-00-004	State of FL Unclaimed Funds	-100.00	-100.00	0.00
2298-03-000	Deferred Revenue	3,972.45	3,972.45	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	95,170.05	87,935.35	7,234.70
2499-00-000	TOTAL LIABILITIES	95,170.05	87,935.35	7,234.70
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-167,758.45	-98,318.63	-69,439.82
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00	13,272.00	0.00
2809-99-000	TOTAL RETAINED EARNINGS:	-154,486.45	-85,046.63	-69,439.82
2899-00-000	TOTAL EQUITY	-154,486.45	-85,046.63	-69,439.82
2999-00-000	TOTAL LIABILITIES AND EQUITY	-59,316.40	2,888.72	-62,205.12

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3400-00-000	GRANT INCOME				
3415-00-000	Other Government Grants	0.00	0.00	208,823.37	99.97
3499-00-000	TOTAL GRANT INCOME	0.00	0.00	208,823.37	99.97
3600-00-000	OTHER INCOME				
3610-01-000	Interest Income - Unrestricted	30.67	100.00	66.51	0.03
3699-00-000	TOTAL OTHER INCOME	30.67	100.00	66.51	0.03
3999-00-000	TOTAL INCOME	30.67	100.00	208,889.88	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	23,545.72	76,771.18	105,295.74	50.41
4110-00-001	401K-401A Admin	941.80	3,070.75	4,052.26	1.94
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,717.62	5,600.33	8,126.05	3.89
4110-00-004	Workers Comp Admin	700.97	2,285.52	2,797.56	1.34
4110-00-006	Legal Shield - Administrative	97.75	318.72	211.45	0.10
4110-00-007	Payroll Prep Fees	239.94	782.33	1,126.29	0.54
4110-07-000	Health/Life Insurance	5,148.44	16,786.57	24,204.98	11.59
4110-99-000	Total Administrative Salaries	32,392.24	105,615.39	145,814.33	69.80
4139-00-000	Other Admin Expenses				
4140-00-000	Travel/Training Expense	9,180.56	29,933.36	30,344.41	14.53
4140-00-100	Travel/Mileage	0.00	0.00	79.37	0.04
4189-00-000	Total Other Admin Expenses	9,180.56	29,933.36	30,423.78	14.56
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	19.99	65.18	44.99	0.02
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	237.61	0.11
4190-04-000	Stationery & Office Supplies	0.00	0.00	1,101.85	0.53
4190-07-000	Telephone	232.74	758.85	1,228.26	0.59
4190-08-000	Postage	0.00	0.00	99.10	0.05
4190-09-000	Computer Software License Fees/Exp	39.98	130.36	199.90	0.10
4190-10-000	Copiers - Lease & Service	281.69	918.45	1,310.95	0.63
4190-19-000	IT Contract Fees	179.81	586.27	883.05	0.42
4190-22-000	Other Misc Admin Expenses	379.32	1,236.78	2,298.94	1.10
4191-00-000	Total Miscellaneous Admin Expenses	1,133.53	3,695.89	7,404.65	3.54
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	42,706.33	139,244.64	183,642.76	87.91
4200-00-000	TENANT SERVICES				
4210-00-000	Tenant Services Salaries	21,762.00	70,955.33	78,527.17	37.59
4210-00-002	Payroll Taxes - Tenant Svc	1,851.98	6,038.41	6,776.01	3.24
4210-00-004	Workers Comp - Tenant Svc	647.47	2,111.09	1,946.68	0.93
4210-00-007	Payroll Prep Fees Ten Svc	223.15	727.58	812.84	0.39
4299-00-000	TOTAL TENANT SERVICES EXPENSES	24,484.60	79,832.41	88,062.70	42.16
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	627.08	2,044.60	2,146.44	1.03
4419-00-000	Total General Maint Expense	627.08	2,044.60	2,146.44	1.03
4499-00-000	TOTAL MAINTENANCE EXPENSES	627.08	2,044.60	2,146.44	1.03
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	1,652.48	5,387.94	5,239.62	2.51
4510-01-000	General Liability Insurance - Auto	0.00	0.00	1,461.90	0.70
4599-00-000	TOTAL GENERAL EXPENSES	1,652.48	5,387.94	6,701.52	3.21
8000-00-000	TOTAL EXPENSES	69,470.49	226,509.59	280,553.42	134.31

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
9000-00-000	NET INCOME	-69,439.82	-226,409.59	-71,663.54	-34.31
Cash Flow		-69,439.82	-226,409.59	-71,663.54	-34.31
Period to Date		Beginning Balance	Ending Balance	Difference	
1111-10-000	Cash Operating 1	2,536.54	-766.13	-3,302.67	
1111-15-000	Cash-Payroll	-6,776.82	-65,679.27	-58,902.45	
1111-96-000	Negative Cash COCC Master	0.00	0.00	0.00	
Total Cash		-4,240.28	-66,445.40	-62,205.12	
Year to Date		Beginning Balance	Ending Balance	Difference	
1111-10-000	Cash Operating 1	-50,372.55	-766.13	49,606.42	
1111-15-000	Cash-Payroll	54,223.37	-65,679.27	-119,902.64	
1111-96-000	Negative Cash COCC Master	0.00	0.00	0.00	
Total Cash		3,850.82	-66,445.40	-70,296.22	

Micro Cottages at Williamstown (99)

Income Statement

Period = Apr 2024

Book = Accrual

	Period to Date	%	Year to Date	%	Annual Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	12,990.00	89.56	51,618.00	76.24
3119-00-000	Total Rental Income	12,990.00	89.56	51,618.00	76.24
3199-00-000	TOTAL TENANT INCOME	12,990.00	89.56	51,618.00	76.24
3400-00-000	GRANT INCOME				
3401-00-000	Government Subsidy Income	1,432.42	9.88	15,756.58	23.27
3499-00-000	TOTAL GRANT INCOME	1,432.42	9.88	15,756.58	23.27
3600-00-000	OTHER INCOME				
3610-01-000	Interest Income - Unrestricted	82.35	0.57	332.47	0.49
3699-00-000	TOTAL OTHER INCOME	82.35	0.57	332.47	0.49
3999-00-000	TOTAL INCOME	14,504.77	100.00	67,707.05	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	2,187.92	15.08	11,548.00	17.06
4110-00-001	401K-401A Admin	87.52	0.60	393.95	0.58
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	166.72	1.15	750.92	1.11
4110-00-004	Workers Comp Admin	65.14	0.45	261.42	0.39
4110-00-007	Payroll Prep Fees	22.28	0.15	105.23	0.16
4110-03-000	Compensated Absences - Admin	0.00	0.00	-820.81	-1.21
4110-99-000	Total Administrative Salaries	2,529.58	17.44	12,238.71	18.08
4139-00-000	Other Admin Expenses				
4170-00-000	Accounting/Bookkeeping Fees	360.00	2.48	1,440.00	2.13
4171-00-000	Auditing Fees	3,073.20	21.19	11,244.18	16.61
4173-00-000	Management Fee	3,567.84	24.60	14,271.36	21.08
4173-02-000	Asset Management Fee	480.00	3.31	1,920.00	2.84
4189-00-000	Total Other Admin Expenses	7,481.04	51.58	28,875.54	42.65
4190-00-000	Miscellaneous Admin Expenses				
					\$ 154,908.00
					\$ 139,920.00
					\$ 120.00
					\$ 294,948.00

Micro Cottages at Williamstown (99)

