



430 Hartsell Avenue
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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

July 15, 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, July 15, 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 June 17, 2024**
- 3. Public Forum**
- 4. Old Business**
- 5. New Business**
 - Employee of the Month
- 6. Committee Reports**
 - Finance
- 7. Secretary's Report**
 - Housing and Operations
 - Administration and Finance
- 8. Legal Report**
- 9. Resolutions**

Resolution No. 24-1548 - The Board of Commissioners is requested to authorize the Executive Director to enter into an agreement with Advanced Roofing Inc. for roof replacements at 40 multifamily buildings located throughout the neighborhood known as Renaissance at Washington Ridge, LTD. LLLP.
- 10. Other Business**

11. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, June 17, 2024
430 Hartsell Avenue, Lakeland, Florida.**

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

Secretary: Benjamin Stevenson

Legal Counsel: Rhonda Stringer

The meeting was called to order at 5:58 p.m. by Chairman Asbury.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

- Motion to approve the agenda.

Motion by Commissioner Brown, seconded by Commissioner Chancey.

Vote:

Shelly Asbury – Aye

Annie Gibson – Aye

Dewey Chancey – Aye

David Sample – Aye

Don Brown – Aye

Charles Welch – Aye

ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on May 20, 2024

Motion by Commissioner Gibson, seconded by Commissioner Samples.

Discussion: Commissioner Brown questioned the practice of having a commissioner respond “present” when approving the minutes of a meeting which he/she did not attend. He stated this is not in accordance with Robert Rules of Order. Ms. Stringer stated their firm has advised housing authorities to proceed in this matter. This procedure has been in practice for over 20 years. She will research the Robert Rules of Order for more clarity.

Vote:

Shelly Asbury – Aye
David Sample – Aye

Annie Gibson – Aye
Don Brown – Aye

Dewey Chancey – Aye
Charles Welch – Aye

PUBLIC FORUM

Treva Thomas stated she attended an LHA meeting March 15, 2024, with concerns of her housing status and Section-8 voucher. She was advised to request a hearing with the Section 8 Hearing Officer. Her hearing was held on April 30, 2024 and received a favorable ruling. Ms. Thomas stated she return to the LHA office May 7, 2024, to speak with staff. She spoke with Charles Glover regarding her concerns. As a result, she was advised she need to move by May 31, 2024. She was given an additional 30 days to move. She also stated she has spent \$450 on application fees. She must now move by June 30, 2024, but is having problems finding affordable housing.

Mr. Stevenson stated that Ms. Thomas voucher was never terminated. Her lease at the property is not being renewed. LHA will grant Ms. Thomas another 30 days extension.

Employee of The Month

Wille Easmon, HR Manager, presented the May 2024 Employee of the Month, Vinson Latimore. Mr. Latimore is a Maintenance Tech at Eddie Woodard Apartments. He was accompanied by his supervisor, Pamela Barragan, Property Manager. She stated Mr. Latimore was the maintenance tech prior to the official opening of the property. He is a very valued and dedicated employee. She is extremely satisfied with his work ethics and hard work. The residents are very pleased with his work.

Mr. Stevenson stated Mr. Latimore has been an employee for some years. He took a leave of absence to care for his ailing wife. He recently requested to return to work. Based on his valued work performance, Mr. Lattimore was allowed to return to his position at LHA.

COMMITTEE REPORTS

Finance Committee

Commissioner Samples stated the Finance Committee met on June 13, 2024. It was an informative meeting. There are some major accomplishments made that will be shared in the various executive staff reports.

SECRETARY'S REPORT

Mr. Stevenson stated that LHA will submit a Section 202 Elderly Grant Fund application to HUD. LHA will partner with Alexander Goshen, a real estate development and financing firm. There is a 5-acre property in Sebring that will be used as the project site. If successful with the application, the team will build an elderly village, possibly single-story walk-up duplex housing units. Staff has hired a consultant to assist with the application.

Twin Lakes Phase III

Mr. Stevenson stated the Developer Partner is working on a 9% tax credit application. They are also working with the City of Lakeland on the Local Government Contribution designation. The possibilities all look good.

HOUSING AND OPERATION

Carlos Pizarro stated staff is continuing to work on implementing the HUD Move To Work program. The properties are doing well.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Ms. Stringer addressed her assignment regarding Robert Rules of Order on board members that are absent from a previous meeting and their ability to vote on minutes for that meeting. She found no clause governing this action. She will further research this matter and report back to the Board.

OTHER BUSINESS

Mr. Stevenson mentioned a correction in the May 2024 minutes. He asked Commissioner Gibson to amend her motion for approval to allow Commissioner Brown's name to be included with the list of commissioners that were present at the meeting.

Corrections:

Commissioner Gibson agreed to amend the motion.

- Motion to amend the original motion for approval of the meeting minutes to allow Commissioner Brown's name to be included with the list of commissioners that were present at the meeting.

Motion by Commissioner Gibson, Seconded by Commissioner Chancey.

Vote:

Shelly Asbury – Aye

David Sample – Aye

Annie Gibson – Aye

Don Brown – Aye

Dewey Chancey – Aye

Charles Welch – Aye

The meeting adjourned at 6:33p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ June 2024

Secretary's Report
July 2024
DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

The Developer Partner received the Local Government Contribution designation from the City of Lakeland. The City of Lakeland City Council approved the award at their meeting on Monday, July 1, 2024. The designation is necessary in order to submit an application for 9% low-income housing tax credits. The Florida Housing Finance Corporation application process 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.

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.

LHA is partnering with Alexander Goshen LLC to submit an application for Section 202 elderly grant funds. If successful, the funds will be used to help finance a senior development in Sebring. The application is due July 18, 2024. I attended a meeting with the senior staff of the Highlands County Board of Commissioners. The purpose of the meeting was to discuss a partnership for the grant application. Highlands County staff is open to a partnership and will be providing a Letter of Support for the application.

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

July 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 June 2024: **826**

HIP Implementation Timeline Delayed

On June 17, 2024, HUD announced that the timeline for implementing the Housing Information Portal (HIP) will be pushed back and revised. As of now, there is no definitive timeline or revised dates, but HUD expects to provide a revised schedule for HIP in the coming weeks. PHAs should no longer be using the HIP timeline provided in the [HIP Implementation Notice](#) issued on April 24, 2024. The Department stated in an email to PHAs that they are not ready for the transition and that critical dates will be extended. They also attribute the delay to feedback from PHAs and industry groups — such as NAHRO — who have cited there being a lack of readiness.

The announcement also mentions that HUD is currently discussing the feasibility of delaying the compliance date for Sections 102 and 104 of Housing Opportunity Through Modernization Act of 2016 (HOTMA). Currently, PHAs must set a compliance date for HOTMA no later than January 1, 2025.

The IMS/PIC system will not be shut down until the new HIP system is tested and ready for PHAs to use. PHAs should continue submitting HUD-50058 forms and any necessary inventory data as they normally would. Those that operate Public Housing programs must review their building and unit data in IMS/PIC, make any updates, and submit it for approval.

HUD Delays NSPIRE for Voucher Implementation Until 2025

On June 14, HUD's Public and Indian Housing (PIH) Office of the Assistant Secretary sent an email to PHAs stating that the National Standards for the Physical Inspection of Real Estate for Vouchers (NSPIRE-V) implementation compliance deadline has been extended until **October 1, 2025**. The email notes that this extension is being granted because it understands that simultaneously implementing the multiple new regulatory requirements that HUD has promulgated has been difficult for PHAs.

The HUD email makes the following points:

1. The compliance date for NSPIRE-V will be October 1, 2025—this will occur officially via a publication in the *Federal Register*;
2. HUD will reissue the original NSPIRE-V administrative notice with the new deadline;
3. Carbon monoxide alarm requirements remain in effect;
4. HUD will update the NSPIRE smoke alarm standard to include either hard wired or sealed, 10-year batteries in smoke alarms, and PHAs will still have to comply with this requirement by December 23, 2024;
5. The visual assessment standard for potential lead-based paint hazards still applies as NSPIRE did not revise the existing requirements;
6. Housing agencies that have existing approvals for criteria variations will still need those approvals reviewed by HUD, but the new deadline for doing so will be October 1, 2025.

HUD Publishes First Guidance on New HOTMA HCV-PBV Rule

On June 5, HUD published a notice titled “HOTMA HCV and PBV Final Rule – Guidance on Effective and Compliance Dates and PHA Implementation Preparation” (Notice PIH 2024-19). This notice serves as the initial guidance for PHAs that are implementing the new Housing Opportunity Through Modernization Rule of 2016 (HOTMA) Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) rule. The notice provides additional supplementary information on the effective and compliance dates that were in the final rule.

The HOTMA HCV and PBV final rule is effective on **June 6, 2024**, except for the provisions listed below.

- **Provisions delayed indefinitely.**
 - *PHA-owned certification and PHA-owned agreement certification* – The final rule allows PHAs to execute HUD certifications instead of Housing Assistance Payment (HAP) contracts of an agreement to enter into a HAP (AHAP) contract for PBV units. This provision is delayed until HUD can publish the required certification forms.
 - *PBV HAP contract rider* – PHAs may execute HAP contracts before a rehabilitation is complete in certain scenarios subject to a rider. This provision is delayed until the rider can be published.
- **Provisions that have compliance dates of Sept. 4, 2024.**
 - *Information when family is selected* – PHAs must update briefing procedures and materials to meet new requirements.
 - *Payment standards* – the final rule changes certain requirements for payment standards. The Department will publish consolidated payment standard guidance prior to the compliance date.
 - *Homeownership program* – the final rule makes changes related to the homeownership program that require updates to policies and procedures.
 - *PBV Analysis of Impact* – in instances where the housing agency is project-basing more than 50% of their authorized vouchers, the PHA must conduct an analysis of impact before selecting a project to which to attach PBVs.
 - *Overcrowded, under-occupied, and accessible PBV units* – the final rule updates the procedures that must be followed when a family is occupying an incorrectly sized unit or is occupying a unit with accessibility features not required by the family when another family needs a unit with those features.
 - *Section Eight Management Assessment Program (SEMAP)* – the final rule makes certain changes to HUD verification methods for SEMAP indicators. Additional guidance on how SEMAP will be conducted during the coming shutdown of IMS/PIC and before the start of HIP will be provided.
- **Provisions that have compliance dates of Dec. 3, 2024.**
 - *Payment Standards* – changes to how HAP is calculated becomes effective in Dec.
- **Provisions that have compliance dates of June 6, 2025.**
 - *Independent entities and PHA-owned units* – changes to the duties of independent entities go into effect on this date.
 - *Removal of families from PBV waiting list* – housing agencies must update their procedures for when families reject PBV housing.
 - *Occupancy of PBV units under the increase program cap and project cap excepted units* – this explains occupancy requirements for units exempted and excepted from the PBV portfolio caps. It also discusses permissible PHA actions for units that no longer qualify as excepted or exempted from the portfolio caps.
 - *Administrative Plan* – housing agencies must update their administrative plan by June 6 in a variety of ways, if their existing policies do not comply with new program requirements. The delayed compliance for revisions to existing administrative plans does “not authorize delayed compliance with any other provisions of the HOTMA [HCV-PBV] final rule.”

HUD Publishes New Requirements to Apply for HCV Shortfall and other Set-Aside Funding

On June 24, HUD published a notice titled “[HCV 2024 HAP Funding – Revised HAP Set-Aside Shortfall Funding Requirements](#)” [PIH 20204-21 (HA)]. The notice revises the set-aside funding requirements for Housing Assistance Payments (HAP) for the Housing Choice Voucher (HCV) program in 2024. It supersedes the HAP set-aside requirements set forth in the HCV Implementation notice published earlier this year in [PIH Notice 2024-16](#). The 2024 appropriations act provides for \$200 million for set-aside funding.

Due to HUD’s concerns about the additional need for 2024 shortfall funding, the Department will delay the awarding of funding under other set-aside categories until later in the year. The notice also revises the exceptions under which a shortfall PHA may continue to issue vouchers and establishes other eligibility conditions for shortfall funding. Depending on the amount remaining after shortfall requests, HUD may prorate funds for other funding awards or decline to make other funding awards. In calculating shortfall awards, HUD will use the Two-Year Forecasting Tool (TYT), the most recent validated voucher leasing and expense data from the Voucher Management System (VMS), and any updated information that the PHA provides.

The Department is updating the PHA requirements for shortfall funding. Upon receiving notification that HUD’s shortfall prevention team has identified a projected shortfall, the PHA must take the following actions:

- Suspend the issuance of vouchers;
- Cease absorbing vouchers;
- Implement other cost-saving measures; and
- Apply for shortfall funding.

The suspension of the issuance of vouchers is subject to certain exclusions. The Department may create new exclusions on a case-by-case basis.

To apply for shortfall funding, PHAs should still follow section 11.A of [Notice PIH 2024-16](#) (though Appendix E of that notice has been superseded). All PHAs applying for shortfall funding must work with the shortfall prevention team. To calculate potential shortfalls, the shortfall prevention team considers HCV reserves (as of 12/31/2023); renewal funding; set-asides and other funding increments received by the PHA; projected unit months leased; total HAP expenses; voucher issued or projected to be issued; other changes to units leased; 2024 year-end total HAP reserve balance; unrestricted net balance and other potential funding sources that are available to the PHA.

House Releases Text of FY25 T-HUD Funding Bill

The House of Representatives has released its [draft Fiscal Year \(FY\) 25 Transportation-HUD appropriations bill](#) which proposes slight cuts to several programs. NAHRO believes that appropriators should reject funding cuts to HUD programs and prioritize full funding of all accounts. NAHRO’s FY 25 funding recommendations can be found [here](#).

The House Transportation-HUD Subcommittee will review and vote on the bill tomorrow, Thursday, June 27. The full House Appropriations Committee is scheduled to vote on the bill on Wednesday, July 10 which, if passed, would advance to a vote on the House floor later this summer. The Senate is expected to advance its version of an FY 25 Transportation-HUD bill before the August recess.

Topline FY 25 House HUD funding amounts include the following (comparisons are to FY 24 enacted levels; all figures are rounded to the nearest million):

Section 8

- Voucher renewal funding (Housing Assistance Payments) – \$28,500 million (\$9 million increase)
- Administrative Fees – \$2,771 million (Same as the previous year)
- Tenant Protection Vouchers – \$300 million (\$37 million decrease)
- No new Family Unification Vouchers (including Foster Youth to Independence vouchers)
- No new HUD-VASH vouchers
- Mainstream Vouchers – \$701 million (\$42 million decrease)
- Project-Based Rental Assistance (PBRA) – \$16,595 (\$585 million increase)
- No new general-purpose vouchers or mobility funding

Public Housing

- Operating Fund – \$5,097 million (\$379 million decrease)
- Operating Fund Shortfall – \$25 million (level funding)
- Capital Fund – \$3,047 million (\$153 million decrease)

Community Development

- HOME – \$500 million (\$750 million decrease)

- CDBG – \$3,300 million (level funding)
- Homeless Assistance Grants – \$4,060 million (\$9 million increase)
- Choice Neighborhoods – No funding (\$75 million decrease)

HUD Publishes Notice Outlining Responses to Extreme Heat in Public Housing

The Department of Housing and Urban Development has published PIH Notice 2024-20, “Responding to Extreme Heat in Public Housing – Eligible Expenses and Individual Relief for Excess Utilities Consumption.” The notice outlines strategies PHAs operating public housing can take using the Public Housing Capital Fund and, in some cases, the Operating Fund.

The notice concludes with the following steps PHAs can immediately take this year: “grant individual relief requests on the basis of severe or extreme heat before providing a new utility allowance notice or updating their ACOP or lease,” “immediately announce their intention to approve all requests for individual relief from severe or extreme heat,” and “provide residents streamlined request forms.” These flexibilities come with several requirements, detailed in the notice.

There are multiple strategies PHAs can take based on their context and policies. The notice covers the following topics:

A review of the guidance HUD has previously put out on using the Capital Fund for air conditioning and other cooling methods in public housing, How to use the Operating Fund for cooling public housing with individual relief policies, Communication requirements with residents regarding utility allowances and surcharges, Strategies for maximizing the impact of energy programs via existing energy incentive programs, Guidance on implementing individual relief policies, An appendix of relevant cooling system definitions, and Steps PHAs can take in 2024 without updating ACOPs or policies.

HUD Announces \$78 Million for HUD-VASH Vouchers

On June 3, HUD published a notice titled “[2024 Registration of Interest for HUD-VASH Vouchers](#)” ([Notice PIH 2024-18 \(HA\)](#)). The notice notes that \$78 million is available for new HUD-VASH funding for approximately 7,800 new HUD-VASH vouchers. These vouchers are administered in partnership with the U.S. Department of Veterans Affairs (VA) to help veterans experiencing homelessness and their families access affordable housing with supportive services. This program allows veterans and their families to use Housing Choice Vouchers (HCVs) with case management provided by Veterans Affairs Medical Centers (VAMCs), Community-based Outpatient Clinics (CBOCs), VA contractors, or other VA designated entities.

The HUD-VASH funding will be “awarded based on geographic need, PHA administrative performance, and other factors specified by HUD.” The award will be a two-step process. First, eligible PHAs register their interest on the [HUD-VASH webpage](#). Signed letters of support from the VAMC’s medical center director are required. Second, based on a formula, PHAs will receive an invitation to apply for a specific number of HUD-VASH vouchers. The registration of interest form should be completed by August 30, 2024. Current PHAs with HUD-VASH vouchers that meet certain eligibility criteria may also register interest.

Housing agencies must meet certain eligibility criteria. For those PHAs that have over 15 existing HUD-VASH vouchers, a utilization rate of 70% must be met. For those PHAs with over 15 HUD-VASH vouchers that do not meet the 70% utilization rate, they may still be eligible if they intend to project-base the vouchers. Housing agencies must also demonstrate the capacity to successfully administer the HUD-VASH program. Finally, as previously mentioned, registrations of interest must include a letter of support from a partnering VA facility.

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	38%	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	20%	80%

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
05/31/2024	97.57%	7/02/2024

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 4 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 10 vouchers to movers. We received 23 Requests for Tenancy Approvals during the month. We processed 22 initial move-in and 2 port-ins, and 6 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

LHA is servicing 1,433 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1126
• Mainstream	71
• VASH	84
• Tenant Protection	92
• Port Out	6
• Port In	7
• Foster Youth	14
• EHV	87

EOP – End of Participation

LHA processed 1 EOP’s with a date effective the month. Below are the reasons for leaving the program:

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

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
05/31/2024	102%	7/02/2024

General information and activities for the month

- The Housing Choice Voucher Department processed 103 annual certifications and 10 interim certifications.
- The Inspections Unit conducted a total of 106 inspections.
- A total of 1 hearing were conducted.



Reports from the Communities

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

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Williamstown
Occupancy	100%	100%	98%	98%	100%	100%	98%	100%	98%	100%
Down units due to modernization/Insurance	4 offline fire units									
Vacant units	0	0	1	3	0	0	1	0	2	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>34%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>28</u>	<u>16</u>	<u>57%</u>

Escrow Balances

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

Recruiting

- 66 Prospective persons are on the FSS Waiting List

FSS PROGRAM SERVICES AND ACTIVITIES:

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

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

Graduation Preparation

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

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

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

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

ENROLLED - Public Housing and Section 8:

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

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

COMMUNITY NETWORKING

Agency Connection Network Meeting every Wednesday via Zoom Monthly Meeting. This partner meeting will be held on the first - 1st Wednesday of every month. The LHA will join Homeless Coalition of Polk County monthly meeting every third - 3rd Wednesday. With the networking opportunity as mentioned, the LHA – FSS will coordinate our monthly meeting with community partner to develop the FSS Program Coordinating Committee (PCC). FSS Coordinator attends the monthly Women Resource Center community meeting providers and leaders.

- Impoverished Minds – Jason Glanton – Youth Mentoring and Family Counseling
- Polk County Career Source – Career Development
- Agency Connection Network – Community Network
- Wade Watson – Independent Insurance Broker and Aurelia McGruder – Life Planning
- Mental Services – Family Counseling
- Regions Bank – Homebuyers Education
- Central Hands of Florida – Homebuyers Education
- Dr Sallie – The Well – Community Workshops
- Women Resource Center – Sophia Harris
- Mid Florida Financial Services
- Polk County United Way – Community Wellness Program
- Polk County Healthy Families

FSS PROGRAM COORDINATING COMMITTEE

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

UPCOMING SERVICES AND ACTIVITIES

- The Credit Repair and Life Skills Workshop Series has been cancelled due to the instructor no longer being available.
- Program Coordinating Committee
- Credit Counseling Workshops – Consumer Financial Protection Bureau Toolkit
- Life Planning Workshops
- Women Empowerment Support Group
- Childcare Services
- The Annual Leadership Meeting Hosted by Healthy Families was a success on June 28th, 2024.
- Invited all community partners to Gig on The Grass.
- Children’s Museum of Polk County will be working with us this upcoming school year.
- Boys Scouts USA, introduction meeting was held on June 21st was a success, working on future collaboration.

Portability Processing:

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

Hearings: June 2024

Katia Mobley hearing was rescinded.

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



June 2024 Board Report



For the majority of the month of June, the primary focus of Team YouthBuild was preparing for and participating in the Monitoring Review by the U.S. Department of Labor and the preparation for the upcoming graduation of the Cycle 22 participants which is scheduled to be held on Thursday, July 11, 2024.

Staff continued to engage the participants in their career preparations, academics (Penn Foster) Prologis Logistic, hands-on construction and on-line Home Buildings Institute (HBI) construction training with the goal of obtaining the maximum number of certifications available to them. Activities included:

- June 5, 2024 - Tequilla Wiggins, Branch Manager, MidFlorida Credit Union conducted a Basic Banking and Financial Literacy and interactive workshop at YouthBuild-Lakeland. Participants were engaged in various written exercises that introduced them to banking and budgeting.
- June 11, 2024 - Tranice McGriff, HR School-to-Work Specialist and Dorothea Skinner, Assistant of the City of Lakeland Human Resources Department conducted a job readiness workshop at YouthBuild-Lakeland. The Cycle 22 participants were introduced to the City of Lakeland website, shown how to search for open employment positions, educated on the various entry level and other positions, benefits, salaries, appropriate interview dress, and more. The CoL also designed an on-line practice employment application exclusively for participants of YBL. Ms. Skinner educated each participant on how to create job interest cards,

a CoL profile and taught them how to complete and submit a successful employment application.

- June 14, 2024 - Emma Block of Lakeland Regional Healthcare facilitated a Career Development Workshop at the YouthBuild-Lakeland Center. Ms. Block expounded on various entry level job descriptions that graduates of YouthBuild-Lakeland would qualify for upon receiving a high school diploma. She also shared information about benefits and growth opportunities offered to employees of Lakeland Regional Healthcare.
- June 18, 2024 – Michael Caponero, Career Development Specialist II of CareersourcePolk conducted a workshop at YouthBuild-Lakeland to review packets completed by Cycle 22 participants for enrollment in the CSP Young Leaders Program. He was accompanied by Dakorie Chambers.
- June 18, 2024 - The YouthBuild-Lakeland Team participated in a ZOOM Meet and Greet to introduce ourselves to Venus Cobb, our Federal Project Officer.
- June 19, 2024 – Ruthell Jenkins, CEO of Youth-2-Seniors, facilitated a three-hour interactive Job Readiness workshop at YouthBuild-Lakeland. During this workshop, she extended education to include, but not limited to: the importance of creating a professional e-mail to use for job search, how to create a professional e-mail body, proper interview attire, ways to answer certain interview questions, things to consider when applying for employment, how to conduct oneself in a professional manner during an interview, plus much more. Ms. Jenkins also shared information on how to write a check and how to read your paystub.
- June 20, 2024 - YouthBuild-Lakeland staff and participants visited the City of Lakeland site in downtown Lakeland. The participants were afforded the opportunity to meet Cindy McCalla, Human Resource Manager who shared a portion of her personal road to success. After which, YBL participants were paired with fifteen (15) present-day City of Lakeland employees and

Mock Interviews and Interview Training was conducted. This was a phenomenal experience and opportunity for the participants of YBL Cycle 22.

- June 24 – June 28, 2024 - The U.S. Department of Labor on-site Monitoring Review of YouthBuild-Lakeland's 2022 grant was conducted by Venus Cobb, Federal Program Officer, as follows:
- June 24, 2024 - A personal meet and greet to introduce the Lakeland Housing Authority's (LHA) Executive Team was held at LHA Central. Prior to her arrival, introductions were made with the YouthBuild-Lakeland staff on June 18, 2024 Via Zoom.
- Tuesday, June 25, 2024 – Ms. Cobb conducted one-on-one interviews with twenty (20) YouthBuild-Lakeland Cycle 22 participants.
- Wednesday, June 26, 2024 – Ms. Cobb attended the monthly partners' meeting of the Central Florida Business Diversity Council, Larry S. Mitchell, President/CEO. The meeting was held at THE WELL, 114 E. Parker Street, Lakeland, Florida. Afterwhich, she returned to YouthBuild-Lakeland for further program observations.
- Thursday, June 27, 2024 - Ms. Cobb and Benjamin Stevenson, LHA Executive Director attended a meeting with to Stacey Campbell-Domineck, the CEO/President of CareersourcePolk to discuss the YouthBuild-Lakeland/CareersourcePolk partnership. This meeting was held at the CareersourcePolk Bartow location. On this same date, Ms. Cobb met with Valerie Turner, LHA's Vice President of Operations and Finance. She later met with Tranice McGriff and Dorotheia Skinner at the City of Lakeland Human Resources Office to discuss the YouthBuild-Lakeland/City of Lakeland partnership.
- On Friday, June 28, 2024, before her departure, Ms. Cobb shared words of encouragement and development to participants of YouthBuild-Lakeland Cycle 22 during "GOING TO THE NEXT LEVEL" A Celebration of Certifications.

- Plans and preparation for the graduation ceremony of Cycle 22 are progressing. The ceremony is scheduled to be held on Thursday, July 11, 2024 beginning at 12 noon. The host-site will be Lakeland's Coleman-Bush Center.

Cycle 22 MidFlorida Credit Union Training Workshop



U.S. Department of Labor at YouthBuild-Lakeland



Lakeland Regional Healthcare at YouthBuild-Lakeland



Earl W. Haynes
Senior Program Manager

Cynthia E. Zorn-Shaw
Job Placement Specialist

Katherine Ruiz
Academic Case Manager

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: June 10, 2024

RE: May 2024 Financial Statements

I have attached the Budget Comparison and Balance Sheets for periods ending June 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 May 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 six (6) months (Year to Date) ending June 30, 2024,

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of \$4,567.93, for the year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
The HCV program has a NOI of \$1,497.86 for Administration and *-\$244,385.46* for Housing Assistance Payment (HAP), for the year.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is \$60,438.57 *for the month and, -\$165,926.62* for the year due to an increase in the property insurance premium.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is \$40,932.87 *for the month and, -\$20,796.24* for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is \$85,567.85 for the month and, *-\$35,009.61*, for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is \$9,787.14 for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet have an NOI of \$38,207.20, for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has an NOI of \$43,814.16, for the year.
9. Hampton Hills (AMP 4):
This item number is reserved for the former AMP.
10. YouthBuild:
YouthBuild has an NOI of *-\$221,834.94*, for the year to date.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of \$13,656.03, for the year-to-date.





12. West Lake 1, LTD (AMP 6):
The property has an NOI of \$371,792.52.

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
			June 2024	May 2024
1	96	Central Office Cost Center (COCC)	\$4,567.93	\$7,186
2	80	Housing Choice Voucher (HCV)	\$1,497.86	-\$138,893
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	-\$165,926.62	-\$241,628.83
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	-\$20,796.24	-\$61,588.37
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	-\$35,009.61	-\$120,513.58
6	56	Colton Meadow, LLLP	\$9,787.14	\$37,750.82
7	57	Bonnet Shores, LLLP	\$38,207.20	\$28,821.33
8	62	West Bartow Partnership, Ltd., LLLP	\$43,814.16	\$51,279.12
9	12	Hampton Hills (AMP 4)	Reserved	Reserved
10	49	YouthBuild-Lakeland	-\$221,834.94	-\$149,269.12
11	99	Williamstown, LLLP (AMP 5)	\$13,656.03	-\$26,139.02
12	100	West Lake 1, LTD (AMP 6)	\$371,792.52	\$306,460.69

Conclusion: Seven (7) of the eleven (11) properties now have positive Net Operating Income (NOI). Only four (4) properties continue to have negative NOI. After receiving the missing subsidy, those properties with prior negative NOI are doing much better. However, note that one property (YouthBuild) is a reimbursable grant. Accordingly, negative NOI for YouthBuild is simply due to timing of the vouchers for reimbursement. Additionally, negative NOI that continues to occur at the remaining three (3) properties is mostly due to an increase in the insurance premiums and extraordinary maintenance. HCV has HUD held reserves that address PHAs shortfalls in funding during review of housing authorities’ monthly submissions to HUD’s Voucher Management System (VMS).



Property = 96 96b
Budget Comparison
 Period = Jun 2024
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	127.63	0.00	127.63	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,441.37	9,049.70	-1,608.33	-17.77	44,648.22	54,298.20	-9,649.98	-17.77	108,596.40
3620-00-600	Mgmt Fee Income - HCV	28,060.50	35,832.50	-7,772.00	-21.69	220,623.00	214,995.00	5,628.00	2.62	429,990.00
3620-00-700	Mgmt Fee Income - PH	4,236.81	6,906.33	-2,669.52	-38.65	25,420.86	41,437.98	-16,017.12	-38.65	82,875.96
3620-01-000	Bookkeeping Fee Income	427.50	667.50	-240.00	-35.96	2,565.00	4,005.00	-1,440.00	-35.96	8,010.00
3620-02-000	Asset Management Fee Income	570.00	570.00	0.00	0.00	3,420.00	3,420.00	0.00	0.00	6,840.00
3620-03-000	Administrative Fees - ROSS	0.00	483.34	-483.34	-100.00	2,416.46	2,900.04	-483.58	-16.67	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	98,000.00	0.00	98,000.00	N/A	0.00
3690-00-000	Other Income	6,849.73	7,402.18	-552.45	-7.46	41,270.54	44,413.08	-3,142.54	-7.08	88,826.16
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	4,954.02	4,954.02	0.00	0.00	9,908.04
3691-09-001	Front Line Activities & Other Income	18,603.42	15,000.00	3,603.42	24.02	111,620.52	90,000.00	21,620.52	24.02	180,000.00
3699-00-000	TOTAL OTHER INCOME	81,015.00	76,737.22	4,277.78	5.57	555,066.25	460,423.32	94,642.93	20.56	920,846.64
3999-00-000	TOTAL INCOME	82,015.00	77,737.22	4,277.78	5.50	561,066.25	466,423.32	94,642.93	20.29	932,846.64
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	70,077.82	62,192.61	-7,885.21	-12.68	427,892.31	302,232.18	-125,660.13	-41.58	603,464.36
4110-00-001	401K-401A Admin	1,771.65	2,487.70	716.05	28.78	12,317.55	12,089.28	-228.27	-1.89	24,138.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	5,303.87	4,975.41	-328.46	-6.60	25,957.77	24,178.58	-1,779.19	-7.36	48,277.16
4110-00-004	Workers Comp Admin	1,326.41	2,487.70	1,161.29	46.68	8,748.23	12,089.28	3,341.05	27.64	24,138.56
4110-00-006	Legal Shield - Administrative	309.25	245.35	-63.90	-26.04	1,455.35	1,472.10	16.75	1.14	2,944.20
4110-00-007	Payroll Prep Fees	325.00	621.93	296.93	47.74	2,758.04	3,022.34	264.30	8.74	6,034.68
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-60,452.26	0.00	60,452.26	N/A	0.00
4110-07-000	Health/Life Insurance	7,555.44	4,845.93	-2,709.51	-55.91	46,632.17	29,075.58	-17,556.59	-60.38	58,151.16
4110-99-000	Total Administrative Salaries	86,669.44	77,856.63	-8,812.81	-11.32	465,309.16	384,159.34	-81,149.82	-21.12	767,148.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/T	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00
4130-04-000	General Legal Expense	729.16	300.00	-429.16	-143.05	13,103.12	1,800.00	-11,303.12	-627.95	3,600.00
4130-99-000	Total Legal Expense	729.16	375.00	-354.16	-94.44	13,103.12	2,250.00	-10,853.12	-482.36	4,500.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	812.20	2,500.00	1,687.80	67.51	16,121.13	15,000.00	-1,121.13	-7.47	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	117.65	540.00	422.35	78.21	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4189-00-000	Total Other Admin Expenses	812.20	2,690.00	1,877.80	69.81	16,238.78	16,140.00	-98.78	-0.61	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	19.96	750.00	730.04	97.34	4,831.72	4,500.00	-331.72	-7.37	9,000.00
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	237.61	0.00	-237.61	N/A	0.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	421.76	540.00	118.24	21.90	1,080.00
4190-04-000	Stationery & Office Supplies	557.93	800.00	242.07	30.26	3,588.79	4,800.00	1,211.21	25.23	9,600.00
4190-06-000	Computer Equipment	749.99	200.00	-549.99	-275.00	749.99	1,200.00	450.01	37.50	2,400.00