Income Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4190-01-000	Membership/Subscriptions/Fees	19.99	0.14	44.99	0.07
4190-04-000	Stationery & Office Supplies	136.96	0.94	136.96	0.20
4190-07-000	Telephone	1,453.42	10.02	5,853.31	8.65
4190-08-000	Postage	4.75	0.03	61.05	0.09
4190-09-000	Computer Software License Fees/Exp	516.67	3.56	2,066.68	3.05
4190-22-000	Other Misc Admin Expenses	59.02	0.41	525.03	0.78
4190-22-100	Other Misc Expenses	0.00	0.00	15.43	0.02
4190-24-000	Govt Licenses-Fees-Permits	508.75	3.51	508.75	0.75
4191-00-000	Total Miscellaneous Admin Expenses	2,699.56	18.61	9,212.20	13.61
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	12,710.18	87.63	50,326.45	74.33
4300-00-000	UTILITIES				
4310-00-000	Water	321.71	2.22	5,760.15	8.51
4320-00-000	Electricity	184.68	1.27	897.96	1.33
4340-00-000	Garbage/Trash Removal	545.68	3.76	2,182.72	3.22
4390-00-000	Sewer	526.02	3.63	2,229.36	3.29
4399-00-000	TOTAL UTILITY EXPENSES	1,578.09	10.88	11,070.19	16.35
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	2,197.71	15.15	10,648.57	15.73
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-1,524.36	-2.25
4410-06-000	401K-401A Maintenance	96.72	0.67	436.34	0.64
4410-07-000	Payroll Taxes Maintenance	168.05	1.16	801.41	1.18
4410-08-000	Health/Life Insurance Maint.	622.70	4.29	2,488.38	3.68
4410-09-000	Workers Comp Maintenance	65.40	0.45	282.12	0.42
4410-10-000	Payroll Prep Fees Maint.	22.38	0.15	112.67	0.17
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	152.01	1.05	475.40	0.70
4419-00-000	Total General Maint Expense	3,324.97	22.92	13,720.53	20.26
4420-00-000	Materials				
4420-02-000	Supplies-Appliance Parts	118.92	0.82	238.37	0.35
4420-03-200	Window Treatments	0.00	0.00	69.53	0.10
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	24.90	0.04
4429-00-000	Total Materials	118.92	0.82	332.80	0.49
4430-00-000	Contract Costs				
4430-07-000	Contract-Exterminating/Pest Control	290.00	2.00	435.00	0.64
4430-18-000	Contract-Alarm Monitoring	189.33	1.31	757.32	1.12
4430-24-000	Contract-Grounds-Landscaping	1,000.00	6.89	5,000.00	7.38

Annual Budget	
\$	161,357.00
\$	29,588.00

Micro Cottages at Williamstown (99)

Income Statement

Period = Apr 2024

Book = Accrual

	Period to Date	%	Year to Date	%		
4439-00-000	Total Contract Costs	1,479.33	10.20	6,192.32	9.15	
4499-00-000	TOTAL MAINTENANCE EXPENSES	4,923.22	33.94	20,245.65	29.90	\$ 78,374.00
4500-00-000	GENERAL EXPENSES					
4510-00-000	Insurance -Property/Liability	4,247.90	29.29	8,495.80	12.55	
4599-00-000	TOTAL GENERAL EXPENSES	4,247.90	29.29	8,495.80	12.55	\$ 24,076.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS					
4715-01-001	Tenant Utility Payments-PH	41.00	0.28	164.00	0.24	
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	41.00	0.28	164.00	0.24	\$ -
5000-00-000	NON-OPERATING ITEMS					
5100-01-000	Depreciation Expense	7,814.69	53.88	31,258.76	46.17	
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	53.88	31,258.76	46.17	\$ 95,482.00
8000-00-000	TOTAL EXPENSES	31,315.08	215.90	121,560.85	179.54	\$ 388,877.00
9000-00-000	NET INCOME	-16,810.31	-115.90	-53,853.80	-79.54	\$ (93,929.00)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	3,584.26	13,962.76	-10,378.50
1111-15-000	Cash-Payroll	79,553.17	79,336.70	216.47
1111-99-000	Total Unrestricted Cash	83,137.43	93,299.46	-10,162.03
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	14,400.00	14,400.00	0.00
1112-04-000	Cash Restricted-Reserve for Replac	60,057.68	55,475.49	4,582.19
1112-99-000	Total Restricted Cash	74,457.68	69,875.49	4,582.19
1119-00-000	TOTAL CASH	157,595.11	163,174.95	-5,579.84
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	6,332.00	6,305.00	27.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,143.00	-5,143.00	0.00
1122-99-000	TOTAL: AR	1,189.00	1,162.00	27.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	1,189.00	1,162.00	27.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	0.11	0.11	0.00
1211-02-000	Prepaid Software Licenses	1,582.89	2,099.56	-516.67
1299-00-000	TOTAL OTHER CURRENT ASSETS	1,583.00	2,099.67	-516.67
1300-00-000	TOTAL CURRENT ASSETS	160,367.11	166,436.62	-6,069.51
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	3,751,341.13	3,751,341.13	0.00
1400-08-000	Furniture & Fixtures	8,494.29	8,494.29	0.00
1405-01-000	Accum Depreciation-Buildings	-501,846.20	-494,031.51	-7,814.69
1405-02-000	Accum Depreciation- Misc FF&E	-7,078.59	-7,078.59	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	3,250,910.63	3,258,725.32	-7,814.69
1499-00-000	TOTAL NONCURRENT ASSETS	3,250,910.63	3,258,725.32	-7,814.69
1999-00-000	TOTAL ASSETS	3,411,277.74	3,425,161.94	-13,884.20
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	1,332.62	1,412.71	-80.09
2114-00-000	Tenant Security Deposits	14,100.00	14,100.00	0.00
2114-03-000	Security Deposit-Pet	300.00	300.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82	2,203.82	0.00
2138-00-000	Accrued Audit Fees	-9,321.65	-11,292.49	1,970.84
2138-00-001	Accrued audit fees - LHA	50,712.26	49,609.90	1,102.36
2145-00-000	Due to Federal Master	4,247.90	4,247.90	0.00
2240-00-000	Tenant Prepaid Rents	932.00	999.00	-67.00
2260-00-000	Accrued Compensated Absences-Curre	1,647.08	1,647.08	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	66,154.03	63,227.92	2,926.11
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,058.85	3,058.85	0.00

Micro Cottages at Williamstown (99)

Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,058.85	3,058.85	0.00
2499-00-000	TOTAL LIABILITIES	69,212.88	66,286.77	2,926.11
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,342,064.86	3,358,875.17	-16,810.31
2809-99-000	TOTAL RETAINED EARNINGS:	3,342,064.86	3,358,875.17	-16,810.31
2899-00-000	TOTAL EQUITY	3,342,064.86	3,358,875.17	-16,810.31
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,411,277.74	3,425,161.94	-13,884.20

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	12,990.00	89.56	51,618.00	76.24
3119-00-000	Total Rental Income	12,990.00	89.56	51,618.00	76.24
3199-00-000	TOTAL TENANT INCOME	12,990.00	89.56	51,618.00	76.24
3400-00-000	GRANT INCOME				
3401-00-000	Government Subsidy Income	1,432.42	9.88	15,756.58	23.27
3499-00-000	TOTAL GRANT INCOME	1,432.42	9.88	15,756.58	23.27
3600-00-000	OTHER INCOME				
3610-01-000	Interest Income - Unrestricted	82.35	0.57	332.47	0.49
3699-00-000	TOTAL OTHER INCOME	82.35	0.57	332.47	0.49
3999-00-000	TOTAL INCOME	14,504.77	100.00	67,707.05	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	2,187.92	15.08	11,548.00	17.06
4110-00-001	401K-401A Admin	87.52	0.60	393.95	0.58
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	166.72	1.15	750.92	1.11
4110-00-004	Workers Comp Admin	65.14	0.45	261.42	0.39
4110-00-007	Payroll Prep Fees	22.28	0.15	105.23	0.16
4110-03-000	Compensated Absences - Admin	0.00	0.00	-820.81	-1.21
4110-99-000	Total Administrative Salaries	2,529.58	17.44	12,238.71	18.08
4139-00-000	Other Admin Expenses				
4170-00-000	Accounting/Bookkeeping Fees	360.00	2.48	1,440.00	2.13
4171-00-000	Auditing Fees	3,073.20	21.19	11,244.18	16.61
4173-00-000	Management Fee	3,567.84	24.60	14,271.36	21.08
4173-02-000	Asset Management Fee	480.00	3.31	1,920.00	2.84
4189-00-000	Total Other Admin Expenses	7,481.04	51.58	28,875.54	42.65
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership/Subscriptions/Fees	19.99	0.14	44.99	0.07
4190-04-000	Stationery & Office Supplies	136.96	0.94	136.96	0.20
4190-07-000	Telephone	1,453.42	10.02	5,853.31	8.65
4190-08-000	Postage	4.75	0.03	61.05	0.09
4190-09-000	Computer Software License Fees/Exp	516.67	3.56	2,066.68	3.05
4190-22-000	Other Misc Admin Expenses	59.02	0.41	525.03	0.78
4190-22-100	Other Misc Expenses	0.00	0.00	15.43	0.02
4190-24-000	Govt Licenses-Fees-Permits	508.75	3.51	508.75	0.75
4191-00-000	Total Miscellaneous Admin Expenses	2,699.56	18.61	9,212.20	13.61
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	12,710.18	87.63	50,326.45	74.33
4300-00-000	UTILITIES				
4310-00-000	Water	321.71	2.22	5,760.15	8.51
4320-00-000	Electricity	184.68	1.27	897.96	1.33
4340-00-000	Garbage/Trash Removal	545.68	3.76	2,182.72	3.22
4390-00-000	Sewer	526.02	3.63	2,229.36	3.29
4399-00-000	TOTAL UTILITY EXPENSES	1,578.09	10.88	11,070.19	16.35
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	2,197.71	15.15	10,648.57	15.73
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	-1,524.36	-2.25
4410-06-000	401K-401A Maintenance	96.72	0.67	436.34	0.64
4410-07-000	Payroll Taxes Maintenance	168.05	1.16	801.41	1.18
4410-08-000	Health/Life Insurance Maint.	622.70	4.29	2,488.38	3.68
4410-09-000	Workers Comp Maintenance	65.40	0.45	282.12	0.42