Property = 96 96b

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000 Telephone	769.81	1,300.00	530.19	40.78	9,122.07	7,800.00	-1,322.07	-16.95	15,600.00
4190-08-000 Postage	63.53	160.00	96.47	60.29	175.42	960.00	784.58	81.73	1,920.00
4190-09-000 Computer Software License Fees/Exp	330.97	160.00	-170.97	-106.86	1,564.99	960.00	-604.99	-63.02	1,920.00
4190-10-000 Copiers - Lease & Service	326.37	650.00	323.63	49.79	3,515.10	3,900.00	384.90	9.87	7,800.00
4190-11-001 Fee Accounting Contract	544.99	1,500.00	955.01	63.67	544.99	9,000.00	8,455.01	93.94	18,000.00
4190-13-000 Internet	859.41	850.00	-9.41	-1.11	4,926.16	5,100.00	173.84	3.41	10,200.00
4190-18-000 Small Office Equipment	1,776.99	0.00	-1,776.99	N/A	1,776.99	0.00	-1,776.99	N/A	0.00
4190-19-000 IT Contract Fees	165.75	200.00	34.25	17.12	1,290.25	1,200.00	-90.25	-7.52	2,400.00
4190-22-000 Other Misc Admin Expenses	2,174.83	1,500.00	-674.83	-44.99	8,704.21	9,000.00	295.79	3.29	18,000.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	225.00	0.00	-225.00	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	8,340.53	8,160.00	-180.53	-2.21	41,675.05	48,960.00	7,284.95	14.88	97,920.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	96,551.33	89,081.63	-7,469.70	-8.39	536,326.11	451,509.34	-84,816.77	-18.79	901,848.68
4300-00-000 UTILITIES									
4340-00-000 Garbage/Trash Removal	409.27	0.00	-409.27	N/A	2,455.62	0.00	-2,455.62	N/A	0.00
4399-00-000 TOTAL UTILITY EXPENSES	409.27	0.00	-409.27	N/A	2,455.62	0.00	-2,455.62	N/A	0.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	856.73	775.00	-81.73	-10.55	4,275.05	4,650.00	374.95	8.06	9,300.00
4419-00-000 Total General Maint Expense	856.73	775.00	-81.73	-10.55	4,275.05	4,650.00	374.95	8.06	9,300.00
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	270.00	270.00	100.00	540.00
4420-03-000 Supplies-Painting/Decorating	40.56	0.00	-40.56	N/A	40.56	0.00	-40.56	N/A	0.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	55.00	55.00	100.00	99.95	330.00	230.05	69.71	660.00
4420-04-000 Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	1,801.50	900.00	-901.50	-100.17	1,800.00
4420-06-000 Supplies-Janitorial/Cleaning	586.92	300.00	-286.92	-95.64	1,414.39	1,800.00	385.61	21.42	3,600.00
4420-09-000 Supplies- Tools Equipmt	272.51	0.00	-272.51	N/A	378.44	0.00	-378.44	N/A	0.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-12-000 Supplies- Painting	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4429-00-000 Total Materials	899.99	600.00	-299.99	-50.00	3,734.84	3,600.00	-134.84	-3.75	7,200.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	120.00
4430-07-000 Contract-Exterminating/Pest Control	50.00	90.00	40.00	44.44	250.00	540.00	290.00	53.70	1,080.00
4430-15-000 Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	120.00
4430-18-000 Contract-Alarm Monitoring	36.19	55.00	18.81	34.20	205.22	330.00	124.78	37.81	660.00
4439-00-000 Total Contract Costs	86.19	165.00	78.81	47.76	455.22	990.00	534.78	54.02	1,980.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,842.91	1,540.00	-302.91	-19.67	8,465.11	9,240.00	774.89	8.39	18,480.00
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	870.33	646.84	-223.49	-34.55	5,510.03	3,881.04	-1,628.99	-41.97	7,762.08
4510-01-000 General Liability Insurance - Auto	332.25	332.25	0.00	0.00	1,993.50	1,993.50	0.00	0.00	3,987.00
4525-10-100 Other Taxes	1,540.49	0.00	-1,540.49	N/A	1,540.49	0.00	-1,540.49	N/A	0.00
4599-00-000 TOTAL GENERAL EXPENSES	2,743.07	979.09	-1,763.98	-180.17	9,044.02	5,874.54	-3,169.48	-53.95	11,749.08
4800-00-000 FINANCING EXPENSE									
4855-00-100 Interest Expense	7.34	59.70	52.36	87.71	207.46	358.20	150.74	42.08	716.40
4899-00-000 TOTAL FINANCING EXPENSES	7.34	59.70	52.36	87.71	207.46	358.20	150.74	42.08	716.40
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	313.27	366.05	52.78	14.42	1,879.59	2,196.30	316.71	14.42	4,392.60
5100-50-000 Amortization Expense	3,214.04	3,214.04	0.00	0.00	19,284.24	19,284.24	0.00	0.00	38,568.48
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	3,527.31	3,580.09	52.78	1.47	-33,836.17	21,480.54	55,316.71	257.52	42,961.08
5700-99-000 Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-55,000.00	0.00	55,000.00	N/A	0.00
8000-00-000 TOTAL EXPENSES	105,081.23	95,240.51	-9,840.72	-10.33	577,662.15	488,462.62	-89,199.53	-18.26	975,755.24

Property = 96 96b
Budget Comparison
 Period = Jun 2024
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9000-00-000	NET INCOME	-23,066.23	-17,503.29	-5,562.94	-31.78	-16,595.90	-22,039.30	5,443.40	24.70	-42,908.60
	Net income after depreciation	-19,538.92				4,567.93				

Property = 96 96b

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	5,249.92	16,048.84	-10,798.92
1111-15-000	Cash-Payroll	3,219.55	-7,128.67	10,348.22
1111-99-000	Total Unrestricted Cash	8,469.47	8,920.17	-450.70
1119-00-000	TOTAL CASH	8,469.47	8,920.17	-450.70
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	210,152.51	251,549.09	-41,396.58
1129-11-000	A/R - ROSS/HUD	4,349.82	4,349.82	0.00
1129-17-000	Due from Renaissance FAM Non ACC	355.13	355.13	0.00
1129-28-000	Due from West Lake Management, LLC	-2,996.45	-2,996.45	0.00
1129-49-000	A/R - Youthbuild DOL	-16,204.63	-17,030.30	825.67
1129-50-000	A/R - Capital Fund Grants/HUD	234,565.56	227,124.19	7,441.37
1129-61-000	Due From Twin Lakes I	1,709.40	1,709.40	0.00
1129-61-002	Due From Twin Lakes II	1,295.00	1,295.00	0.00
1129-80-000	Due from Section 8 HCV	1,475.90	1,475.90	0.00
1129-99-000	TOTAL: DUE FROM	434,347.11	467,476.65	-33,129.54
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	378,865.84	411,995.38	-33,129.54
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	4,215.39	4,799.55	-584.16
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,215.39	4,799.55	-584.16
1300-00-000	TOTAL CURRENT ASSETS	391,550.70	425,715.10	-34,164.40
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-08-000	Furniture & Fixtures	32,301.60	32,301.60	0.00

Property = 96 96b

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1400-08-100	Furn, Fixt, & Equip	24,482.83	24,482.83	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-49,921.27	-49,608.00	-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	175,267.41	172,053.37	3,214.04
1420-00-000	TOTAL FIXED ASSETS (NET)	67,118.75	70,646.06	-3,527.31
1499-00-000	TOTAL NONCURRENT ASSETS	67,118.75	70,646.06	-3,527.31
1999-00-000	TOTAL ASSETS	458,669.45	496,361.16	-37,691.71
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	3,691.59	71,233.75	-67,542.16
2117-03-000	Misc Payroll Withholdings	46.16	46.16	0.00
2117-10-000	Workers Compensation	28,525.05	27,739.03	786.02
2117-11-000	401 Plan Payable	10,949.22	10,949.22	0.00
2117-12-000	457 Plan Payable	132.83	2,737.52	-2,604.69
2117-13-000	Aflac Payable	-6,984.20	-8,759.06	1,774.86
2117-17-000	Health Insurance Payable	76,420.07	13,822.01	62,598.06
2119-90-000	Other Current Liabilities	65,458.31	65,458.31	0.00
2130-00-001	Lease payable-Short Term	-225,126.12	-215,488.55	-9,637.57
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88	14,039.88	0.00
2145-00-000	Due to Federal Master	17,558.88	17,558.88	0.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78	315,837.78	0.00
2146-00-000	Due to LPHC General	50,000.00	50,000.00	0.00
2149-01-000	Due to Magnolia Pointe	110,000.00	110,000.00	0.00

Property = 96 96b

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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-Curren	27,206.58	27,206.58	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	667,854.57	682,480.05	-14,625.48
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	865,136.20	879,761.68	-14,625.48
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	-403,966.75	-380,900.52	-23,066.23
2809-99-000	TOTAL RETAINED EARNINGS:	-403,966.75	-380,900.52	-23,066.23
2899-00-000	TOTAL EQUITY	-406,466.75	-383,400.52	-23,066.23
2999-00-000	TOTAL LIABILITIES AND EQUITY	458,669.45	496,361.16	-37,691.71

Section 8 (.sec8)
Budget Comparison
 Period = Jun 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME				8,725,874.00					
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	1,335,927.00	1,357,923.00	-21,996.00	-1.62	8,335,340.00	8,147,538.00	187,802.00	2.31	16,295,076.00
3410-02-000	Section 8 Admin. Fee Income	98,635.00	98,384.00	251.00	0.26	562,624.00	590,304.00	-27,680.00	-4.69	1,180,608.00
3410-04-000	Section 8 Port-In Admin Fees	0.00	0.00	0.00	N/A	-454.41	0.00	-454.41	N/A	0.00
3410-06-000	Port In HAP Earned	0.00	0.00	0.00	N/A	-13,993.00	0.00	-13,993.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	85,767.00	53,816.00	31,951.00	59.37	404,527.00	322,896.00	81,631.00	25.28	645,792.00
3410-08-000	Section 8 EHV Admin Fee	1,279.00	4,434.00	-3,155.00	-71.15	27,059.00	26,604.00	455.00	1.71	53,208.00
3410-09-000	Section 8 EHV Service Fee	0.00	0.00	0.00	N/A	600.00	0.00	600.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	1,521,608.00	1,514,557.00	7,051.00	0.47	9,315,702.59	9,087,342.00	228,360.59	2.51	18,174,684.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	210.30	25.00	185.30	741.20	1,330.64	150.00	1,180.64	787.09	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	3,300.00	-3,300.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	3,300.00	-3,300.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	2,503.00	3,600.00	-1,097.00	-30.47	7,200.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	56.20	0.00	56.20	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	210.30	1,750.00	-1,539.70	-87.98	3,889.84	10,500.00	-6,610.16	-62.95	21,000.00
3999-00-000	TOTAL INCOME	1,521,818.30	1,516,307.00	5,511.30	0.36	9,319,592.43	9,097,842.00	221,750.43	2.44	18,195,684.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	49,217.57	49,994.41	776.84	1.55	253,872.98	229,176.82	24,696.16	-10.78	458,353.64
4110-00-001	401K-401A Admin	1,254.02	1,999.78	745.76	37.29	7,472.23	9,167.08	1,694.85	18.49	18,334.16
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,695.85	3,999.55	303.70	7.59	17,985.34	18,334.14	348.80	1.90	36,668.28
4110-00-004	Workers Comp Admin	1,000.27	1,499.83	499.56	33.31	6,018.20	6,875.30	857.10	12.47	13,750.60
4110-00-006	Legal Shield - Administrative	526.65	433.53	93.12	-21.48	2,170.20	2,601.18	430.98	16.57	5,202.36
4110-00-007	Payroll Prep Fees	289.90	499.94	210.04	42.01	2,261.24	2,291.76	30.52	1.33	4,583.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-12,410.22	0.00	12,410.22	N/A	0.00
4110-07-000	Health/Life Insurance	4,969.56	5,026.00	56.44	1.12	29,414.30	30,156.00	741.70	2.46	60,312.00
4110-99-000	Total Administrative Salaries	60,953.82	63,453.04	2,499.22	3.94	306,784.27	298,602.28	8,181.99	-2.74	597,204.56
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/Drug T	0.00	5,000.00	5,000.00	100.00	230.50	30,000.00	29,769.50	99.23	60,000.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	3.75	0.00	-3.75	N/A	0.00
4130-04-000	General Legal Expense	1,690.00	200.00	-1,490.00	-745.00	9,490.00	1,200.00	8,290.00	-690.83	2,400.00
4130-99-000	Total Legal Expense	1,690.00	5,200.00	3,510.00	67.50	9,724.25	31,200.00	21,475.75	68.83	62,400.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	3,420.60	1,900.00	-1,520.60	-80.03	17,698.80	11,400.00	6,298.80	-55.25	22,800.00
4172-00-000	Port Out Admin Fee Paid	1,248.88	1,380.00	131.12	9.50	8,032.47	8,280.00	247.53	2.99	16,560.00
4173-00-000	Management Fee	17,268.00	33,832.50	16,564.50	48.96	102,408.00	202,995.00	100,587.00	49.55	405,990.00
4173-01-000	Bookkeeping Fee	10,792.50	0.00	-10,792.50	N/A	64,005.00	0.00	-64,005.00	N/A	0.00
4182-00-000	Consultants	4,214.00	2,000.00	-2,214.00	-110.70	4,453.00	12,000.00	7,547.00	62.89	24,000.00
4189-00-000	Total Other Admin Expenses	36,943.98	39,112.50	2,168.52	5.54	196,597.27	234,675.00	38,077.73	16.23	469,350.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	75.00	75.00	100.00	463.07	450.00	-13.07	-2.90	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	237.61	150.00	87.61	-58.41	300.00
4190-04-000	Stationery & Office Supplies	1,543.05	800.00	-743.05	-92.88	5,656.26	4,800.00	856.26	-17.84	9,600.00
4190-06-000	Computer Equipment	0.00	175.00	175.00	100.00	0.00	1,050.00	1,050.00	100.00	2,100.00

Section 8 (.sec8)
Budget Comparison
 Period = Jun 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000 Telephone	598.32	800.00	201.68	25.21	4,163.56	4,800.00	636.44	13.26	9,600.00
4190-08-000 Postage	3,465.63	1,200.00	-2,265.63	-188.80	11,377.01	7,200.00	-4,177.01	-58.01	14,400.00
4190-09-000 Computer Software License Fees/Exp	23.99	0.00	-23.99	N/A	167.93	0.00	-167.93	N/A	0.00
4190-10-000 Copiers - Lease & Service	793.91	650.00	-143.91	-22.14	5,465.57	3,900.00	-1,565.57	-40.14	7,800.00
4190-11-001 Fee Accounting Contract	349.03	0.00	-349.03	N/A	349.03	0.00	-349.03	N/A	0.00
4190-12-000 Computer Software Exp.	0.00	0.00	0.00	N/A	120.00	0.00	-120.00	N/A	0.00
4190-13-000 Internet	575.00	900.00	325.00	36.11	3,023.32	5,400.00	2,376.68	44.01	10,800.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000 IT Contract Fees	2,128.92	2,250.00	121.08	5.38	13,087.84	13,500.00	412.16	3.05	27,000.00
4190-22-000 Other Misc Admin Expenses	1,313.64	600.00	-713.64	-118.94	4,397.28	3,600.00	-797.28	-22.15	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4191-00-000 Total Miscellaneous Admin Expenses	10,791.49	7,500.00	-3,291.49	-43.89	48,675.84	45,000.00	-3,675.84	-8.17	90,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	110,379.29	115,265.54	4,886.25	4.24	561,781.63	609,477.28	47,695.65	7.83	1,218,954.56
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	0.00	60.00	60.00	100.00	0.00	360.00	360.00	100.00	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	484.56	150.00	-334.56	-223.04	1,977.75	1,050.00	-927.75	-88.36	1,950.00
4419-00-000 Total General Maint Expense	484.56	210.00	-274.56	-130.74	1,977.75	1,410.00	-567.75	-40.27	2,670.00
4420-00-000 Materials									
4420-06-000 Supplies-Janitorial/Cleaning	0.00	250.00	250.00	100.00	0.00	1,550.00	1,550.00	100.00	3,050.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4420-11-000 Supplies- HVAC	406.56	0.00	-406.56	N/A	406.56	0.00	-406.56	N/A	0.00
4429-00-000 Total Materials	406.56	350.00	-56.56	-16.16	406.56	2,150.00	1,743.44	81.09	4,250.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	0.00	350.00	350.00	100.00	707.14	2,100.00	1,392.86	66.33	4,200.00
4430-18-000 Contract-Alarm Monitoring	36.19	27.96	-8.23	-29.43	205.18	167.76	-37.42	-22.31	335.52
4430-23-000 Contract-Consultants	600.00	150.00	-450.00	-300.00	900.00	900.00	0.00	0.00	1,800.00
4430-24-400 Unit Turn Services	50.00	0.00	-50.00	N/A	50.00	0.00	-50.00	N/A	0.00
4430-27-000 Contract - Lease	845.18	370.25	-474.93	-128.27	7,074.63	2,221.50	-4,853.13	-218.46	4,443.00
4439-00-000 Total Contract Costs	1,531.37	898.21	-633.16	-70.49	8,936.95	5,389.26	-3,547.69	-65.83	10,778.52
4499-00-000 TOTAL MAINTENANCE EXPENSES	2,422.49	1,458.21	-964.28	-66.13	11,321.26	8,949.26	-2,372.00	-26.50	17,698.52
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	4,604.30	413.12	-4,191.18	-1,014.52	17,982.26	2,478.72	-15,503.54	-625.47	4,957.44
4510-01-000 General Liability Insurance - Auto	365.48	180.00	-185.48	-103.04	1,589.83	1,080.00	-509.83	-47.21	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	4,969.78	593.12	-4,376.66	-737.90	19,572.09	3,558.72	-16,013.37	-449.98	7,117.44
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-00-000 Housing Assistance Payments	1,444,621.00	1,338,652.00	-105,969.00	-7.92	8,576,961.00	8,031,912.00	-545,049.00	-6.79	16,063,824.00
4715-01-000 Tenant Utility Payments-S8	25,432.00	26,762.00	1,330.00	4.97	146,300.00	160,572.00	14,272.00	8.89	321,144.00
4715-02-000 Portable Out HAP Payments	29,653.00	39,219.00	9,566.00	24.39	187,269.00	235,314.00	48,045.00	20.42	470,628.00
4715-03-000 FSS Escrow Payments	8,765.98	7,681.00	-1,084.98	-14.13	51,074.96	46,086.00	-4,988.96	-10.83	92,172.00
4715-04-001 EHV Landlord Unit Damages	0.00	0.00	0.00	N/A	8,654.50	0.00	-8,654.50	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,508,471.98	1,412,314.00	-96,157.98	-6.81	8,970,259.46	8,473,884.00	-496,375.46	-5.86	16,947,768.00
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	0.00	267.04	267.04	100.00	0.00	1,602.24	1,602.24	100.00	3,204.48
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	0.00	267.04	267.04	100.00	-229,102.00	1,602.24	230,704.24	14,398.86	3,204.48
5700-99-000 Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-229,102.00	0.00	229,102.00	N/A	0.00
8000-00-000 TOTAL EXPENSES	1,626,243.54	1,529,897.91	-96,345.63	-6.30	9,562,934.44	9,097,471.50	-465,462.94	-5.12	18,194,743.00
9000-00-000 NET INCOME	-104,425.24	-13,590.91	-90,834.33	-668.35	-243,342.01	370.50	-243,712.51	-65,779.35	941.00
NOI Admin fees	1,497.86								
NOI HAP fees	-244,385.46								