Cash Flow Statement

Period = Apr 2024

Book = Accrual

		Period to Date	%	Year to Date	%
4410-10-000	Payroll Prep Fees Maint.	22.38	0.15	112.67	0.17
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	152.01	1.05	475.40	0.70
4419-00-000	Total General Maint Expense	3,324.97	22.92	13,720.53	20.26
4420-00-000	Materials				
4420-02-000	Supplies-Appliance Parts	118.92	0.82	238.37	0.35
4420-03-200	Window Treatments	0.00	0.00	69.53	0.10
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	24.90	0.04
4429-00-000	Total Materials	118.92	0.82	332.80	0.49
4430-00-000	Contract Costs				
4430-07-000	Contract-Exterminating/Pest Control	290.00	2.00	435.00	0.64
4430-18-000	Contract-Alarm Monitoring	189.33	1.31	757.32	1.12
4430-24-000	Contract-Grounds-Landscaping	1,000.00	6.89	5,000.00	7.38
4439-00-000	Total Contract Costs	1,479.33	10.20	6,192.32	9.15
4499-00-000	TOTAL MAINTENANCE EXPENSES	4,923.22	33.94	20,245.65	29.90
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance -Property/Liability	4,247.90	29.29	8,495.80	12.55
4599-00-000	TOTAL GENERAL EXPENSES	4,247.90	29.29	8,495.80	12.55
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-01-001	Tenant Utility Payments-PH	41.00	0.28	164.00	0.24
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	41.00	0.28	164.00	0.24
5000-00-000	NON-OPERATING ITEMS				
5100-01-000	Depreciation Expense	7,814.69	53.88	31,258.76	46.17
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	53.88	31,258.76	46.17
8000-00-000	TOTAL EXPENSES	31,315.08	215.90	121,560.85	179.54
9000-00-000	NET INCOME	-16,810.31	-115.90	-53,853.80	-79.54
	Cash Flow	-16,810.31	-115.90	-53,853.80	-79.54

	Period to Date	Beginning Balance	Ending Balance	Difference
1111-10-000	Cash Operating 1	13,962.76	3,584.26	-10,378.50
1111-15-000	Cash-Payroll	79,336.70	79,553.17	216.47
1112-01-000	Cash Restricted-Security Deposits	14,400.00	14,400.00	0.00
1112-04-000	Cash Restricted-Reserve for Replacement	55,475.49	60,057.68	4,582.19
	Total Cash	163,174.95	157,595.11	-5,579.84
	Year to Date	Beginning Balance	Ending Balance	Difference
1111-10-000	Cash Operating 1	20,377.12	3,584.26	-16,792.86
1111-15-000	Cash-Payroll	70,269.62	79,553.17	9,283.55
1112-01-000	Cash Restricted-Security Deposits	17,100.00	14,400.00	-2,700.00
1112-04-000	Cash Restricted-Reserve for Replacement	55,743.54	60,057.68	4,314.14
	Total Cash	163,490.28	157,595.11	-5,895.17

West Lake I, LTD (30004200)

Income Statement

Period = Mar 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
40000-100	OPERATING REVENUE				
41028-000	Gross Mkt Rent Potential	68,580.00	64.76	205,740.00	265.57
41099-999	Total Gross Mkt Rent Potential	68,580.00	64.76	205,740.00	265.57
41100-000	Vacancy Losses				
41104-000	Gain/Loss To Lease	33,512.00	31.65	99,738.00	128.74
41106-000	Vacancy Loss	-774.49	-0.73	-347.05	-0.45
41199-999	Total Vacancy Losses	32,737.51	30.92	99,390.95	128.30
41999-999	Total Rent Revenue	101,317.51	95.68	305,130.95	393.87
42000-000	Tenant Recovery Revenue				
42700-000	Direct Billable Revenue				
42702-056	Direct Bill Rev-Other Reimb Costs	495.00	0.47	1,495.00	1.93
42704-022	Direct Bill Rev-Water & Sewer	3,362.90	3.18	10,339.77	13.35
42799-999	Total Direct Billable Revenue	3,857.90	3.64	11,834.77	15.28
42999-999	Total Tenant Recovery Revenue	3,857.90	3.64	11,834.77	15.28
43000-000	Other Operating Revenue				
43014-000	Government Subsidy	0.00	0.00	41,961.30	54.16
43024-000	Locks & Keys	0.00	0.00	20.00	0.03
43032-000	Late Fee	75.00	0.07	75.00	0.10
43036-000	NSF Fee	150.00	0.14	200.00	0.26
43038-000	Application Fee	120.00	0.11	210.00	0.27
43086-000	Washer / Dryer Tenant Income	5,465.81	5.16	16,673.75	21.52
43999-999	Total Other Operating Revenue	5,810.81	5.49	59,140.05	76.34
49999-999	TOTAL OPERATING REVENUE	110,986.22	104.81	376,105.77	485.49
50000-000	OPERATING EXPENSES				
51000-000	Admin & General Expense				
51106-000	Equipment Lease	44.95	0.04	134.85	0.17
51206-000	Office Supplies	58.94	0.06	274.03	0.35
51208-000	Safety Supplies	0.00	0.00	226.32	0.29
51212-000	Postal/Express Mail	218.08	0.21	581.42	0.75
51220-000	Background/Credit Check	45.00	0.04	90.00	0.12
51224-000	Uniforms	0.00	0.00	180.00	0.23
51228-000	Publications & Subscriptions	-59.01	-0.06	0.00	0.00
51230-000	Meetings & Seminars	0.00	0.00	1,500.00	1.94
51232-000	Dues And Subscriptions	59.01	0.06	118.02	0.15
51234-000	Trainings	258.00	0.24	774.00	1.00
51308-000	Meals	37.17	0.04	43.25	0.06
51310-000	Entertainment	0.00	0.00	101.01	0.13
51314-000	Other Travel Exp	330.89	0.31	814.87	1.05
51402-000	Bad Debt Expense - Government	-2,118.06	-2.00	-2,118.06	-2.73
51712-000	Compliance Administration Fee	927.00	0.88	2,781.00	3.59
51822-000	Onsite-Software	1,535.54	1.45	4,497.43	5.81
51902-000	Licenses	1,177.50	1.11	1,177.50	1.52
51999-999	Total Admin & General Expense	2,515.01	2.38	11,175.64	14.43
52102-000	Prop Mgmt Salaries/Wages				
52102-002	Prop Mgmt Salaries/Wages	10,911.93	10.30	24,640.92	31.81
52104-002	Prop Mgmt Benefits & Other	2,112.76	2.00	6,052.88	7.81
52104-014	Prop Mgmt Workers Comp	208.43	0.20	627.88	0.81
52104-016	Prop Mgmt Bonus	779.31	0.74	779.31	1.01
52104-018	Prop Mgmt Taxes	838.00	0.79	1,987.54	2.57

West Lake I, LTD (30004200)

Income Statement

Period = Mar 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
52106-002	Prop Mgmt Payroll Processing Fees	114.71	0.11	262.61	0.34
52199-999	Total Prop Mgmt Payroll	14,965.14	14.13	34,351.14	44.34
54000-000	Sales & Marketing Expense				
54021-100	Online Advertising	0.00	0.00	82.98	0.11
54024-000	Resident Functions/Parties	113.06	0.11	450.18	0.58
54029-000	Prospect Functions/Supplies	0.00	0.00	45.63	0.06
54099-999	Total Sales & Marketing Expense	113.06	0.11	578.79	0.75
55000-000	Repairs, Unit Turns & Contract Services				
55005-000	Repairs & Supplies				
55114-000	Doors & Windows	0.00	0.00	10.13	0.01
55120-000	Painting	352.89	0.33	376.48	0.49
55124-000	Plumbing	141.08	0.13	496.94	0.64
55128-000	Lighting	103.48	0.10	142.93	0.18
55142-000	Locks & Keys	0.00	0.00	104.86	0.14
55148-000	Tools & Supplies	109.11	0.10	189.88	0.25
55202-000	Fire Alarm & Sprinklers	0.00	0.00	278.20	0.36
55204-000	Elec Supplies/Installation	43.91	0.04	51.40	0.07
55208-000	HVAC	0.00	0.00	594.99	0.77
55216-000	Appliance	126.41	0.12	429.93	0.56
55522-000	Cleaning Supplies	240.97	0.23	375.49	0.48
55599-999	Total Repairs & Supplies	1,117.85	1.06	3,051.23	3.94
55800-000	Property Contract Services				
55802-000	Elevator & Escalator Contract	503.21	0.48	1,481.14	1.91
55816-000	Landscape Contract	1,450.00	1.37	4,350.00	5.62
55820-000	Pest Control Contract	142.50	0.13	427.50	0.55
55822-000	Termite Bond	130.83	0.12	392.49	0.51
55899-999	Total Property Contract Services	2,226.54	2.10	6,651.13	8.59
55999-999	Total Repairs, Unit Turns & Contract Services	3,344.39	3.16	9,702.36	12.52
56000-000	Utilities Expense				
56010-000	Utilities				
56012-000	Utilities-Electric	799.13	0.75	2,492.30	3.22
56018-000	Utilities-Trash	1,579.00	1.49	4,737.00	6.11
56020-000	Utilities-Telephone	347.88	0.33	1,043.64	1.35
56042-000	Utilities-Other Utility Costs	445.90	0.42	1,360.45	1.76
56099-999	Total Utilities	3,171.91	3.00	9,633.39	12.44
56200-000	Direct Billable Utility Expense				
56212-000	Direct Bill-Water & Sewer	3,373.33	3.19	10,270.33	13.26
56299-999	Total Direct Billable Utility Expense	3,373.33	3.19	10,270.33	13.26
56999-999	Total Utilities Expense	6,545.24	6.18	19,903.72	25.69
57000-000	Capitalized Expenditure				
57011-000	In Unit Capital Expenditure				
57042-000	CAP-Microwaves	212.93	0.20	425.86	0.55
57399-999	Total In Unit Capital Expenditure	212.93	0.20	425.86	0.55
57999-999	Total Non-Cap Expenditure	212.93	0.20	425.86	0.55
59100-000	Management Fees				
59102-000	Property Management Fees	3,329.59	3.14	11,283.18	14.56
59104-000	Other Management Fees	3,329.59	3.14	11,283.18	14.56
59199-999	Total Management Fee Expenses	6,659.18	6.29	22,566.36	29.13
59999-999	Total Operating Controllable Expenses	34,354.95	32.44	98,703.87	127.41

West Lake I, LTD (30004200)

Income Statement

Period = Mar 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
61000-000	Property Tax Ins & Other Expenses				
61300-000	Property Insurance Expense				
61302-002	Property Insurance	12,393.94	11.70	36,962.44	47.71
61302-999	Total Property Insurance	12,393.94	11.70	36,962.44	47.71
61399-999	Total Capitalized RE Tax & Ins Contra	12,393.94	11.70	36,962.44	47.71
61999-999	Total Property Tax Ins & Other Exp	12,393.94	11.70	36,962.44	47.71
79999-998	TOTAL OPERATING EXPENSES	46,748.89	44.15	135,666.31	175.12
79999-999	NET OPERATING INCOME (LOSS)	64,237.33	60.66	240,439.46	310.36
80000-000	NON-OPERATING INCOME (LOSS)				
80000-100	NON-OPERATING REVENUE				
80100-000	Interest Income & Other				
80200-000	Interest Income-Checking & MM				
80202-000	Int Inc-Checking & MM	1,327.75	1.25	3,336.90	4.31
80299-999	Total Interest Inc-Checking&MM	1,327.75	1.25	3,336.90	4.31
80999-999	Total Interest Income & Other	1,327.75	1.25	3,336.90	4.31
82999-999	TOTAL NON-OPERATING REVENUE	1,327.75	1.25	3,336.90	4.31
83000-000	NON-OPERATING EXPENSES				
83100-000	Interest Expense & Finan Fees				
83200-000	Interest Expense-N/P & LOC				
83202-000	Int Exp-N/P-Promissory	21,516.00	20.32	64,599.92	83.39
83299-999	Total Interest Exp-N/P & LOC	21,516.00	20.32	64,599.92	83.39
83500-000	Financing Fee Expense				
83502-000	Loan Servicing Fee	496.00	0.47	1,545.00	1.99
83506-000	SAIL Loan Svc and Compliance Fee	916.50	0.87	2,749.50	3.55
83520-000	ELI Loan Svc and Compliance Fee	287.50	0.27	862.50	1.11
83522-000	Trustee Ordinary Fees	354.16	0.33	1,062.52	1.37
83524-000	Issuer Administration Fee	833.33	0.79	2,500.01	3.23
83599-999	Total Financing Fee Expense	2,887.49	2.73	8,719.53	11.26
83799-999	Total Interest Exp & Fin Fees	24,403.49	23.05	73,319.45	94.64
83800-000	Audit & Tax Filing Fees				
83802-000	Audit Fee	515.00	0.49	1,545.00	1.99
83806-000	Tax Preparation Fee	240.00	0.23	720.00	0.93
83899-999	Total Audit & Tax Filing Fees	755.00	0.71	2,265.00	2.92
84000-000	Depreciation & Amortization				
84100-000	Dep/Amort-Fixed Assets				
84102-000	Depr-FA-Leasehold Improvements	46,860.32	44.25	140,580.96	181.47
84199-999	Total Dep/Amort-Fixed Assets	46,860.32	44.25	140,580.96	181.47
84400-000	Amort-Intangible Assets				
84402-000	Amort-Intangible Assets	2,079.88	1.96	6,239.64	8.05
84499-999	Total Amort-Intangible Assets	2,079.88	1.96	6,239.64	8.05
84999-999	Total Deprec & Amort	48,940.20	46.22	146,820.60	189.52
86100-000	Partnership Fee				
86102-000	Asset Management Fee	460.42	0.43	1,381.26	1.78
86112-000	Incentive Management Fee	92,232.52	87.10	92,232.52	119.06
86134-000	Prior Year Adj (income)/Expense	4,665.50	4.41	5,227.50	6.75

West Lake I, LTD (30004200)

Income Statement

Period = Mar 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
86999-999	Total Prtnrshp Fees & Other Adjustments	97,358.44	91.94	98,841.28	127.59
89999-999	TOTAL NON-OPERATING EXPENSES	171,457.13	161.92	321,246.33	414.67
99997-999	TOTAL NON-OP INCOME (LOSS)	-170,129.38	-160.66	-317,909.43	-410.36
99998-999	NET INCOME (LOSS)	-105,892.05	-100.00	-77,469.97	-100.00