Section 8 (.sec8)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	1,020.23	-150.22	1,170.45
1111-15-000	Cash-Payroll	-11,448.46	-916.70	-10,531.76
1111-20-100	Cash Operating 2B	119,945.48	193,463.43	-73,517.95
1111-86-000	EHV Admin Cash Account	14,487.25	14,487.25	0.00
1111-99-000	Total Unrestricted Cash	124,004.50	206,883.76	-82,879.26
1112-00-000	Restricted Cash			
1112-02-000	Cash Restricted - FSS Escrow	331,314.42	321,936.73	9,377.69
1112-99-000	Total Restricted Cash	331,314.42	321,936.73	9,377.69
1119-00-000	TOTAL CASH	455,318.92	528,820.49	-73,501.57
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	270,434.69	269,945.85	488.84
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	1,458.80	1,667.64	-208.84
1122-99-000	TOTAL: AR	-4,723.40	-5,003.40	280.00
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	2,275.25	4,195.25	-1,920.00
1129-86-000	Due from Section 8 Emergency Housin	-260,229.00	-229,937.00	-30,292.00
1129-89-000	Due from PortProp	-80,136.92	-79,025.92	-1,111.00
1129-90-000	Due from Portpay	-4,386.74	-4,386.74	0.00
1129-99-000	TOTAL: DUE FROM	-84,523.66	-83,412.66	-1,111.00
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	-46,043.20	-13,000.20	-33,043.00

Section 8 (.sec8)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	-1,089.37	-446.78	-642.59
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45	56,671.45	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	55,582.08	56,224.67	-642.59
1300-00-000	TOTAL CURRENT ASSETS	464,857.80	572,044.96	-107,187.16
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	467,729.79	574,916.95	-107,187.16
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	-335,936.77	-352,870.59	16,933.82
2114-00-000	Tenant Security Deposits	300.00	0.00	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32	14,329.32	0.00
2145-00-000	Due to Federal Master	11,121.34	7,172.09	3,949.25
2148-00-000	Due to Section 8	-342,477.41	-309,154.41	-33,323.00

Section 8 (.sec8)

Balance Sheet (With Period Change)

Period = Jun 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-Curren	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	-536,923.03	-524,783.10	-12,139.93
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	331,486.12	322,108.11	9,378.01
2399-00-000	TOTAL NONCURRENT LIABILITIES	344,557.12	335,179.11	9,378.01
2499-00-000	TOTAL LIABILITIES	-192,365.91	-189,603.99	-2,761.92
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	660,095.70	764,520.94	-104,425.24
2809-99-000	TOTAL RETAINED EARNINGS:	660,095.70	764,520.94	-104,425.24
2899-00-000	TOTAL EQUITY	660,095.70	764,520.94	-104,425.24
2999-00-000	TOTAL LIABILITIES AND EQUITY	467,729.79	574,916.95	-107,187.16

AMP 1-LHA Owned (.amp1)
Budget Comparison
 Period = Jun 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	14,475.00	14,084.00	391.00	2.78	87,777.00	84,504.00	3,273.00	3.87	169,008.00
3119-00-000	Total Rental Income	14,475.00	14,084.00	391.00	2.78	87,777.00	84,504.00	3,273.00	3.87	169,008.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	600.00	-600.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	2,550.00	-2,550.00	-100.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	14,475.00	14,509.00	-34.00	-0.23	87,777.00	87,054.00	723.00	0.83	174,108.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	141,333.33	27,491.84	113,841.49	414.09	180,077.33	164,951.04	15,126.29	9.17	329,902.08
3499-00-000	TOTAL GRANT INCOME	141,333.33	27,491.84	113,841.49	414.09	180,077.33	164,951.04	15,126.29	9.17	329,902.08
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	54,778.38	54,778.38	0.00	0.00	109,556.76
3610-01-000	Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,154.73	-25.00	-0.27	54,778.38	54,928.38	-150.00	-0.27	109,856.76
3999-00-000	TOTAL INCOME	164,938.06	51,155.57	113,782.49	222.42	322,632.71	306,933.42	15,699.29	5.11	613,866.84
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	11,818.79	6,365.84	-5,452.95	-85.66	47,081.80	38,195.04	-8,886.76	-23.27	76,390.08
4110-00-001	401K-401A Admin	310.11	254.63	-55.48	-21.79	1,585.08	1,527.78	-57.30	-3.75	3,055.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	885.78	509.27	-376.51	-73.93	3,364.33	3,055.62	-308.71	-10.10	6,111.24
4110-00-004	Workers Comp Admin	223.63	254.63	31.00	12.17	1,095.43	1,527.78	432.35	28.30	3,055.56
4110-00-006	Legal Shield - Administrative	106.70	134.03	27.33	20.39	552.40	804.18	251.78	31.31	1,608.36
4110-00-007	Payroll Prep Fees	64.81	63.66	-1.15	-1.81	402.53	381.96	-20.57	-5.39	763.92
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,617.76	0.00	1,617.76	N/A	0.00
4110-07-000	Health/Life Insurance	1,728.18	735.82	-992.36	-134.86	10,727.41	4,414.92	-6,312.49	-142.98	8,829.84
4110-99-000	Total Administrative Salaries	15,138.00	8,317.88	-6,820.12	-81.99	63,191.22	49,907.28	-13,283.94	-26.62	99,814.56
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	95.00	95.00	100.00	26.49	570.00	543.51	95.35	1,140.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	18.73	0.00	-18.73	N/A	0.00
4130-04-000	General Legal Expense	845.00	500.00	-345.00	-69.00	4,147.50	3,000.00	-1,147.50	-38.25	6,000.00
4130-99-000	Total Legal Expense	845.00	745.00	-100.00	-13.42	4,192.72	4,470.00	277.28	6.20	8,940.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	692.08	200.00	-492.08	-246.04	2,962.79	1,200.00	-1,762.79	-146.90	2,400.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	120.00
4150-00-000	Commissioner Travel	598.00	200.00	-398.00	-199.00	598.00	1,200.00	602.00	50.17	2,400.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	0.00	0.00	7,992.12	7,992.12	0.00	0.00	15,984.24
4173-00-000	Management Fee	4,236.81	4,236.81	0.00	0.00	25,420.86	25,420.86	0.00	0.00	50,841.72
4173-01-000	Bookkeeping Fee	427.50	427.50	0.00	0.00	2,565.00	2,565.00	0.00	0.00	5,130.00
4173-02-000	Asset Management Fee	570.00	570.00	0.00	0.00	3,420.00	3,420.00	0.00	0.00	6,840.00
4182-00-000	Consultants	2,059.34	200.00	-1,859.34	-929.67	2,059.34	1,200.00	-859.34	-71.61	2,400.00
4189-00-000	Total Other Admin Expenses	9,915.75	7,176.33	-2,739.42	-38.17	45,018.11	43,057.98	-1,960.13	-4.55	86,115.96
4190-00-000	Miscellaneous Admin Expenses									

AMP 1-LHA Owned (.amp1)

Budget Comparison

Period = Jun 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	210.00	150.00	-60.00	-40.00	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	289.50	540.00	250.50	46.39	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	100.00	100.00	100.00	1,678.51	600.00	-1,078.51	-179.75	1,200.00
4190-06-000	Computer Equipment	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4190-07-000	Telephone	866.35	800.00	-66.35	-8.29	6,332.12	4,800.00	-1,532.12	-31.92	9,600.00
4190-08-000	Postage	149.73	150.00	0.27	0.18	420.79	900.00	479.21	53.25	1,800.00
4190-09-000	Computer Software License Fees/Exp	4,251.84	2,163.97	-2,087.87	-96.48	25,559.02	12,983.82	-12,575.20	-96.85	25,967.64
4190-10-000	Copiers - Lease & Service	377.07	260.00	-117.07	-45.03	3,655.65	1,560.00	-2,095.65	-134.34	3,120.00
4190-11-000	Admin Service Contracts	15,000.00	0.00	-15,000.00	N/A	90,000.00	0.00	-90,000.00	N/A	0.00
4190-11-001	Fee Accounting Contract	122.16	0.00	-122.16	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	792.28	950.00	157.72	16.60	4,587.54	5,700.00	1,112.46	19.52	11,400.00
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4190-19-000	IT Contract Fees	165.23	1,610.45	1,445.22	89.74	8,438.61	9,662.70	1,224.09	12.67	19,325.40
4190-20-100	Bank Fees - Unrestricted	210.00	85.56	-124.44	-145.44	1,470.00	513.36	-956.64	-186.35	1,026.72
4190-22-000	Other Misc Admin Expenses	469.25	150.00	-319.25	-212.83	2,295.00	900.00	-1,395.00	-155.00	1,800.00
4190-24-000	Govt Licenses-Fees-Permits	234.30	25.00	-209.30	-837.20	234.30	150.00	-84.30	-56.20	300.00
4190-25-000	Office Cleaning and Repairs	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4190-30-000	Equipment Service Contracts	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	22,638.21	6,634.98	-16,003.23	-241.19	145,293.20	39,809.88	-105,483.32	-264.97	79,619.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	48,536.96	22,874.19	-25,662.77	-112.19	257,695.25	137,245.14	-120,450.11	-87.76	274,490.28
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Functions	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
4230-00-000	Resident Services Exp	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	325.00	325.00	100.00	0.00	1,950.00	1,950.00	100.00	3,900.00
4300-00-000	UTILITIES									
4310-00-000	Water	909.67	969.97	60.30	6.22	10,154.05	5,819.82	-4,334.23	-74.47	11,639.64
4320-00-000	Electricity	2,073.18	2,298.10	224.92	9.79	11,515.94	13,788.60	2,272.66	16.48	27,577.20
4340-00-000	Garbage/Trash Removal	5,002.58	4,638.55	-364.03	-7.85	36,552.90	27,831.30	-8,721.60	-31.34	55,662.60
4390-00-000	Sewer	1,711.74	2,086.65	374.91	17.97	16,556.61	12,519.90	-4,036.71	-32.24	25,039.80
4399-00-000	TOTAL UTILITY EXPENSES	9,697.17	9,993.27	296.10	2.96	74,779.50	59,959.62	-14,819.88	-24.72	119,919.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	6,498.68	4,270.21	-2,228.47	-52.19	33,635.52	25,621.26	-8,014.26	-31.28	51,242.52
4410-03-000	Maintenance - Compensated Absence:	0.00	0.00	0.00	N/A	-1,561.14	0.00	1,561.14	N/A	0.00
4410-06-000	401K-401A Maintenance	166.98	170.81	3.83	2.24	1,063.76	1,024.86	-38.90	-3.80	2,049.72
4410-07-000	Payroll Taxes Maintenance	497.93	341.62	-156.31	-45.76	2,391.07	2,049.72	-341.35	-16.65	4,099.44
4410-08-000	Health/Life Insurance Maint.	1,740.14	760.05	-980.09	-128.95	10,426.57	4,560.30	-5,866.27	-128.64	9,120.60
4410-09-000	Workers Comp Maintenance	120.50	170.81	50.31	29.45	729.26	1,024.86	295.60	28.84	2,049.72
4410-10-000	Payroll Prep Fees Maint.	34.92	42.70	7.78	18.22	274.41	256.20	-18.21	-7.11	512.40
4410-11-000	Legal Shield - Maint	49.85	97.78	47.93	49.02	230.40	586.68	356.28	60.73	1,173.36
4411-00-000	Maintenance Uniforms	211.00	235.22	24.22	10.30	1,055.00	1,411.32	356.32	25.25	2,822.64
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	1,292.71	568.41	-724.30	-127.43	3,335.86	3,410.46	74.60	2.19	6,820.92
4419-00-000	Total General Maint Expense	10,612.71	6,657.61	-3,955.10	-59.41	51,580.71	39,945.66	-11,635.05	-29.13	79,891.32
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	490.92	150.00	-340.92	-227.28	300.00
4420-02-000	Supplies-Appliance Parts	0.00	75.00	75.00	100.00	165.32	450.00	284.68	63.26	900.00
4420-03-000	Supplies-Painting/Decorating	0.00	70.00	70.00	100.00	0.00	420.00	420.00	100.00	840.00
4420-03-100	Hardware Doors/Windows/Locks	137.50	75.00	-62.50	-83.33	1,540.92	450.00	-1,090.92	-242.43	900.00
4420-03-200	Window Treatments	155.96	25.00	-130.96	-523.84	226.68	150.00	-76.68	-51.12	300.00
4420-04-000	Electrical - Supplies/Fixtures	47.81	150.00	102.19	68.13	2,812.48	900.00	-1,912.48	-212.50	1,800.00
4420-05-000	Supplies-Exterminating	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	2,562.27	300.00	-2,262.27	-754.09	600.00
4420-07-000	Repairs - Materials & Supplies	672.82	150.00	-522.82	-348.55	1,584.81	900.00	-684.81	-76.09	1,800.00

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Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4420-08-000	Supplies-Plumbing	130.02	150.00	19.98	13.32	1,025.20	900.00	-125.20	-13.91	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	26.98	150.00	123.02	82.01	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4420-10-100	Countertops/Cabinets	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4420-11-000	Supplies- HVAC	0.00	225.00	225.00	100.00	713.36	1,350.00	636.64	47.16	2,700.00
4420-12-000	Supplies- Painting	149.72	25.00	-124.72	-498.88	1,057.61	150.00	-907.61	-605.07	300.00
4429-00-000	Total Materials	1,293.83	1,195.00	-98.83	-8.27	12,206.55	7,170.00	-5,036.55	-70.24	14,340.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	100.00	100.00	100.00	0.00	550.00	550.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	400.00	400.00	100.00	1,299.00	2,400.00	1,101.00	45.88	4,800.00
4430-11-000	Contract-Plumbing	2,339.85	200.00	-2,139.85	-1,069.92	4,014.80	1,100.00	-2,914.80	-264.98	2,300.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	800.00	800.00	100.00	509.98	4,800.00	4,290.02	89.38	9,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	5,550.00	4,500.00	-1,050.00	-23.33	38,750.00	27,000.00	-11,750.00	-43.52	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	2,000.00	2,000.00	100.00	0.00	12,000.00	12,000.00	100.00	24,000.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	12,000.00
4430-27-000	Contract - Lease	1,110.69	1,110.69	0.00	0.00	6,664.14	6,664.14	0.00	0.00	13,328.28
4430-28-000	Unit Inspections	0.00	350.00	350.00	100.00	1,150.00	2,100.00	950.00	45.24	4,200.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4439-00-000	Total Contract Costs	9,000.54	11,260.69	2,260.15	20.07	52,387.92	67,414.14	15,026.22	22.29	134,978.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	20,907.08	19,113.30	-1,793.78	-9.38	116,175.18	114,529.80	-1,645.38	-1.44	229,209.60
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,934.81	6,738.31	1,803.50	26.76	26,391.12	40,429.86	14,038.74	34.72	80,859.72
4510-01-000	General Liability Insurance - Auto	598.05	1,408.05	810.00	57.53	4,398.30	8,448.30	4,050.00	47.94	16,896.60
4599-00-000	TOTAL GENERAL EXPENSES	5,532.86	8,146.36	2,613.50	32.08	30,789.42	48,878.16	18,088.74	37.01	97,756.32
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	216.00	580.00	364.00	62.76	1,718.00	3,480.00	1,762.00	50.63	6,960.00
4715-03-000	FSS Escrow Payments	1,006.00	1,150.00	144.00	12.52	6,168.01	6,900.00	731.99	10.61	13,800.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,222.00	1,730.00	508.00	29.36	7,886.01	10,380.00	2,493.99	24.03	20,760.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.06	8,329.85	547.79	6.58	46,901.79	49,979.10	3,077.31	6.16	99,958.20
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	-10,821.36	8,329.85	19,151.21	229.91	-10,640.73	49,979.10	60,619.83	121.29	99,958.20
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	0.00	0.00	N/A	929.00	0.00	-929.00	N/A	0.00
5600-14-000	Doors, Windows, Exterior	0.00	0.00	0.00	N/A	304.97	0.00	-304.97	N/A	0.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	0.00	0.00	0.00	N/A	1,233.97	0.00	-1,233.97	N/A	0.00
5700-02-000	Transfer Out	-18,603.42	0.00	18,603.42	N/A	-111,620.52	0.00	111,620.52	N/A	0.00
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	54,078.00	0.00	-54,078.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	93,678.13	70,511.97	-23,166.16	-32.85	535,461.12	422,921.82	-112,539.30	-26.61	845,993.64
9000-00-000	NET INCOME	71,259.93	-19,356.40	90,616.33	468.15	-212,828.41	-115,988.40	-96,840.01	-83.49	-232,126.80
	Net income after depreciation	60,438.57				-165,926.62				

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	252,056.81	265,992.76	-13,935.95
1111-15-000	Cash-Payroll	21,014.58	29,553.37	-8,538.79
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	273,871.39	296,346.13	-22,474.74
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	17,953.00	17,953.00	0.00
1112-02-000	Cash Restricted - FSS Escrow	48,101.10	47,333.17	767.93
1112-99-000	Total Restricted Cash	66,054.10	65,286.17	767.93
1118-00-000	Clearing	170.99	170.99	0.00
1119-00-000	TOTAL CASH	340,096.48	361,803.29	-21,706.81
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	11,044.87	10,563.75	481.12
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,956.31	-9,956.31	0.00
1122-99-000	TOTAL: AR	1,088.56	607.44	481.12
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	13,106.90	8,495.80	4,611.10
1129-11-000	A/R - ROSS/HUD	52,438.57	34,188.57	18,250.00
1129-16-000	Due from Dakota Park Non-ACC	12,567.53	8,136.22	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	62,744.80	41,737.96	21,006.84
1129-26-000	Due from Arbor Manor LTD	190.95	190.95	0.00
1129-28-000	Due from West Lake Management, LLC	-1,302.89	-1,302.89	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	-642,297.86	-660,901.28	18,603.42
1129-56-000	Due from Colton Meadow	1,302.89	1,302.89	0.00

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Balance Sheet (With Period Change)

Period = Jun 2024

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		Balance	Beginning	Net
		Current Period	Balance	Change
1129-78-000	Due From FSS	89,914.64	63,114.64	26,800.00
1129-80-000	Due from Section 8 HCV	11,121.34	7,172.09	3,949.25
1129-96-000	Due from Central Office Cost Center	8,041.22	8,041.22	0.00
1129-99-000	TOTAL: DUE FROM	-454,369.71	-531,014.79	76,645.08
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	871,584.70	865,272.97	6,311.73
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,301,757.20	2,197,312.43	104,444.77
1160-00-000	OTHER CURRENT ASSETS			
1162-00-000	Investments-Unrestricted	38,346.00	38,346.00	0.00
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	-202.74	848.76	-1,051.50
1211-02-000	Prepaid Software Licenses	4,203.76	8,407.62	-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	83,347.02	88,602.38	-5,255.36
1300-00-000	TOTAL CURRENT ASSETS	2,725,200.70	2,647,718.10	77,482.60
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	1,466,869.23	1,466,869.23	0.00
1400-06-000	Buildings	388,223.77	388,223.77	0.00
1400-07-000	Machinery & Equipment	6,687.73	6,687.73	0.00
1400-07-001	Automobiles/Vehicles	124,883.93	124,883.93	0.00
1400-08-000	Furniture & Fixtures	3,402.00	3,402.00	0.00

AMP 1-LHA Owned (.amp1)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	-10,073,116.75	-10,069,607.65	-3,509.10
1405-02-000	Accum Depreciation- Misc FF&E	-766,355.75	-762,082.79	-4,272.96
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00	-582,079.00	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,792,829.39	-8,785,047.33	-7,782.06
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	1,942,377.39	1,950,159.45	-7,782.06
1999-00-000	TOTAL ASSETS	4,667,578.09	4,597,877.55	69,700.54
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	16,394.18	14,964.16	1,430.02
2114-00-000	Tenant Security Deposits	17,900.00	17,900.00	0.00
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	50,185.17	48,853.15	1,332.02

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Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	121,989.25	166,989.25	-45,000.00
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	93,148.34	72,914.01	20,234.33
2202-00-000	Resident Participation Funds - LHA	-514.01	-514.01	0.00
2240-00-000	Tenant Prepaid Rents	3,768.48	3,000.47	768.01
2255-00-004	State of FL Unclaimed Funds	-175.00	-175.00	0.00
2260-00-000	Accrued Compensated Absences-Curren	2,884.33	2,884.33	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	466,271.39	487,507.01	-21,235.62
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	48,405.98	47,333.17	1,072.81
2310-00-000	Notes Payable-LT	303,000.00	303,000.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	356,762.61	355,689.80	1,072.81
2499-00-000	TOTAL LIABILITIES	823,034.00	843,196.81	-20,162.81
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 Ass	-1,823,508.91	-1,913,372.26	89,863.35

AMP 1-LHA Owned (.amp1)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2809-99-000	TOTAL RETAINED EARNINGS:	3,844,544.09	3,754,680.74	89,863.35
2899-00-000	TOTAL EQUITY	3,844,544.09	3,754,680.74	89,863.35
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,667,578.09	4,597,877.55	69,700.54

Dakota Park Partnership (.partdak)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	14,372.00	10,522.00	3,850.00	36.59	73,589.00	63,132.00	10,457.00	16.56	126,264.00
3112-02-000 Gain to Lease Sec8	2,822.00	2,962.00	-140.00	-4.73	17,673.00	17,772.00	-99.00	-0.56	35,544.00
3119-00-000 Total Rental Income	17,194.00	13,484.00	3,710.00	27.51	91,262.00	80,904.00	10,358.00	12.80	161,808.00
3120-00-000 Other Tenant Income									
3120-03-000 Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
3120-04-000 Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	1,025.00	-1,025.00	-100.00	2,225.00
3120-05-000 Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	60.00	-60.00	-100.00	120.00
3120-06-000 NSF Charges	0.00	50.00	-50.00	-100.00	0.00	275.00	-275.00	-100.00	575.00
3120-10-000 Application Fees	40.00	0.00	40.00	N/A	240.00	0.00	240.00	N/A	0.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	800.00	-800.00	-100.00	1,400.00
3129-00-000 Total Other Tenant Income	40.00	510.00	-470.00	-92.16	240.00	3,060.00	-2,820.00	-92.16	6,120.00
3199-00-000 TOTAL TENANT INCOME	17,234.00	13,994.00	3,240.00	23.15	91,502.00	83,964.00	7,538.00	8.98	167,928.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	50,060.00	10,758.50	39,301.50	365.31	63,400.00	64,551.00	-1,151.00	-1.78	129,102.00
3499-00-000 TOTAL GRANT INCOME	50,060.00	10,758.50	39,301.50	365.31	63,400.00	64,551.00	-1,151.00	-1.78	129,102.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	0.00	15.00	-15.00	-100.00	0.00	90.00	-90.00	-100.00	180.00
3650-00-000 Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	240.00	-240.00	-100.00	480.00
3699-00-000 TOTAL OTHER INCOME	0.00	55.00	-55.00	-100.00	0.00	330.00	-330.00	-100.00	660.00
3999-00-000 TOTAL INCOME	67,294.00	24,807.50	42,486.50	171.26	154,902.00	148,845.00	6,057.00	4.07	297,690.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	0.00	3,178.90	3,178.90	100.00	10,314.27	19,073.40	8,759.13	45.92	38,146.80
4110-00-001 401K-401A Admin	0.00	127.16	127.16	100.00	385.25	762.96	377.71	49.51	1,525.92
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	254.31	254.31	100.00	710.74	1,525.86	815.12	53.42	3,051.72
4110-00-004 Workers Comp Admin	0.00	127.16	127.16	100.00	263.10	762.96	499.86	65.52	1,525.92
4110-00-007 Payroll Prep Fees	0.00	31.79	31.79	100.00	102.29	190.74	88.45	46.37	381.48
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-480.40	0.00	480.40	N/A	0.00
4110-07-000 Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	2,400.00
4110-99-000 Total Administrative Salaries	0.00	3,919.32	3,919.32	100.00	11,295.25	23,515.92	12,220.67	51.97	47,031.84
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4130-02-000 Criminal Background / Credit Checks/I	0.00	25.00	25.00	100.00	25.44	150.00	124.56	83.04	300.00
4130-03-000 Tenant Screening	0.00	0.00	0.00	N/A	514.77	0.00	-514.77	N/A	0.00
4130-04-000 General Legal Expense	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4130-99-000 Total Legal Expense	0.00	225.00	225.00	100.00	540.21	1,350.00	809.79	59.98	2,700.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4140-00-100 Travel/Mileage	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	120.00
4171-00-000 Auditing Fees	918.64	925.00	6.36	0.69	5,511.84	5,550.00	38.16	0.69	11,100.00
4173-00-000 Management Fee	1,986.60	1,986.60	0.00	0.00	11,919.60	11,919.60	0.00	0.00	23,839.20
4173-02-000 Asset Management Fee	500.00	500.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00	6,000.00
4182-00-000 Consultants	710.12	0.00	-710.12	N/A	710.12	0.00	-710.12	N/A	0.00
4189-00-000 Total Other Admin Expenses	4,115.36	3,446.60	-668.76	-19.40	21,141.56	20,679.60	-461.96	-2.23	41,359.20
4190-00-000 Miscellaneous Admin Expenses									

Dakota Park Partnership (.partdak)

Budget Comparison

Period = Jun 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	259.07	150.00	-109.07	-72.71	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	237.60	540.00	302.40	56.00	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	410.61	150.00	-260.61	-173.74	300.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4190-08-000	Postage	49.65	50.00	0.35	0.70	119.75	300.00	180.25	60.08	600.00
4190-09-000	Computer Software License Fees/Exp	1,333.34	1,333.33	-0.01	0.00	8,000.04	7,999.98	-0.06	0.00	15,999.96
4190-10-000	Copiers - Lease & Service	3.06	0.00	-3.06	N/A	6.37	0.00	-6.37	N/A	0.00
4190-13-000	Internet	94.27	100.00	5.73	5.73	565.62	600.00	34.38	5.73	1,200.00
4190-19-000	IT Contract Fees	0.00	177.90	177.90	100.00	889.50	1,067.40	177.90	16.67	2,134.80
4190-22-000	Other Misc Admin Expenses	840.99	100.00	-740.99	-740.99	1,971.07	600.00	-1,371.07	-228.51	1,200.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	210.00	210.00	100.00	0.00	1,260.00	1,260.00	100.00	2,520.00
4190-23-000	Compliance Fees	0.00	0.00	0.00	N/A	864.00	0.00	-864.00	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	190.00	150.00	-40.00	-26.67	842.50	900.00	57.50	6.39	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	2,511.31	2,411.23	-100.08	-4.15	14,166.13	14,467.38	301.25	2.08	28,934.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,626.67	10,002.15	3,375.48	33.75	47,143.15	60,012.90	12,869.75	21.44	120,025.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	95.70	150.00	54.30	36.20	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	95.70	150.00	54.30	36.20	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	60.45	100.00	39.55	39.55	658.82	600.00	-58.82	-9.80	1,200.00
4320-00-000	Electricity	474.69	800.00	325.31	40.66	3,989.43	4,800.00	810.57	16.89	9,600.00
4340-00-000	Garbage/Trash Removal	105.35	1,100.00	994.65	90.42	6,028.04	6,600.00	571.96	8.67	13,200.00
4390-00-000	Sewer	1,117.88	150.00	-967.88	-645.25	2,110.83	900.00	-1,210.83	-134.54	1,800.00
4399-00-000	TOTAL UTILITY EXPENSES	1,758.37	2,150.00	391.63	18.22	12,787.12	12,900.00	112.88	0.88	25,800.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	8,807.09	2,911.77	-5,895.32	-202.47	46,268.14	17,470.62	-28,797.52	-164.83	34,941.24
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-892.16	0.00	892.16	N/A	0.00
4410-06-000	401K-401A Maintenance	292.79	116.47	-176.32	-151.39	1,737.82	698.82	-1,039.00	-148.68	1,397.64
4410-07-000	Payroll Taxes Maintenance	670.07	232.94	-437.13	-187.66	3,516.22	1,397.64	-2,118.58	-151.58	2,795.28
4410-08-000	Health/Life Insurance Maint.	0.00	100.00	100.00	100.00	4,884.66	600.00	-4,284.66	-714.11	1,200.00
4410-09-000	Workers Comp Maintenance	254.17	116.47	-137.70	-118.23	1,324.74	698.82	-625.92	-89.57	1,397.64
4410-10-000	Payroll Prep Fees Maint.	73.65	29.12	-44.53	-152.92	495.18	174.72	-320.46	-183.41	349.44
4411-00-000	Maintenance Uniforms	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	142.84	25.00	-117.84	-471.36	714.20	150.00	-564.20	-376.13	300.00
4419-00-000	Total General Maint Expense	10,240.61	3,556.77	-6,683.84	-187.92	58,048.80	21,340.62	-36,708.18	-172.01	42,681.24
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-02-000	Supplies-Appliance Parts	0.00	130.00	130.00	100.00	-711.60	780.00	1,491.60	191.23	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	150.00	150.00	100.00	121.72	900.00	778.28	86.48	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	204.57	50.00	-154.57	-309.14	870.57	300.00	-570.57	-190.19	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	25.00	25.00	100.00	320.04	150.00	-170.04	-113.36	300.00
4420-07-000	Repairs - Materials & Supplies	43.24	25.00	-18.24	-72.96	414.88	150.00	-264.88	-176.59	300.00
4420-08-000	Supplies-Plumbing	97.05	150.00	52.95	35.30	267.18	900.00	632.82	70.31	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	-137.54	150.00	287.54	191.69	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	-388.48	240.00	628.48	261.87	480.00
4429-00-000	Total Materials	344.86	1,020.00	675.14	66.19	756.77	6,120.00	5,363.23	87.63	12,240.00