West Lake I, LTD (30004200)

Balance Sheet

Period = Mar 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
10000-000	ASSETS	
10003-000	Cash	
10010-000	Operating Cash-Owner	
10018-000	Operating Cash - Chase/Truist	190,973.65
10019-000	Security Deposit - Chase/Truist	32,241.00
10049-999	Total Operating Cash-Owner	<u>223,214.65</u>
10099-999	Total Cash	223,214.65
10400-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10506-000	Operating Deficit Reserve	356,447.25
10515-000	ACC Reserve	26,160.00
10529-999	Total Operating Impound Resrve	<u>382,607.25</u>
10530-000	Bond Reserve Accounts	
10531-000	Bond Fund - Interest Fund	0.19
10532-000	Bond Fund - Principal	637.76
10536-000	Bond Fund - Escrow Account	170,495.87
10537-000	Bond Fund - Replacement Reserve	127,042.25
10541-000	Bond Fund - Revenue	6.78
10542-000	Bond Fund - Debt Service	0.01
10545-000	Bond Fund - Subordinate Loan	0.41
10551-000	Bond Fund - Admin Fund	4,760.23
10569-999	Total Bond Reserve Accounts	<u>302,943.50</u>
10600-000	Investing Impound Reserve	
10650-000	Other Escrow	21,889.33
10699-999	Total Investing Impound Resrve	<u>21,889.33</u>
10999-999	Total Restricted Cash	707,440.08
11010-000	A/R-Accounts Receivable	
11011-000	A/R-Resident	100.00
11012-000	A/R-Subsidy	-115.85
11039-999	Total A/R-Accounts Receivable	<u>-15.85</u>
11099-999	Total Accounts Receivable	-15.85
11800-000	Intercompany-Net	
11810-000	Due from/to Intercompany	-4,967.41
11899-999	Total Intercompany-Net	<u>-4,967.41</u>
11999-999	Total Accounts Receivable-Net	-4,983.26
12100-000	Prepaid Expenses	
12200-000	Prepaid Operating Expense	
12210-000	Prepaid Cost of RE Operations	

West Lake I, LTD (30004200)

Balance Sheet

Period = Mar 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
12217-000	Prepaid Admin & General	7,223.75
12239-999	Total Prepaid Cost of RE Ops	7,223.75
12299-999	Total Prepaid Operating Expense	7,223.75
12999-999	Total Prepaid Expenses	7,223.75
16000-000	Operating Property-Net	
16001-000	Operating Property	
16010-000	OP-Land	
16010-100	OP-Land-Acquisition	184,375.00
16019-999	Total OP-Land	184,375.00
16020-000	OP-Site Improvements	
16020-100	OP-SI-Acquisition	1,504,669.88
16029-999	Total OP-Site Improvements	1,504,669.88
16030-000	OP-Building	
16030-100	OP-Bldg-Acquisition	12,354,187.00
16039-999	Total OP-Building	12,354,187.00
16099-999	Total Operating Property	14,043,231.88
16200-000	Accumulated Depreciation	
16210-000	A/D-OP-Site Improvements	
16210-700	A/D-OP-SI-Amort	-489,295.80
16219-999	Total A/D-OP-Site Improvements	-489,295.80
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-1,506,524.71
16229-999	Total A/D-OP-Building	-1,506,524.71
16299-999	Total Accumulated Depreciation	-1,995,820.51
16399-999	Total Operating Property-Net	12,047,411.37
17000-000	Fixed Assets-Net	
17001-000	Fixed Assets	
17020-000	FA-Furniture	
17020-200	FA-Furniture-Addition	765,789.40
17029-999	Total FA-Furniture	765,789.40
17099-999	Total Fixed Assets	765,789.40
17100-000	Accumulated Deprec & Amort	
17120-000	A/D-FA-Furniture	
17120-700	A/D-FA-Furniture-Amort	-747,070.25
17129-999	Total A/D-FA-Furniture	-747,070.25
17199-999	Total Accum Deprec & Amort	-747,070.25
17299-999	Total Fixed Assets-Net	18,719.15

West Lake I, LTD (30004200)

Balance Sheet

Period = Mar 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
18500-000	Other Assets & Deposits	
18501-000	Assets Deposits	
18513-200	Utility Deposits	5,592.00
18519-900	Total Assets Deposits	5,592.00
18599-999	Total Other Assets & Deposits	5,592.00
19000-000	Goodwill & Intangibles-Net	
19200-000	Intangible Assets	
19250-000	Tax Credit Fee	
19250-200	Tax Credit Fee-addition	87,874.00
19259-999	Total Tax Credit Fee	87,874.00
19299-999	Total Intangible Assets	87,874.00
19300-000	Accumulated Amortization	
19350-000	A/A-Tax credit Fees	
19350-700	A/A-Tax Credit Fees-Amort	-28,575.41
19359-999	Total A/A-Franchise Licenses	-28,575.41
19399-999	Total Accumulated Amortization	-28,575.41
19499-999	Total Goodwill&Intngibles-Net	59,298.59
19900-000	Suspense	
19901-000	Suspense Clearing	
19915-050	A/R Clearing-Subsidy Suspense	-1,825.00
19919-999	Total Suspense Clearing	-1,825.00
19999-900	Total Suspense	-1,825.00
19999-999	TOTAL ASSETS	13,062,091.33
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	
20111-000	A/P-Trade	16,075.26
20119-999	Total Accounts Payable-Trade	16,075.26
20399-999	Total Accounts Payable-Net	16,075.26
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	

West Lake I, LTD (30004200)

Balance Sheet

Period = Mar 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
20510-650	Accrued Admin & General Expense	445.90
20510-680	Accrued Audit Fee	1,545.00
20510-700	Accrued Tax Consulting Fee	1,520.00
20510-720	Accrued Assets Management Fees	1,381.26
20519-999	Total Accrued Operating Cost	4,892.16
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	14,185.83
20539-999	Total Accrued Prop Mgmt Salaries/Wages	14,185.83
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	2,479.16
20641-725	Accrued Issuer Fees	833.33
20641-735	Accrued Service Fee	496.00
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	3,612.00
20649-999	Total Accrued Financing Cost	7,420.49
20900-000	Other Liabilities	
20999-999	Total Accrued Exp & Other Liab	26,498.48
21500-000	Interest Payable-Net	
21501-000	Int Payable-N/P-Promissory	
21510-000	I/P-N/P-Promissory	
21510-200	I/P-N/P-Promissory-Int Payment	-50,000.00
21510-700	I/P-N/P-Promissory-Accrual	112,500.01
21519-999	Total I/P-N/P-Promissory	62,500.01
21600-000	Int Payable-N/P-Affiliate	
21700-000	Int Payable-LOC-Secured	
21800-000	Int Payable-LOC-Unsecured	
21900-000	Int Payable-LOC-Affiliate	
21999-999	Total Interest Payable-Net	62,500.01
23000-000	Notes Payable-Net	
23001-000	Note Payable-Promissory	
23010-000	N/P-Promissory	
23010-100	N/P-Promissory-Initial Advance	10,244,160.07
23010-200	N/P-Promissory-Payment	-98,623.95
23019-999	Total N/P-Promissory	10,145,536.12
23050-000	Loan Fee-N/P-Promissory	
23050-200	Loan Fee-N/P-Promissory-Addn	-573,006.22
23059-999	Total Loan Fee-N/P-Promissory	-573,006.22
23060-000	A/A-Loan Fee-N/P-Promissory	
23060-700	A/A-Loan Fee-N/P-Prom-Amort	83,096.91
23069-999	Total A/A-Loan Fee-N/P-Prom	83,096.91

West Lake I, LTD (30004200)