Dakota Park Partnership (.partdak)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4430-00-000	Contract Costs									
4430-01-000	0.00	60.00	60.00	100.00	562.00	360.00	-202.00	-56.11	720.00	
4430-03-000	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	
4430-03-100	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	
4430-03-300	0.00	50.00	50.00	100.00	151.35	300.00	148.65	49.55	600.00	
4430-07-000	0.00	500.00	500.00	100.00	1,110.00	3,000.00	1,890.00	63.00	6,000.00	
4430-11-000	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	
4430-13-000	0.00	300.00	300.00	100.00	2,000.00	1,800.00	-200.00	-11.11	4,100.00	
4430-14-000	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00	
4430-18-000	452.55	400.00	-52.55	-13.14	2,644.98	2,400.00	-244.98	-10.21	4,800.00	
4430-24-000	1,000.00	1,000.00	0.00	0.00	9,000.00	6,000.00	-3,000.00	-50.00	12,000.00	
4430-24-200	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00	
4430-24-300	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00	
4430-24-400	0.00	0.00	0.00	N/A	7,800.00	0.00	-7,800.00	N/A	0.00	
4430-28-000	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00	
4430-99-000	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00	
4439-00-000	1,452.55	3,760.00	2,307.45	61.37	23,268.33	22,560.00	-708.33	-3.14	45,620.00	
4499-00-000	12,038.02	8,336.77	-3,701.25	-44.40	82,073.90	50,020.62	-32,053.28	-64.08	100,541.24	
4500-00-000	GENERAL EXPENSES									
4510-00-000	4,431.31	2,905.59	-1,525.72	-52.51	16,635.64	17,433.54	797.90	4.58	34,867.08	
4510-01-000	0.00	262.50	262.50	100.00	2,562.13	1,575.00	-987.13	-62.67	3,150.00	
4525-00-000	966.76	917.83	-48.93	-5.33	5,800.56	5,506.98	-293.58	-5.33	11,013.96	
4570-00-000	0.00	85.00	85.00	100.00	0.00	510.00	510.00	100.00	1,020.00	
4599-00-000	5,398.07	4,170.92	-1,227.15	-29.42	24,998.33	25,025.52	27.19	0.11	50,051.04	
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	-85.00	1,594.00	1,679.00	105.33	3,835.00	9,564.00	5,729.00	59.90	19,128.00	
4715-03-000	625.00	0.00	-625.00	N/A	3,125.00	0.00	-3,125.00	N/A	0.00	
4799-00-000	540.00	1,594.00	1,054.00	66.12	6,960.00	9,564.00	2,604.00	27.23	19,128.00	
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	2,113.74	2,113.74	0.00	0.00	12,682.44	12,682.44	0.00	0.00	25,364.88	
5199-00-000	2,113.74	-5,686.26	-7,800.00	-137.17	12,682.44	-34,117.56	-46,800.00	-137.17	-68,235.12	
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	0.00	300.00	300.00	100.00	975.99	1,800.00	824.01	45.78	3,600.00	
5600-02-000	0.00	200.00	200.00	100.00	664.05	1,200.00	535.95	44.66	2,400.00	
5600-03-000	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	12,000.00	
5600-04-000	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00	
5600-05-000	0.00	600.00	600.00	100.00	0.00	3,600.00	3,600.00	100.00	7,200.00	
5600-06-000	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00	
5600-08-000	0.00	2,000.00	2,000.00	100.00	0.00	12,000.00	12,000.00	100.00	24,000.00	
5600-12-000	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00	
5600-13-000	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	
5600-14-000	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	
5600-15-000	0.00	1,500.00	1,500.00	100.00	0.00	9,000.00	9,000.00	100.00	18,000.00	
5600-16-000	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	
5600-17-000	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	
5600-18-000	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00	
5699-00-000	0.00	7,800.00	7,800.00	100.00	1,640.04	46,800.00	45,159.96	96.50	93,600.00	
5699-01-000	0.00	-7,800.00	-7,800.00	-100.00	0.00	-46,800.00	-46,800.00	-100.00	-93,600.00	
8000-00-000	28,474.87	36,192.58	7,717.71	21.32	188,380.68	217,155.48	28,774.80	13.25	434,810.96	
9000-00-000	38,819.13	-11,385.08	50,204.21	440.96	-33,478.68	-68,310.48	34,831.80	50.99	-137,120.96	
	Net income after depreciation	40,932.87	-20,796.24							

Dakota Park Partnership (.partdak)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	13,082.75	6,650.09	6,432.66
1111-15-000	Cash-Payroll	-12,955.31	-51,857.54	38,902.23
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	727.44	-44,607.45	45,334.89
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	13,589.00	12,649.00	940.00
1112-02-000	Cash Restricted - FSS Escrow	5,213.00	4,588.00	625.00
1112-04-000	Cash Restricted-Reserve for Replac	7,770.41	7,103.74	666.67
1112-99-000	Total Restricted Cash	26,572.41	24,340.74	2,231.67
1119-00-000	TOTAL CASH	27,299.85	-20,266.71	47,566.56
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	4,284.91	4,461.91	-177.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-8,166.91	-8,166.91	0.00
1122-99-000	TOTAL: AR	-3,882.00	-3,705.00	-177.00
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	76,793.97	76,970.97	-177.00
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	1,208.27	2,541.61	-1,333.34
1213-00-000	Utility Deposit	7,060.00	7,060.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	10,070.23	11,403.57	-1,333.34
1300-00-000	TOTAL CURRENT ASSETS	114,164.05	68,107.83	46,056.22

Dakota Park Partnership (.partdak)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	-290,265.54	-288,238.65	-2,026.89
1405-02-000	Accum Depreciation- Misc FF&E	-8,337.60	-8,250.75	-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)	649,599.29	651,713.03	-2,113.74
1499-00-000	TOTAL NONCURRENT ASSETS	649,599.29	651,713.03	-2,113.74
1999-00-000	TOTAL ASSETS	763,763.34	719,820.86	43,942.48
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	1,694.60	3,644.96	-1,950.36
2114-00-000	Tenant Security Deposits	13,889.00	13,889.00	0.00
2119-92-000	Accrued Property Taxes	6,204.79	5,238.03	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

Dakota Park Partnership (.partdak)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	19,505.14	18,586.50	918.64
2145-00-000	Due to Federal Master	12,567.53	8,136.22	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-AI	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	2,747.24	2,615.24	132.00
2250-00-000	Contract Retentions	19,974.37	19,974.37	0.00
2260-00-000	Accrued Compensated Absences-Curren	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	1,101,710.84	1,097,212.49	4,498.35
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	5,213.00	4,588.00	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	1,096,463.50	1,095,838.50	625.00
2499-00-000	TOTAL LIABILITIES	2,198,174.34	2,193,050.99	5,123.35
2800-00-000	EQUITY			

Dakota Park Partnership (.partdak)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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 Ass	-455,797.13	-494,616.26	38,819.13
2809-99-000	TOTAL RETAINED EARNINGS:	-455,797.13	-494,616.26	38,819.13
2899-00-000	TOTAL EQUITY	-1,434,411.00	-1,473,230.13	38,819.13
2999-00-000	TOTAL LIABILITIES AND EQUITY	763,763.34	719,820.86	43,942.48

Renaissance Partnership (.partren)

Budget Comparison

Period = Jun 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	67,300.00	67,448.00	-148.00	-0.22	393,768.00	404,688.00	-10,920.00	-2.70	809,376.00
3112-02-000	Gain to Lease Sec8	24,922.00	21,566.00	3,356.00	15.56	149,154.00	129,396.00	19,758.00	15.27	258,792.00
3119-00-000	Total Rental Income	92,222.00	89,014.00	3,208.00	3.60	542,922.00	534,084.00	8,838.00	1.65	1,068,168.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	0.00	0.00	0.00	N/A	2,221.51	0.00	2,221.51	N/A	0.00
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	171.00	900.00	-729.00	-81.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	150.00	-150.00	-100.00	230.00	900.00	-670.00	-74.44	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	20.00	150.00	-130.00	-86.67	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	210.00	90.00	120.00	133.33	180.00
3120-10-000	Application Fees	40.00	60.00	-20.00	-33.33	585.00	360.00	225.00	62.50	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	600.00	600.00	0.00	0.00	1,200.00
3129-00-000	Total Other Tenant Income	40.00	650.00	-610.00	-93.85	4,037.51	3,900.00	137.51	3.53	7,800.00
3199-00-000	TOTAL TENANT INCOME	92,262.00	89,664.00	2,598.00	2.90	546,959.51	537,984.00	8,975.51	1.67	1,075,968.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	172,552.33	0.00	172,552.33	N/A	222,240.33	0.00	222,240.33	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	172,552.33	0.00	172,552.33	N/A	222,240.33	0.00	222,240.33	N/A	0.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	90.00	-90.00	-100.00	0.00	540.00	-540.00	-100.00	1,080.00
3610-01-000	Interest Income - Unrestricted	3,753.19	10.00	3,743.19	37,431.90	21,148.91	60.00	21,088.91	35,148.18	120.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	15,652.53	0.00	15,652.53	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	3,753.19	100.00	3,653.19	3,653.19	36,801.44	600.00	36,201.44	6,033.57	1,200.00
3999-00-000	TOTAL INCOME	268,567.52	89,764.00	178,803.52	199.19	806,001.28	538,584.00	267,417.28	49.65	1,077,168.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	6,377.32	10,727.53	4,350.21	40.55	54,083.27	64,365.18	10,281.91	15.97	128,730.36
4110-00-001	401K-401A Admin	205.90	205.88	-0.02	-0.01	1,795.25	1,029.39	-765.86	-74.40	1,990.15
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	481.87	411.76	-70.11	-17.03	3,602.94	2,058.81	-1,544.13	-75.00	3,980.37
4110-00-004	Workers Comp Admin	145.25	205.88	60.63	29.45	1,230.67	1,029.39	-201.28	-19.55	1,990.15
4110-00-006	Legal Shield - Administrative	113.70	35.00	-78.70	-224.86	567.45	210.00	-357.45	-170.21	420.00
4110-00-007	Payroll Prep Fees	42.32	51.47	9.15	17.78	466.92	257.34	-209.58	-81.44	497.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-6,573.70	0.00	6,573.70	N/A	0.00
4110-07-000	Health/Life Insurance	448.54	890.00	441.54	49.61	13,506.30	5,340.48	-8,165.82	-152.90	10,680.96
4110-99-000	Total Administrative Salaries	7,814.90	12,527.60	4,712.70	37.62	68,679.10	74,290.59	5,611.49	7.55	148,289.51
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	1,055.20	1,110.00	54.80	4.94	3,448.20	6,660.00	3,211.80	48.23	13,320.00
4130-02-000	Criminal Background / Credit Checks/I	53.85	75.00	21.15	28.20	294.70	450.00	155.30	34.51	900.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	3.75	0.00	-3.75	N/A	0.00
4130-04-000	General Legal Expense	0.00	20.00	20.00	100.00	1,072.50	120.00	-952.50	-793.75	240.00
4130-99-000	Total Legal Expense	1,109.05	1,205.00	95.95	7.96	4,819.15	7,230.00	2,410.85	33.35	14,460.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	150.00	150.00	100.00	254.25	900.00	645.75	71.75	1,800.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	22.78	0.00	-22.78	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	1,470.00	540.00	-930.00	-172.22	8,820.00	3,240.00	-5,580.00	-172.22	6,480.00
4171-00-000	Auditing Fees	2,480.32	775.00	-1,705.32	-220.04	14,881.92	4,650.00	-10,231.92	-220.04	9,300.00

Renaissance Partnership (.partren)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4173-00-000 Management Fee	11,297.72	4,706.66	-6,591.06	-140.04	67,786.32	28,239.96	-39,546.36	-140.04	56,479.92
4173-02-000 Asset Management Fee	1,080.00	0.00	-1,080.00	N/A	6,480.00	0.00	-6,480.00	N/A	0.00
4173-03-000 Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
4182-00-000 Consultants	6,959.13	0.00	-6,959.13	N/A	6,959.13	0.00	-6,959.13	N/A	0.00
4189-00-000 Total Other Admin Expenses	23,287.17	6,571.66	-16,715.51	-254.36	105,204.40	39,429.96	-65,774.44	-166.81	78,859.92
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	259.07	150.00	-109.07	-72.71	300.00
4190-02-000 Printing/Publications & Subscriptions	99.83	70.00	-29.83	-42.61	831.89	420.00	-411.89	-98.07	840.00
4190-03-000 Advertising Publications	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	2,400.00
4190-04-000 Stationery & Office Supplies	53.52	50.00	-3.52	-7.04	1,028.27	300.00	-728.27	-242.76	600.00
4190-06-000 Computer Equipment	0.00	300.00	300.00	100.00	1,201.00	1,800.00	599.00	33.28	3,600.00
4190-07-000 Telephone	698.82	300.00	-398.82	-132.94	6,593.13	1,800.00	-4,793.13	-266.29	3,600.00
4190-08-000 Postage	369.73	60.00	-309.73	-516.22	935.97	360.00	-575.97	-159.99	720.00
4190-09-000 Computer Software License Fees/Exp	3,381.32	650.00	-2,731.32	-420.20	20,335.90	3,900.00	-16,435.90	-421.43	7,800.00
4190-10-000 Copiers - Lease & Service	502.58	130.00	-372.58	-286.60	2,604.72	780.00	-1,824.72	-233.94	1,560.00
4190-11-001 Fee Accounting Contract	366.48	0.00	-366.48	N/A	366.48	0.00	-366.48	N/A	0.00
4190-13-000 Internet	313.23	260.00	-53.23	-20.47	4,642.82	1,560.00	-3,082.82	-197.62	3,120.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000 IT Contract Fees	169.72	750.00	580.28	77.37	4,479.08	4,500.00	20.92	0.46	9,000.00
4190-22-000 Other Misc Admin Expenses	840.99	200.00	-640.99	-320.50	4,128.40	1,200.00	-2,928.40	-244.03	2,400.00
4190-22-001 Finance Manager Share Salary	0.00	0.00	0.00	N/A	21.40	0.00	-21.40	N/A	0.00
4190-22-300 Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
4190-23-000 Compliance Fees	863.40	0.00	-863.40	N/A	5,180.40	0.00	-5,180.40	N/A	0.00
4190-24-000 Govt Licenses-Fees-Permits	306.20	100.00	-206.20	-206.20	958.70	600.00	-358.70	-59.78	1,200.00
4191-00-000 Total Miscellaneous Admin Expenses	7,965.82	3,495.00	-4,470.82	-127.92	53,713.19	20,970.00	-32,743.19	-156.14	41,940.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	40,176.94	23,799.26	-16,377.68	-68.82	232,437.24	141,920.55	-90,516.69	-63.78	283,549.43
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4300-00-000 UTILITIES									
4310-00-000 Water	0.00	0.00	0.00	N/A	7,806.36	0.00	-7,806.36	N/A	0.00
4320-00-000 Electricity	2,378.38	600.00	-1,778.38	-296.40	21,052.22	3,600.00	-17,452.22	-484.78	7,200.00
4340-00-000 Garbage/Trash Removal	954.22	3,100.00	2,145.78	69.22	11,263.35	18,600.00	7,336.65	39.44	37,200.00
4390-00-000 Sewer	0.00	0.00	0.00	N/A	20,407.44	0.00	-20,407.44	N/A	0.00
4390-01-100 Water/Sewer Combined	0.00	5,600.00	5,600.00	100.00	0.00	33,600.00	33,600.00	100.00	67,200.00
4399-00-000 TOTAL UTILITY EXPENSES	3,332.60	9,300.00	5,967.40	64.17	60,529.37	55,800.00	-4,729.37	-8.48	111,600.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	28,732.42	17,228.00	-11,504.42	-66.78	173,687.19	103,368.00	-70,319.19	-68.03	206,736.00
4410-03-000 Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-12,208.29	0.00	12,208.29	N/A	0.00
4410-06-000 401K-401A Maintenance	672.60	689.12	16.52	2.40	4,775.30	4,134.72	-640.58	-15.49	8,269.44
4410-07-000 Payroll Taxes Maintenance	2,184.90	418.57	-1,766.33	-421.99	12,414.10	1,953.34	-10,460.76	-535.53	3,906.68
4410-08-000 Health/Life Insurance Maint.	8,362.84	2,876.56	-5,486.28	-190.72	33,375.18	17,259.36	-16,115.82	-93.37	34,518.72
4410-09-000 Workers Comp Maintenance	642.49	209.29	-433.20	-206.99	4,097.38	976.66	-3,120.72	-319.53	1,953.32
4410-10-000 Payroll Prep Fees Maint.	186.20	52.32	-133.88	-255.89	1,569.15	244.16	-1,324.99	-542.67	488.32
4410-11-000 Legal Shield - Maint	231.40	40.00	-191.40	-478.50	860.95	240.00	-620.95	-258.73	480.00
4411-00-000 Maintenance Uniforms	288.48	150.00	-138.48	-92.32	1,449.47	580.00	-869.47	-149.91	1,160.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grea:	1,196.66	300.00	-896.66	-298.89	3,985.89	2,200.00	-1,785.89	-81.18	4,400.00
4419-00-000 Total General Maint Expense	42,497.99	21,963.86	-20,534.13	-93.49	224,006.32	130,956.24	-93,050.08	-71.05	261,912.48
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	650.00	650.00	100.00	40.60	3,900.00	3,859.40	98.96	7,800.00
4420-02-000 Supplies-Appliance Parts	151.12	250.00	98.88	39.55	2,243.08	1,500.00	-743.08	-49.54	3,000.00
4420-03-000 Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00
4420-03-100 Hardware Doors/Windows/Locks	303.18	100.00	-203.18	-203.18	1,051.75	600.00	-451.75	-75.29	1,200.00