Balance Sheet

Period = Mar 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
23099-999	Total Note Payable-Promissory	9,655,626.81
23199-999	Total Notes Payable-Net	9,655,626.81
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	335.16
27099-999	Total Unearned Tenant Rent	335.16
27399-999	Total Unearned Revenue	335.16
28500-000	Liability Deposits	
28501-000	Other Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	32,241.00
28529-999	Total Tenant Security Deposits	32,241.00
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	1,690.53
28569-999	Total Deposits & Other Liabilities	1,690.53
28599-900	Total Other Liability Deposits	33,931.53
28599-999	Total Liability Deposits	33,931.53
29999-999	TOTAL LIABILITIES	9,794,967.25
30000-000	EQUITY	
30100-000	Controlling Ptnr Equity-Net	
30101-000	Controlling Partner Equity	
30110-300	Contributions-Gross Capital Call	6,053,521.00
30120-210	Distributions-Return on Capital	-88,597.29
30199-900	Total Control Partner Equity	5,964,923.71
30199-999	Total Control Ptnr Equity-Net	5,964,923.71
39000-000	Retained Earnings	
39001-000	Retained Earnings	
39010-700	Retained Earnings	-2,697,799.63
39099-900	Total Retained Earnings	-2,697,799.63
39099-999	Total Retained Earnings	-2,697,799.63
39999-990	TOTAL EQUITY	3,267,124.08
39999-998	TOTAL LIABILITIES & EQUITY	13,062,091.33

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of May 16, 2024

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2011	07-15-11	08-03-13	08-02-15	\$ 562,980.00	\$ 506,682.00	\$ 562,980.00	\$ 562,980.00	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 608,069.00	\$ 608,069.00	\$ -
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ 954,294.29	\$ 291,354.00	\$ 679,828.00
CFP - 2020	03-26-20	03-25-24	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ 1,115,701.00	\$ 334,710.00	\$ 780,991.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,085,963.00	\$ 977,366.70	\$ 984,260.60	\$ 596,428.65	\$ 489,534.35
CFP - 2022	05-12-22	05-11-24	05-11-26	\$ 889,780.00	\$ 800,802.00	\$ 875,588.37	\$ 312,537.40	\$ 577,242.60
			CFP Total:	\$ 7,792,326.00	\$ 7,013,093.40	\$ 7,659,544.26	\$ 5,264,730.05	\$ 2,527,595.95
Replacement Housing Factor (HUD)								
RHF - 2009(a)	09-15-09	10-29-16	07-29-17	\$ 282,108.00	\$ 253,897.20	\$ 282,108.00	\$ 282,108.00	\$ -
RHF - 2009(b)	04-02-10	10-29-16	07-29-17	\$ 149,804.00	\$ 134,823.60	\$ 149,804.00	\$ 149,804.00	\$ -
RHF - 2010	07-15-10	10-29-16	07-29-18	\$ 441,385.00	\$ 397,246.50	\$ 441,385.00	\$ 441,385.00	\$ -
RHF - 2011	08-03-11	10-29-16	10-29-18	\$ 380,321.00	\$ 342,288.90	\$ 380,321.00	\$ 380,321.00	\$ -
RHF - 2012(b)	03-12-12	10-29-16	10-29-18	\$ 70,661.00	\$ 63,594.90	\$ 70,661.00	\$ 70,661.00	\$ -
RHF - 2013(a)	09-09-13	10-29-18	04-12-19	\$ 208,904.00	\$ 188,013.60	\$ 208,904.00	\$ 208,904.00	\$ -
RHF - 2013(b)	09-09-13	10-29-16	10-29-18	\$ 62,529.00	\$ 56,276.10	\$ 62,529.00	\$ 62,529.00	\$ -
RHF - 2014	05-13-14	10-29-18	04-12-19	\$ 185,710.00	\$ 167,139.00	\$ 185,710.00	\$ 185,710.00	\$ -
RHF - 2015	04-13-15	10-29-18	04-12-19	\$ 187,612.00	\$ 168,850.80	\$ 187,612.00	\$ 187,612.00	\$ -
RHF - 2016	04-13-16	10-29-18	04-12-20	\$ 193,574.00	\$ 174,216.60	\$ 193,574.00	\$ 193,574.00	\$ -
			RHF Total:	\$ 2,162,608.00	\$ 1,946,347.20	\$ 2,162,608.00	\$ 2,162,608.00	\$ -
HOPE VI (HUD)								
	04-05-00		12-31-17	\$ 21,842,801.00	\$ 19,658,520.90	\$ 21,842,801.00	\$ 21,842,801.00	\$ -
Safety & Security Grant (HUD)								
	03-20-13	03-19-14	03-19-15	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
			Safety & Security Total:	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Family Self Sufficiency 2020	01-01-21	12-31-21	12-31-21	\$ 72,000.00	\$ 64,800.00	\$ 72,000.00	\$ 72,000.00	\$ -
ROSS-Service Coordinator 2020	06-01-21	05-31-24	05-31-24	\$ 198,900.00	\$ 179,010.00	\$ 137,324.26	\$ 137,324.26	\$ 61,575.74
ROSS-Family Self Sufficiency 2021	01-01-2022	12-31-2022	12-31-22	\$ 127,574.00	\$ 114,816.60	\$ 127,574.00	\$ 127,574.00	\$ -
ROSS-Family Self Sufficiency 2022	01-01-2023	12-31-2023	12/31/2023	\$ 140,331.00	\$ 126,297.90	\$ 140,331.00	\$ 140,331.00	\$ -
			ROSS Total:	\$ 538,805.00	\$ 484,924.50	\$ 477,229.26	\$ 477,229.26	\$ 61,575.74
YouthBuild 2018 Grant (DOL)								
	01-01-19		08-31-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
YouthBuild 2021 Grant	05-01-22		09-01-25	\$ 1,500,000.00	\$ 1,350,000.00	\$ 1,076,616.18	\$ 1,076,616.18	\$ 423,383.82
			YouthBuild Total:	\$ 2,575,472.00	\$ 2,317,924.80	\$ 2,152,088.18	\$ 2,152,088.18	\$ 423,383.82
Operating Fund (Shortfall)								
FL011-2011SF22D	01-01-22	N/A	09-30-2030	\$ 171,162.00	\$ 154,045.80	\$ 171,162.00	\$ 171,162.00	\$ -
FL011-2021SF22D	01-01-22	N/A	09-30-2030	\$ 171,161.00	\$ 154,044.90	\$ -	\$ -	\$ 171,161.00
			CARES Act Total:	\$ 342,323.00	\$ 308,090.70	\$ 171,162.00	\$ 171,162.00	\$ 171,161.00
Emergency Rental Assistance Program (ERAP-Polk County)								
	06-01-21	10-31-22	12-31-21	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -
			ERAP Total:	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -

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 # 24-1546

The Board of Commissioners is requested to retroactively approve the above-referenced resolution to authorize the Executive Director to enter into an agreement with Nichols Contracting, Inc. for the modernization of two elevators at the Manor at Washington Ridge.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: *Modernization of two elevators* located at 150 W 14th St in Lakeland, Polk County, Florida.
- C. Originator: Valerie Turner

3. Cost Estimate:

Not to Exceed \$509,335

Narrative:

The Housing Authority of the City of Lakeland determined that it has a need to contract for elevator modernization at The Manor at Washington Ridge, a 3-story building with two (2) elevators. On March 4, 2024, staff contacted the Gordian Group to piggyback from a cooperative Sourcewell IFB# 111821-IDIQ and Contract No. FL-R6-E02-111821-NIC with the Contract to provide a proposal to perform the modernization of the two elevators at The Manor at Washington Ridge. As part of LHA's proposal request, staff also requested that the modernization included upcoming changes to the City of Lakeland's new elevator code requirements that are scheduled to become effective in August 2024. Staff determined that Nichols Contracting, via its May 7, 2024 proposal to the procured Sourcewell EZIOC Contract No. FL-R6-E02-111821-NIC that was issued for the above-described project offers to provide the appropriate procured goods and services necessary to satisfy the items in the Piggyback Justification. Staff also determined that qualifications of the Contractor to be responsible and responsive to perform the work. Accordingly, LHA desires to engage the Contractor to perform the modernization of two elevators at The Manor at Washington Ridge for a not to exceed value of Five Hundred Nine Thousand Three Hundred Thirty-Five Dollars and Zero Cents (\$509,335.00).

It was necessary for the Executive Director to execute this contract prior to approval by the LHA Board of Commissioners due to funding obligation deadline of May 11, 2024 set by the U.S. Department of Housing and Urban Development.