Renaissance Partnership (.partren)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-03-200 Window Treatments	145.88	130.00	-15.88	-12.22	946.07	780.00	-166.07	-21.29	1,560.00
4420-04-000 Electrical - Supplies/Fixtures	494.23	200.00	-294.23	-147.12	3,603.72	1,200.00	-2,403.72	-200.31	2,400.00
4420-05-000 Supplies-Exterminating	30.93	0.00	-30.93	N/A	122.66	0.00	-122.66	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	59.87	150.00	90.13	60.09	1,261.28	900.00	-361.28	-40.14	1,800.00
4420-07-000 Repairs - Materials & Supplies	68.54	100.00	31.46	31.46	870.71	600.00	-270.71	-45.12	1,200.00
4420-08-000 Supplies-Plumbing	305.81	270.00	-35.81	-13.26	2,740.70	1,620.00	-1,120.70	-69.18	3,240.00
4420-09-000 Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	389.47	900.00	510.53	56.73	1,800.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	1,608.97	1,800.00	191.03	10.61	3,600.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	228.64	2,400.00	2,171.36	90.47	4,800.00
4420-10-100 Countertops/Cabinets	0.00	0.00	0.00	N/A	370.00	0.00	-370.00	N/A	0.00
4420-10-200 Carpet and Flooring Supplies	100.62	0.00	-100.62	N/A	100.62	0.00	-100.62	N/A	0.00
4420-11-000 Supplies- HVAC	564.46	300.00	-264.46	-88.15	2,640.35	1,800.00	-840.35	-46.69	3,600.00
4420-12-000 Supplies- Painting	508.58	200.00	-308.58	-154.29	1,201.12	1,200.00	-1.12	-0.09	2,400.00
4429-00-000 Total Materials	2,733.22	3,325.00	591.78	17.80	19,419.74	19,950.00	530.26	2.66	39,900.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	679.92	960.00	280.08	29.18	1,920.00
4430-03-000 Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	162.00	1,800.00	1,638.00	91.00	3,600.00
4430-03-100 Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4430-03-300 Repairs - Windows/Glass	482.00	25.00	-457.00	-1,828.00	482.00	150.00	-332.00	-221.33	300.00
4430-05-000 Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00
4430-06-000 Contract-Electrical	0.00	0.00	0.00	N/A	117.63	0.00	-117.63	N/A	0.00
4430-07-000 Contract-Exterminating/Pest Control	1,395.00	500.00	-895.00	-179.00	5,922.00	3,000.00	-2,922.00	-97.40	6,000.00
4430-09-000 Contract-Other	1,800.00	0.00	-1,800.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	870.00	870.00	100.00	1,150.00	5,220.00	4,070.00	77.97	10,440.00
4430-17-000 Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	2,163.50	0.00	-2,163.50	N/A	0.00
4430-18-000 Contract-Alarm Monitoring	1,290.63	499.99	-790.64	-158.13	7,465.26	2,999.94	-4,465.32	-148.85	5,999.88
4430-24-000 Contract-Grounds-Landscaping	4,000.00	2,585.00	-1,415.00	-54.74	20,000.00	15,510.00	-4,490.00	-28.95	31,020.00
4430-24-200 Grounds-Tree Cutting	0.00	0.00	0.00	N/A	11,000.00	0.00	-11,000.00	N/A	0.00
4430-24-300 Contract-Pressure Wash	1,950.00	739.58	-1,210.42	-163.66	1,950.00	4,437.48	2,487.48	56.06	8,874.96
4430-24-400 Unit Turn Services	14,393.00	0.00	-14,393.00	N/A	19,598.00	0.00	-19,598.00	N/A	0.00
4430-26-000 Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-27-000 Contract - Lease	1,110.69	380.00	-730.69	-192.29	6,664.14	2,280.00	-4,384.14	-192.29	4,560.00
4430-28-000 Unit Inspections	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
4439-00-000 Total Contract Costs	26,421.32	6,734.57	-19,686.75	-292.32	79,154.45	40,407.42	-38,747.03	-95.89	80,814.84
4499-00-000 TOTAL MAINTENANCE EXPENSES	71,652.53	32,023.43	-39,629.10	-123.75	322,580.51	191,313.66	-131,266.85	-68.61	382,627.32
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	21,721.44	7,361.42	-14,360.02	-195.07	100,222.48	44,168.52	-56,053.96	-126.91	88,337.04
4510-01-000 General Liability Insurance - Auto	398.70	2,605.32	2,206.62	84.70	3,202.20	15,631.92	12,429.72	79.52	31,263.84
4570-00-000 Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
4599-00-000 TOTAL GENERAL EXPENSES	22,120.14	10,216.74	-11,903.40	-116.51	103,424.68	61,300.44	-42,124.24	-68.72	122,600.88
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-001 Tenant Utility Payments-PH	-38.00	0.00	38.00	N/A	824.00	0.00	-824.00	N/A	0.00
4715-01-002 Tenant Utility Payments - PH	9,253.00	1,900.00	-7,353.00	-387.00	20,849.00	11,400.00	-9,449.00	-82.89	22,800.00
4715-03-000 FSS Escrow Payments	8,731.99	800.00	-7,931.99	-991.50	24,621.97	4,800.00	-19,821.97	-412.96	9,600.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	17,946.99	2,700.00	-15,246.99	-564.70	46,294.97	16,200.00	-30,094.97	-185.77	32,400.00
4800-00-000 FINANCING EXPENSE									
4856-00-000 TD Bank Loan	20,266.36	20,369.37	103.01	0.51	123,476.65	122,486.22	-990.43	-0.81	246,322.44
4857-00-000 Debt Service Contra Account	-16,162.69	15,780.79	31,943.48	202.42	-97,272.57	94,684.74	191,957.31	202.73	189,369.48
4899-00-000 TOTAL FINANCING EXPENSES	4,103.67	36,150.16	32,046.49	88.65	26,204.08	217,170.96	190,966.88	87.93	435,691.92
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	57,653.22	57,653.22	0.00	0.00	345,919.32	345,919.32	0.00	0.00	691,838.64
5100-50-000 Amortization Expense	247.99	247.99	0.00	0.00	1,487.94	1,487.94	0.00	0.00	2,975.88
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	57,901.21	43,881.21	-14,020.00	-31.95	347,407.26	263,287.26	-84,120.00	-31.95	526,574.52

Renaissance Partnership (.partren)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	1,249.81	5,400.00	4,150.19	76.86	10,800.00
5600-02-000	Stoves/Ranges	0.00	600.00	600.00	100.00	1,968.85	3,600.00	1,631.15	45.31	7,200.00
5600-03-000	Roofs	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	250.00	250.00	100.00	589.82	1,500.00	910.18	60.68	3,000.00
5600-05-000	Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
5600-06-000	Cabinet/Counter Tops	0.00	400.00	400.00	100.00	1,325.00	2,400.00	1,075.00	44.79	4,800.00
5600-07-000	Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	9,000.00	9,000.00	100.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	23,666.80	4,000.00	-19,666.80	-491.67	23,666.80	24,000.00	333.20	1.39	48,000.00
5600-12-000	Carpet & Flooring Replacement	0.00	0.00	0.00	N/A	8,409.22	0.00	-8,409.22	N/A	0.00
5600-13-000	Community Room	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
5600-14-000	Doors, Windows, Exterior	0.00	0.00	0.00	N/A	239.68	0.00	-239.68	N/A	0.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	15,000.00	15,000.00	100.00	30,000.00
5600-16-000	Interior Replacements	0.00	0.00	0.00	N/A	1,412.00	0.00	-1,412.00	N/A	0.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	720.00	720.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	0.00	2,500.00	2,500.00	100.00	10,678.86	15,000.00	4,321.14	28.81	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	23,666.80	14,020.00	-9,646.80	-68.81	49,540.04	84,120.00	34,579.96	41.11	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-84,120.00	-84,120.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	240,900.88	186,260.80	-54,640.08	-29.34	1,188,418.15	1,116,132.87	-72,285.28	-6.48	2,233,324.07
9000-00-000	NET INCOME	27,666.64	-96,496.80	124,163.44	128.67	-382,416.87	-577,548.87	195,132.00	33.79	-1,156,156.07
	Net income after depreciation	85,567.85			-35009.61					

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	118,921.76	-6,251.47	125,173.23
1111-15-000	Cash-Payroll	20,125.29	-1,234.66	21,359.95
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	140,047.05	-6,486.13	146,533.18
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	61,370.99	62,570.99	-1,200.00
1112-02-000	Cash Restricted - FSS Escrow	74,640.49	66,014.72	8,625.77
1112-04-000	Cash Restricted-Reserve for Replac	27,210.08	23,966.86	3,243.22
1112-06-000	Cash Restricted - Reserve/Escrow	1,750,138.63	1,746,606.82	3,531.81
1112-07-000	Restricted Cash - Partnership Devm	1,179.16	1,179.16	0.00
1112-08-000	Restricted Cash - OA Reserve	79,288.63	79,155.07	133.56
1112-09-000	Restricted Cash - AA Reserve	48,697.10	48,625.83	71.27
1112-99-000	Total Restricted Cash	2,042,525.08	2,028,119.45	14,405.63
1119-00-000	TOTAL CASH	2,182,572.13	2,021,633.32	160,938.81
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	48,967.32	49,691.05	-723.73
1122-01-000	Allowance for Doubtful Accounts-Tenar	-28,628.73	-28,628.73	0.00
1122-99-000	TOTAL: AR	20,338.59	21,062.32	-723.73
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
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	124,205.96	124,929.69	-723.73
1160-00-000	OTHER CURRENT ASSETS			

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	3,421.89	4,122.89	-701.00
1211-02-000	Prepaid Software Licenses	3,333.26	6,666.60	-3,333.34
1213-03-000	Utility Deposit - Electric	20,500.00	20,500.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	28,255.15	32,289.49	-4,034.34
1300-00-000	TOTAL CURRENT ASSETS	2,335,033.24	2,178,852.50	156,180.74
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	-10,878,360.38	-10,831,314.21	-47,046.17
1405-02-000	Accum Depreciation- Misc FF&E	-777,907.46	-777,226.89	-680.57
1405-03-000	Accum Depreciation-Infrastructure	-2,471,146.20	-2,461,219.72	-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	-11.76	-11.48	-0.28
1411-02-000	AA Monitoring Fees	-131,658.00	-131,658.00	0.00
1411-03-000	AA Loan Costs	-13,562.82	-13,315.11	-247.71
1420-00-000	TOTAL FIXED ASSETS (NET)	10,548,277.20	10,606,178.41	-57,901.21
1465-01-000	Dwelling Equipment	4,463.00	4,463.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,552,740.20	10,610,641.41	-57,901.21

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1999-00-000	TOTAL ASSETS	12,887,773.44	12,789,493.91	98,279.53
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	11,521.27	-30,454.02	41,975.29
2114-00-000	Tenant Security Deposits	54,865.39	54,865.39	0.00
2114-02-000	Security Deposit Clearing Account	1,800.00	1,800.00	0.00
2114-03-000	Security Deposit-Pet	6,505.60	6,505.60	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17	10,976.17	0.00
2138-00-000	Accrued Audit Fees	-69,755.44	-69,755.44	0.00
2138-00-001	Accrued audit fees - LHA	52,191.42	49,711.10	2,480.32
2145-00-000	Due to Federal Master	62,744.80	41,737.96	21,006.84
2145-01-000	Due to (13) Dakota Park Public Housing	2,672.05	2,672.05	0.00
2145-04-000	Due to (16) Dakota Park Non-ACC	2,752.05	2,752.05	0.00
2146-00-000	Due to LPHC General	10,000.00	10,000.00	0.00
2149-27-000	Due to West Lake Mgmt.	40,998.00	40,998.00	0.00
2149-96-000	Due to Central Office Cost Center	355.13	355.13	0.00
2150-00-000	HAP Overpayments	900.00	900.00	0.00
2240-00-000	Tenant Prepaid Rents	6,343.42	5,554.15	789.27
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-Curren	14,959.13	14,959.13	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	247,590.50	181,338.78	66,251.72
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	27,741.24	27,741.24	0.00

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2307-00-000	FSS Due to Tenant Long Term	74,852.57	66,014.72	8,837.85
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	-123,169.90	-118,693.22	-4,476.68
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,391,834.82	2,387,473.65	4,361.17
2499-00-000	TOTAL LIABILITIES	2,639,425.32	2,568,812.43	70,612.89
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	-5,107,498.29	-5,135,164.93	27,666.64
2809-99-000	TOTAL RETAINED EARNINGS:	-5,107,498.29	-5,135,164.93	27,666.64
2899-00-000	TOTAL EQUITY	10,248,348.12	10,220,681.48	27,666.64
2999-00-000	TOTAL LIABILITIES AND EQUITY	12,887,773.44	12,789,493.91	98,279.53

Colton Meadow, LLLP (56)
Budget Comparison
 Period = Jun 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	45,561.50	47,030.00	-1,468.50	-3.12	264,839.50	282,180.00	-17,340.50	-6.15	564,360.00
3112-02-000	Gain to Lease Sec8	25,949.95	20,208.00	5,741.95	28.41	138,673.95	121,248.00	17,425.95	14.37	242,496.00
3119-00-000	Total Rental Income	71,511.45	67,238.00	4,273.45	6.36	403,513.45	403,428.00	85.45	0.02	806,856.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	150.00	-150.00	-100.00	-202.49	900.00	-1,102.49	-122.50	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	0.00	90.00	-90.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	330.00	360.00	-30.00	-8.33	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	600.00	-600.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	650.00	-650.00	-100.00	127.51	3,900.00	-3,772.49	-96.73	7,800.00
3199-00-000	TOTAL TENANT INCOME	71,511.45	67,888.00	3,623.45	5.34	403,640.96	407,328.00	-3,687.04	-0.91	814,656.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	90.00	-90.00	-100.00	1,328.69	540.00	788.69	146.05	1,080.00
3610-01-000	Interest Income - Unrestricted	6.63	10.00	-3.37	-33.70	197.52	60.00	137.52	229.20	120.00
3699-00-000	TOTAL OTHER INCOME	6.63	100.00	-93.37	-93.37	1,526.21	600.00	926.21	154.37	1,200.00
3999-00-000	TOTAL INCOME	71,518.08	67,988.00	3,530.08	5.19	405,167.17	407,928.00	-2,760.83	-0.68	815,856.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	6,561.33	5,147.05	-1,414.28	-27.48	31,919.33	25,735.26	-6,184.07	-24.03	49,754.84
4110-00-001	401K-401A Admin	145.46	205.88	60.42	29.35	957.42	1,029.39	71.97	6.99	1,990.15
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	500.50	411.76	-88.74	-21.55	2,381.50	2,058.81	-322.69	-15.67	3,980.37
4110-00-004	Workers Comp Admin	129.22	205.88	76.66	37.24	772.95	1,029.39	256.44	24.91	1,990.15
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	110.70	210.00	99.30	47.29	420.00
4110-00-007	Payroll Prep Fees	37.42	51.47	14.05	27.30	289.63	257.34	-32.29	-12.55	497.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,781.58	0.00	1,781.58	N/A	0.00
4110-07-000	Health/Life Insurance	1,349.46	838.46	-511.00	-60.95	8,096.76	5,030.76	-3,066.00	-60.95	10,061.52
4110-99-000	Total Administrative Salaries	8,760.29	6,895.50	-1,864.79	-27.04	42,746.71	35,350.95	-7,395.76	-20.92	68,694.55
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	892.45	1,110.00	217.55	19.60	2,303.90	6,660.00	4,356.10	65.41	13,320.00
4130-02-000	Criminal Background / Credit Checks/t	35.90	75.00	39.10	52.13	278.20	450.00	171.80	38.18	900.00
4130-04-000	General Legal Expense	0.00	20.00	20.00	100.00	1,235.00	120.00	-1,115.00	-929.17	240.00
4130-99-000	Total Legal Expense	928.35	1,205.00	276.65	22.96	3,817.10	7,230.00	3,412.90	47.20	14,460.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	150.00	150.00	100.00	1,680.27	900.00	-780.27	-86.70	1,800.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	4.02	0.00	-4.02	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	3,240.00	3,240.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	862.50	775.00	-87.50	-11.29	1,785.42	4,650.00	2,864.58	61.60	9,300.00
4173-00-000	Management Fee	4,703.00	4,706.66	3.66	0.08	26,954.06	28,239.96	1,285.90	4.55	56,479.92
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	2,400.00	-600.00	-25.00	4,800.00
4189-00-000	Total Other Admin Expenses	6,105.50	6,571.66	466.16	7.09	36,663.77	39,429.96	2,766.19	7.02	78,859.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	602.17	150.00	-452.17	-301.45	300.00
4190-02-000	Printing/Publications & Subscriptions	45.26	70.00	24.74	35.34	721.84	420.00	-301.84	-71.87	840.00
4190-03-000	Advertising Publications	0.00	200.00	200.00	100.00	1,100.00	1,200.00	100.00	8.33	2,400.00