The execution of this contract allowed LHA to meet the funding obligation deadline for FY 2022 Public Housing Capital Grant funds. Thus, the LHA Board of Commissioners are being asked to retroactively approve the actions taken by the Executive Director.

RESOLUTION NO. 24-1546

RETROACTIVELY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH NICHOLS CONTRACTING, INC. TO MODERNIZE TWO ELEVATORS AT THE MANOR AT WASHINGTON RIDGE

WHEREAS, the Housing Authority of the City of Lakeland determined that it has a need to contract for elevator modernization at The Manor at Washington Ridge, a 3-story building with two (2) elevators; and

WHEREAS, on March 4, 2024, staff contacted the Gordian Group to piggyback from a cooperative Sourcewell IFB# 111821-IDIQ and Contract No. FL-R6-E02-111821-NIC with the Contract to provide a proposal to perform the modernization of the two elevators at The Manor at Washington Ridge; and

WHEREAS, the purpose was also for the Contractor to ensure that the proposal provided included upcoming changes to the City of Lakeland's new elevator code requirements that are scheduled to become effective in August 2024; and

WHEREAS, staff determined that Nichols Contracting (the Contractor), via its May 7, 2024 proposal to the procured Sourcewell EZIQC Contract No. FL-R6-E02-111821-NIC that was issued for the above-described project offers to provide the appropriate procured goods and services necessary to satisfy the items in the Piggyback Justification; and

WHEREAS, staff also determined that qualifications of the Contractor to be responsible and responsive to perform the work; and

WHEREAS, it was necessary for the Executive Director to execute this contract prior to approval by the LHA Board of Commissioners in order to comply with a funding obligation deadline of May 11, 2024, set by the U.S. Department of Housing and Urban Development; and

WHEREAS, LHA desired to engage the Contractor to perform the modernization of two elevators at The Manor at Washington Ridge prior to the May 11, 2024 funding obligation deadline set by 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, retroactively authorizes the Executive Director to enter into an agreement with **Nichols Contracting, Inc.** for a

not-to-exceed value of **Five Hundred Nine Thousand Three Hundred Thirty-Five Dollars and Zero Cents (\$509,335.00)**.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of Housing Authority of the City of Lakeland has retroactively approved and adopted this Resolution No. 24-1546 dated May 20, 2024.

Attested by:

Benjamin Stevenson, Secretary

Shelly Asbury, Chairman

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

1. Describe Board action requested and why it is necessary:

Re: Resolution # 24-1547

The Board of Commissioners is requested to retroactively approve the above-referenced resolution to authorize the Executive Director to enter into an agreement with Advanced Roofing Inc. for installation of a membrane roof over the existing metal roof located at the Manor at Washington Ridge and replacement of the roof at Emma Turner Community Center.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: *Installation of a membrane roof over the existing metal entry roof at the Manor at Washington Ridge* located at 150 W 14th St in Lakeland, Polk County, Florida, and *Replacement of the roof at the Emma Turner Community Center* located at 1460 New York Avenue, Lakeland, Polk County, Florida.
- C. Originator: Valerie Turner

3. Cost Estimate:

Not to Exceed \$156,526

Narrative:

The Housing Authority of the City of Lakeland determined that it has a need to contract for replacement and/or repair of roofs of the metal entry roof at a 3-story senior building and 1-story community center. On March 20, 2024, staff contacted the Gordian Group to piggyback from a cooperative Sourcewell IFB# 111821-IDIQ and Contract No. FL-R6-RW01-111821-ADR with the Contract to provide a proposal for roofing replacement and/or repairs of a metal entry roof at a 3-story senior building and 1-story community center. Staff determined that Advanced Roofing, Inc., via its May 8, 2024 proposal to the procured Sourcewell EZIQC Contract No. FL-R6-RW01-111821-ADR that was issued for the above-described project offers to provide the appropriate procured goods and services necessary to satisfy the items in the Piggyback Justification. Staff also determined that qualifications of the Contractor to be responsible and responsive to perform the work. Accordingly, LHA desires to engage the Contractor to perform installation of a membrane roof over the existing metal roof at the Manor at Washington Ridge and the replacement of the roof at the Emma Turner Community Center for a not to exceed value of One Hundred Fifty-Six Thousand Five Hundred Twenty-Six Dollars and Zero Cents (\$156,526.00).

It was necessary for the Executive Director to execute this contract prior to approval by the LHA Board of Commissioners due to a funding obligation deadline of May 11, 2024 set by the U.S. Department of Housing and Urban Development. The execution of this contract allowed LHA to meet the funding obligation deadline for FY 2022 Public Housing Capital Grant funds. Thus, the LHA Board of Commissioners are being asked to retroactively approve the actions taken by the Executive Director.

RESOLUTION NO. 24-1547

RETROACTIVELY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH ADVANCED ROOFING INC. FOR INSTALLATION OF A MEMBRANE ROOF OVER THE EXISTING METAL ENTRY ROOF AT THE MANOR AT WASHINGTON RIDGE AND PERFORM THE REPLACEMENT OF THE ROOF AT THE EMMA TURNER COMMUNITY CENTER

WHEREAS, the Housing Authority of the City of Lakeland determined that it has a need to contract for replacement and/or repair of roofs of the metal entry roof at a 3-story senior building and 1-story community center; and

WHEREAS, on March 20, 2024, staff contacted the Gordian Group to piggyback from a cooperative Sourcewell IFB# 111821-IDIQ and Contract No. FL-R6-RW01-111821-ADR with the Contract to provide a proposal for roofing replacement and/or repairs of a metal entry roof at a 3-story senior building and 1-story community center; and

WHEREAS, staff determined that Advanced Roofing, Inc., via its May 8, 2024 proposal to the procured Sourcewell EZIQC Contract No. FL-R6-RW01-111821-ADR that was issued for the above-described project offers to provide the appropriate procured goods and services necessary to satisfy the items in the Piggyback Justification; and

WHEREAS, staff also determined that qualifications of the Contractor to be responsible and responsive to perform the work; and

WHEREAS, it was necessary for the Executive Director to execute this contract prior to approval by the LHA Board of Commissioners in order to comply with a funding obligation deadline of May 11, 2024, set by the U.S. Department of Housing and Urban Development; and

WHEREAS, LHA desired to engage the Contractor to perform the replacement and/or repair of roofs of the metal entry roof at a 3-story senior building and 1-story community center prior to the May 11, 2024 funding obligation deadline set by 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, retroactively authorizes the Executive Director to enter into an agreement with Advanced Roofing Inc. to perform the installation of a membrane roof over the existing metal roof at the Manor at Washington Ridge and replacement of the roof at the Emma Turner

Community Center for a not to exceed value of **One Hundred Fifty-Six Thousand Five Hundred Twenty-Six Dollars and Zero Cents (\$156,526.00)**.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of Housing Authority of the City of Lakeland has retroactively approved and adopted this Resolution No. 24-1547 dated May 20, 2024.

Attested by:

Benjamin Stevenson, Secretary

Shelly Asbury, Chairman

OTHER BUSINESS

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

U.S. Department of Labor

Employment & Training Administration
Office of Grants Management
200 Constitution Avenue, N.W.
Room N-4716
Washington, D.C. 20210



May 2, 2024

Dear Grant Authorized Representative and Program Contact:

Congratulations on being awarded a *YouthBuild* grant. The U.S. Department of Labor (DOL), Employment and Training Administration (ETA) looks forward to working with you throughout the life of your grant. **The official start date of your grant is June 1, 2024.** We wanted to share important information with you about what to expect in the coming weeks.

DOL/ETA's Office of Grants Management, in conjunction with the YouthBuild program office, have completed a thorough review of your budget documents to ensure that you are in compliance with the requirements outlined in the Funding Opportunity Announcement (FOA) including, but not limited to:

- Confirming the EIN and UEI information,
- Verifying the budget,
- Reviewing Construction Plus documentation,
- Finalizing Worksite Description (ETA-9143) forms,
- Clarifying other concerns deemed appropriate by the Grant Officer.

Based on this review, you may find special conditions in your grant award, also known as the Notice of Award (NOA), that require further action within 45 days from the official start date of your award. You should pay close attention to these special conditions to ensure that they are resolved satisfactorily in a timely manner.

The NOA includes vital information such as the Statement of Work (SOW), operating budget, and applicable Federal laws and regulations under which this grant will be required to comply. Please note that your project narrative is incorporated as the SOW in your grant award. When you receive the NOA, please review it carefully. **If there is a discrepancy between the SOW or other elements of the awarded application and any DOL guidance or cost principle, the DOL guidance or cost principle will prevail.** You, as the grant recipient, are responsible for ensuring that costs charged to the grant are allowable, allocable, and reasonable and in accordance with the applicable Federal laws and regulations.

The NOA (field #10) will also include the name and contact information of the Federal Project Officer/ Program Official (FPO) assigned to your grant. Your FPO will be your primary contact throughout the entire period of performance of your grant and will be available to assist you with any questions or issues that you may encounter. In addition to monitoring and oversight, your FPO will also initiate modifications to your grant, as needed.

Equipment Purchase: Grantees must receive prior approval from the DOL/ETA Grant Officer for the purchase and/or lease of any equipment with a per-unit acquisition cost of \$5,000 or more, and a useful life of more than one year (this includes the purchases of Automatic Data Processing equipment). The grant award does not provide approval for equipment even if it is specified in a grantee's SOW unless specifically approved in the grant award execution letter by the Grant Officer. To obtain approval, the grantee must submit to your FPO a detailed equipment purchase list with descriptions for review. The equipment purchase list must include the item name as well as a description of the item, item cost (actual or estimated), estimated useful life of the equipment, and the purpose of the acquisition.

We strongly encourage grantees to submit equipment purchase requests as early as possible in the grant's period of performance for as many planned pieces of equipment as possible.

Indirect Cost Rate and Cost Allocation Plan: If an Indirect Cost Rate (ICR) or Cost Allocation Plan (CAP) is required, your organization must have or obtain a current approved Negotiated ICR Agreement or CAP and it must remain current during the life of your grant. Grantees must comply with this requirement as outlined in the grant award or no indirect costs will be allowed for the grant. If this provision applies to your organization, please check your package immediately and follow the instructions outlined in your grant award, titled "Indirect Cost Rate and Cost Allocation Plan," to begin the process of understanding your responsibility in this regard.

Payment Management System: The grant award and associated attachments contain essential information on how to access funds by creating an ETA Payment Management System Account.

Upcoming Grantee Orientation: A series of pre-recorded New Grantee Orientation (NGO) webinars will be shared with grantees through a separate email communication. These webinars will cover important topics such as understanding your grant award package; using your planning period for program success; and understanding the Construction Plus Framework, if applicable. Please be on the lookout for the NGO webinars announcement email from youth.build@dol.gov (and please make sure to set youth.build@dol.gov as a safe email address to avoid having important announcements go to your spam or junk folder). Additionally, a New Grantee Orientation, which will provide an overview of the YouthBuild program model; your grant and ETA grants management; financial requirements and management; and performance measures, will be held in Washington, DC at the U.S. Department of Labor. Dates and details will be shared soon. We'll keep you informed as more information becomes available about your grant. These announcement emails will be sent to the Authorized Representative and Contact on file (the same recipient(s) of this email). We strongly encourage full participation from all relevant staff on these technical assistance webinars and other upcoming events.

Updating Program Contact Information: ETA will need contact information for the key individuals who will be working on this grant project as soon as possible. This staff should be directly involved in the day-to-day operation of the program. They will receive all future communications regarding the New Grantee Orientation, as well as any necessary policy guidance or other important information from the Division of Youth Services as it pertains to your program or grant award. Please send this contact information in an email to youth.build@dol.gov with the subject heading, "**YouthBuild FOA-ETA-24-36 - Contact Information**" and include the:

- name of your grant organization,
- grant number, and
- information for each key program staff contact: name; title; address; telephone number; and email address. Key program staff includes but is not limited to:
 - ⊖ Program Director
 - ⊖ Job Developers
 - ⊖ Case Managers
 - ⊖ Construction trainers
 - ⊖ Construction Plus trainers
 - ⊖ Fiscal Staff/Grants Manager

We recommend that you have at least one primary programmatic point of contact in addition to those indicated on the SF-424 in the application you submitted. Please be sure to identify if the contact information provided is in addition to the existing contacts (for previously-funded grant recipients), and/or if those identified on the SF-424 should be replaced. Please be sure to also add the domain "@dol.gov" to your network safety list to ensure you receive all communications from the grant office, program office, and regional FPOs as communications will be arriving electronically.

GrantSolutions: The U.S. Department of Labor has transitioned from e-Grants to a new grants management system, **GrantSolutions**, for managing grant awards, amendments (award modifications) and award closeouts. Just prior to your period of performance start date of June 1, 2024, you will receive an email from GrantSolutions, which will allow you to access your grant award document.

- **YouthBuild recipients that currently have active DOL grants, such as authorized representatives and points of contact**

GrantSolutions accounts have been created to DOL grant recipients that were in e-Grants. You should have received GrantSolutions notification via email confirming that your account has been created and that you may access your active award(s) in the new platform for your active grant(s) with DOL. The GrantSolutions notification provides you instructions on how to log in the GrantSolutions system.

- **YouthBuild recipients that do not have active grants with DOL (new recipients)**

You need a GrantSolutions account and must submit a Recipient User Account Request Form to the GrantSolutions Helpdesk at help@grantsolutions.gov. The form can be found here, <https://home.grantsolutions.gov/home/wp-content/uploads/2023/12/Grant-Recipient-User-Account-Request-Form-revised-12-23.pdf>.

There is a GrantSolutions website for DOL recipients, here, <https://www.dol.gov/grants/grant-solutions>, that provides the below information and more:

- Dates/times for training and the process for registering for training sessions (*some of training dates may be outdated but there will be available GS trainings in the near future*)
- Recorded training sessions; and
- Additional information and support materials such as Frequently Asked Questions, quick sheets, and videos.

Please review all the above links. When you obtain access to GrantSolutions and your grant agreements and have any questions about your YouthBuild grant, your main point of contact is the Federal Project Officer (FPO) assigned to your grant. Your assigned FPO's contact information can be found in the grant agreement.

If you have any questions prior to receiving your grant award package in GrantSolutions, please contact Alexander Heron via email at YB_FOA-ETA-24-36@dol.gov. If you have any questions after receiving your grant award package in GrantSolutions, contact the Federal Project Officer/Program Official shown on field #10 on your NOA.

Again, congratulations on your YouthBuild grant award.

Sincerely,



Chaya Anderson
Grant Officer



U. S. Department of Housing and Urban Development
Jacksonville Field Office
Charles Bennett Federal Building
400 West Bay Street
Suite 1015
Jacksonville, Florida 32202-4410

May 8, 2024

VIA ELECTRONIC MAIL

Benjamin Stevenson,
Executive Director
Lakeland Housing Authority
P.O. Box 1009
Lakeland, FL 33802
bstevenson@lakelandhousing.org

Dear Mr. Stevenson:

This letter is to inform you that the Lakeland Housing Authority's (LHA's) Significant Amendment to the PHA's Annual Agency Plan (Plan) submission for the 2023 and 2024 Fiscal Year (FY), is approved. This conditional approval of the Significant Amendment to LHA's Annual PHA Plan does not constitute an endorsement of the strategies and policies outlined in the Amendment.

In providing assistance to families under programs covered by this Amendment, LHA will comply with the rules, standards, and policies established in its approved PHA Annual Plan, as provided in 24 CFR Part 903 and other applicable regulations. LHA's approved Significant Amendment and all required attachments and documents of the PHA's Annual Plan must be made available for review and inspection at LHA's principal office during normal business hours.

Should you have any questions regarding the LHA's Significant Amendment or the information in this letter, please contact Brandon Lachman, Portfolio Management Specialist, at brandon.a.lachman@hud.gov or at (904)-208-6007.

Sincerely yours,

5/8/2024

X Handwritten signature of Janice Rodriguez in black ink.

Janice Rodriguez
Director, Office of Public Housing
Signed by: JANICE RODRIQUEZ

END OF REPORT