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Budget Comparison

Period = Jun 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000	Stationery & Office Supplies	247.31	50.00	-197.31	-394.62	529.96	300.00	-229.96	-76.65	600.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
4190-07-000	Telephone	148.50	300.00	151.50	50.50	868.50	1,800.00	931.50	51.75	3,600.00
4190-08-000	Postage	54.73	60.00	5.27	8.78	135.34	360.00	224.66	62.41	720.00
4190-09-000	Computer Software License Fees/Exp	650.00	650.00	0.00	0.00	3,900.00	3,900.00	0.00	0.00	7,800.00
4190-10-000	Copiers - Lease & Service	74.50	130.00	55.50	42.69	383.41	780.00	396.59	50.84	1,560.00
4190-11-001	Fee Accounting Contract	122.16	0.00	-122.16	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	249.43	260.00	10.57	4.07	1,487.49	1,560.00	72.51	4.65	3,120.00
4190-19-000	IT Contract Fees	169.96	750.00	580.04	77.34	3,470.52	4,500.00	1,029.48	22.88	9,000.00
4190-22-000	Other Misc Admin Expenses	840.99	200.00	-640.99	-320.50	1,862.96	1,200.00	-662.96	-55.25	2,400.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	348.80	2,400.00	2,051.20	85.47	4,800.00
4190-23-000	Compliance Fees	348.80	0.00	-348.80	N/A	1,744.00	0.00	-1,744.00	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	78.10	100.00	21.90	21.90	730.60	600.00	-130.60	-21.77	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	3,029.74	3,495.00	465.26	13.31	18,007.75	20,970.00	2,962.25	14.13	41,940.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	18,823.88	18,167.16	-656.72	-3.61	101,235.33	102,980.91	1,745.58	1.70	203,954.47
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	94.36	150.00	55.64	37.09	94.36	900.00	805.64	89.52	1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	94.36	150.00	55.64	37.09	94.36	900.00	805.64	89.52	1,800.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	469.17	600.00	130.83	21.80	2,731.85	3,600.00	868.15	24.12	7,200.00
4340-00-000	Garbage/Trash Removal	3,505.47	3,100.00	-405.47	-13.08	23,317.78	18,600.00	-4,717.78	-25.36	37,200.00
4390-01-100	Water/Sewer Combined	6,027.99	5,600.00	-427.99	-7.64	36,236.31	33,600.00	-2,636.31	-7.85	67,200.00
4399-00-000	TOTAL UTILITY EXPENSES	10,002.63	9,300.00	-702.63	-7.56	62,285.94	55,800.00	-6,485.94	-11.62	111,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	5,766.09	5,232.15	-533.94	-10.20	34,350.57	24,416.70	-9,933.87	-40.68	48,833.40
4410-01-020	Maint Grounds-Overtime	0.00	0.00	0.00	N/A	1,788.75	0.00	-1,788.75	N/A	0.00
4410-03-000	Maintenance - Compensated Absences:	0.00	0.00	0.00	N/A	-3,308.65	0.00	3,308.65	N/A	0.00
4410-06-000	401K-401A Maintenance	136.11	209.29	73.18	34.97	1,098.24	976.66	-121.58	-12.45	1,953.32
4410-07-000	Payroll Taxes Maintenance	437.06	418.57	-18.49	-4.42	2,525.57	1,953.34	-572.23	-29.30	3,906.68
4410-08-000	Health/Life Insurance Maint.	1,901.22	568.92	-1,332.30	-234.18	10,273.18	3,413.52	-6,859.66	-200.96	6,827.04
4410-09-000	Workers Comp Maintenance	95.74	209.29	113.55	54.25	798.78	976.66	177.88	18.21	1,953.32
4410-10-000	Payroll Prep Fees Maint.	27.72	52.32	24.60	47.02	306.13	244.16	-61.97	-25.38	488.32
4410-11-000	Legal Shield - Maint	49.85	40.00	-9.85	-24.62	156.55	240.00	83.45	34.77	480.00
4411-00-000	Maintenance Uniforms	91.00	150.00	59.00	39.33	455.00	580.00	125.00	21.55	1,160.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea:	670.61	300.00	-370.61	-123.54	3,046.49	2,200.00	-846.49	-38.48	4,400.00
4419-00-000	Total General Maint Expense	9,175.40	7,180.54	-1,994.86	-27.78	51,490.61	35,001.04	-16,489.57	-47.11	70,002.08
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	1,005.42	650.00	-355.42	-54.68	6,100.85	3,900.00	-2,200.85	-56.43	7,800.00
4420-02-000	Supplies-Appliance Parts	3,027.28	250.00	-2,777.28	-1,110.91	7,495.94	1,500.00	-5,995.94	-399.73	3,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	346.32	750.00	403.68	53.82	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	1,254.39	100.00	-1,154.39	-1,154.39	1,596.35	600.00	-996.35	-166.06	1,200.00
4420-03-200	Window Treatments	0.00	130.00	130.00	100.00	606.32	780.00	173.68	22.27	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	1,270.69	200.00	-1,070.69	-535.34	4,824.77	1,200.00	-3,624.77	-302.06	2,400.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	114.88	0.00	-114.88	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	363.17	150.00	-213.17	-142.11	886.51	900.00	13.49	1.50	1,800.00
4420-07-000	Repairs - Materials & Supplies	116.06	100.00	-16.06	-16.06	289.83	600.00	310.17	51.70	1,200.00
4420-08-000	Supplies-Plumbing	1,043.09	270.00	-773.09	-286.33	2,639.79	1,620.00	-1,019.79	-62.95	3,240.00
4420-09-000	Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	323.11	900.00	576.89	64.10	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	376.36	1,800.00	1,423.64	79.09	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	48.99	2,400.00	2,351.01	97.96	4,800.00
4420-11-000	Supplies- HVAC	999.43	300.00	-699.43	-233.14	3,564.37	1,800.00	-1,764.37	-98.02	3,600.00
4420-12-000	Supplies- Painting	72.01	200.00	127.99	64.00	2,552.06	1,200.00	-1,352.06	-112.67	2,400.00
4429-00-000	Total Materials	9,151.54	3,325.00	-5,826.54	-175.23	31,766.45	19,950.00	-11,816.45	-59.23	39,900.00

Colton Meadow, LLLP (56)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	0.00	960.00	960.00	100.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	1,101.09	500.00	-601.09	-120.22	3,684.61	3,000.00	-684.61	-22.82	6,000.00
4430-13-000	Contract-HVAC - Repairs & Maint	9,240.00	870.00	-8,370.00	-962.07	18,420.00	5,220.00	-13,200.00	-252.87	10,440.00
4430-18-000	Contract-Alarm Monitoring	594.04	499.99	-94.05	-18.81	3,368.08	2,999.94	-368.14	-12.27	5,999.88
4430-24-000	Contract-Grounds-Landscaping	2,000.00	2,585.00	585.00	22.63	10,000.00	15,510.00	5,510.00	35.53	31,020.00
4430-24-300	Contract-Pressure Wash	7,360.00	739.58	-6,620.42	-895.16	7,360.00	4,437.48	-2,922.52	-65.86	8,874.96
4430-24-400	Unit Turn Services	10,115.75	0.00	-10,115.75	N/A	10,115.75	0.00	-10,115.75	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-27-000	Contract - Lease	368.36	380.00	11.64	3.06	2,265.51	2,280.00	14.49	0.64	4,560.00
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
4439-00-000	Total Contract Costs	30,779.24	6,734.57	-24,044.67	-357.03	55,213.95	40,407.42	-14,806.53	-36.64	80,814.84
4499-00-000	TOTAL MAINTENANCE EXPENSES	49,106.18	17,240.11	-31,866.07	-184.84	138,471.01	95,358.46	-43,112.55	-45.21	190,716.92
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	9,503.67	7,361.42	-2,142.25	-29.10	41,235.84	44,168.52	2,932.68	6.64	88,337.04
4510-01-000	General Liability Insurance - Auto	824.88	2,605.32	1,780.44	68.34	4,682.13	15,631.92	10,949.79	70.05	31,263.84
4525-00-000	Real Estate Taxes	2,769.95	2,524.40	-245.55	-9.73	16,619.70	15,146.40	-1,473.30	-9.73	30,292.80
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	-2,851.00	1,500.00	4,351.00	290.07	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	13,098.50	12,741.14	-357.36	-2.80	59,686.67	76,446.84	16,760.17	21.92	152,893.68
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	669.59	669.59	100.00	1,339.18	4,017.54	2,678.36	66.67	8,035.08
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	6,157.14	6,157.14	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	152.16	152.16	0.00	0.00	912.96	912.96	0.00	0.00	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	16,908.00	16,908.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	3,996.35	4,665.94	669.59	14.35	25,317.28	27,995.64	2,678.36	9.57	55,991.28
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	235,063.14	235,063.14	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	6,956.52	6,956.52	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	242,019.66	157,899.66	-84,120.00	-53.27	315,799.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	0.00	5,400.00	5,400.00	100.00	10,800.00
5600-02-000	Stoves/Ranges	0.00	600.00	600.00	100.00	0.00	3,600.00	3,600.00	100.00	7,200.00
5600-03-000	Roofs	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
5600-05-000	Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
5600-06-000	Cabinet/Counter Tops	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
5600-07-000	Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	9,000.00	9,000.00	100.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	4,000.00	4,000.00	100.00	0.00	24,000.00	24,000.00	100.00	48,000.00
5600-13-000	Community Room	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	15,000.00	15,000.00	100.00	30,000.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	720.00	720.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	4,359.86	2,500.00	-1,859.86	-74.39	8,289.44	15,000.00	6,710.56	44.74	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	4,359.86	14,020.00	9,660.14	68.90	8,289.44	84,120.00	75,830.56	90.15	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-84,120.00	-84,120.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	139,818.37	116,620.96	-23,197.41	-19.89	637,399.69	685,621.51	48,221.82	7.03	1,369,235.67
9000-00-000	NET INCOME	-68,300.29	-48,632.96	-19,667.33	-40.44	-232,232.52	-277,693.51	45,460.99	16.37	-553,379.67
	Net income after depreciation	-27,963.68				9787.14				

Colton Meadow, LLLP (56)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	19,209.96	26,074.57	-6,864.61
1111-15-000	Cash-Payroll	91,699.39	97,804.01	-6,104.62
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	111,509.35	124,478.58	-12,969.23
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	28,425.00	28,425.00	0.00
1112-03-000	Cash Restricted-Operating Reserve	442,800.28	442,800.28	0.00
1112-04-000	Cash Restricted-Reserve for Replac	228,222.04	225,749.73	2,472.31
1112-05-000	Cash-Tax & Insurance Escrow	48,924.63	34,840.37	14,084.26
1112-99-000	Total Restricted Cash	748,371.95	731,815.38	16,556.57
1119-00-000	TOTAL CASH	859,881.30	856,293.96	3,587.34
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	37,095.22	35,885.37	1,209.85
1122-01-000	Allowance for Doubtful Accounts-Tenar	-11,641.27	-11,641.27	0.00
1122-99-000	TOTAL: AR	25,453.95	24,244.10	1,209.85
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	285,316.56	284,106.71	1,209.85
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	1,990.82	2,189.91	-199.09
1211-01-000	Prepaid Insurance	107,580.01	117,078.02	-9,498.01
1211-02-000	Prepaid Software Licenses	655.94	1,305.94	-650.00

Colton Meadow, LLLP (56)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	116,226.77	126,573.87	-10,347.10
1300-00-000	TOTAL CURRENT ASSETS	1,261,424.63	1,266,974.54	-5,549.91
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	-5,725,501.25	-5,686,324.06	-39,177.19
1410-00-000	Intangible Assets			
1410-02-001	Amortization Tax Credit Fees	-186,651.76	-185,492.34	-1,159.42
1410-03-000	Monitoring Fees	208,695.00	208,695.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	6,408,120.94	6,448,457.55	-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	6,512,766.71	6,553,103.32	-40,336.61
1999-00-000	TOTAL ASSETS	7,774,191.34	7,820,077.86	-45,886.52
2000-00-000	LIABILITIES & EQUITY			

Colton Meadow, LLLP (56)

Balance Sheet (With Period Change)

Period = Jun 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	29,746.75	14,175.78	15,570.97
2114-00-000	Tenant Security Deposits	27,325.00	27,325.00	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	11,768.77	8,998.82	2,769.95
2131-00-000	Accrued Interest Payable	16,550.95	15,372.60	1,178.35
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30	3,283.30	0.00
2138-00-000	Accrued Audit Fees	6,960.42	6,097.92	862.50
2144-00-000	Due to Bonnet Shores Partnership	2,239.00	0.00	2,239.00
2149-29-000	Due to Polk County Developers, Inc.	362,901.17	362,901.17	0.00
2240-00-000	Tenant Prepaid Rents	2,544.27	2,751.27	-207.00
2260-00-000	Accrued Compensated Absences-Curren	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	3,953,753.66	3,931,339.89	22,413.77
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	3,957,011.16	3,934,597.39	22,413.77
2800-00-000	EQUITY			

Colton Meadow, LLLP (56)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	2,611,848.06	2,680,148.35	-68,300.29
2809-99-000	TOTAL RETAINED EARNINGS:	2,611,848.06	2,680,148.35	-68,300.29
2899-00-000	TOTAL EQUITY	3,817,180.18	3,885,480.47	-68,300.29
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,774,191.34	7,820,077.86	-45,886.52

Villas at Lake Bonnet, LLLP (57)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	44,972.00	42,218.00	2,754.00	6.52	262,302.00	254,443.00	7,859.00	3.09	507,751.00
3112-02-000 Gain to Lease Sec8	25,719.00	21,126.00	4,593.00	21.74	139,237.00	128,368.00	10,869.00	8.47	255,124.00
3119-00-000 Total Rental Income	70,691.00	63,344.00	7,347.00	11.60	401,539.00	382,811.00	18,728.00	4.89	762,875.00
3120-00-000 Other Tenant Income									
3120-03-000 Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	390.00	-390.00	-100.00	780.00
3120-04-000 Late and Admin Charges	-40.00	100.00	-140.00	-140.00	-20.00	600.00	-620.00	-103.33	1,200.00
3120-05-000 Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3120-07-000 Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3120-09-000 Misc. Tenant Income	0.00	50.00	-50.00	-100.00	0.00	450.00	-450.00	-100.00	750.00
3120-10-000 Application Fees	80.00	50.00	30.00	60.00	260.00	300.00	-40.00	-13.33	600.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	600.00	-600.00	-100.00	1,200.00
3129-00-000 Total Other Tenant Income	40.00	415.00	-375.00	-90.36	240.00	2,640.00	-2,400.00	-90.91	5,130.00
3199-00-000 TOTAL TENANT INCOME	70,731.00	63,759.00	6,972.00	10.93	401,779.00	385,451.00	16,328.00	4.24	768,005.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	0.00	10.00	-10.00	-100.00	1,495.50	150.00	1,345.50	897.00	210.00
3610-01-000 Interest Income - Unrestricted	6.56	10.00	-3.44	-34.40	218.64	175.00	43.64	24.94	235.00
3699-00-000 TOTAL OTHER INCOME	6.56	20.00	-13.44	-67.20	1,714.14	325.00	1,389.14	427.43	445.00
3999-00-000 TOTAL INCOME	70,737.56	63,779.00	6,958.56	10.91	403,493.14	385,776.00	17,717.14	4.59	768,450.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	6,891.73	8,206.77	1,315.04	16.02	33,060.91	38,298.26	5,237.35	13.68	76,596.52
4110-00-001 401K-401A Admin	148.88	328.27	179.39	54.65	982.35	1,531.94	549.59	35.88	3,063.88
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	527.14	656.54	129.40	19.71	2,508.76	3,063.84	555.08	18.12	6,127.68
4110-00-004 Workers Comp Admin	131.70	328.27	196.57	59.88	790.26	1,531.94	741.68	48.41	3,063.88
4110-00-006 Legal Shield - Administrative	56.85	45.85	-11.00	-23.99	248.35	275.10	26.75	9.72	550.20
4110-00-007 Payroll Prep Fees	38.13	82.07	43.94	53.54	295.90	382.98	87.08	22.74	765.96
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,049.92	0.00	1,049.92	N/A	0.00
4110-07-000 Health/Life Insurance	425.70	272.00	-153.70	-56.51	2,537.01	2,065.04	-471.97	-22.86	4,130.08
4110-99-000 Total Administrative Salaries	8,220.13	9,919.77	1,699.64	17.13	39,373.62	47,149.10	7,775.48	16.49	94,298.20
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	130.00	50.00	-80.00	-160.00	130.00	300.00	170.00	56.67	600.00
4130-02-000 Criminal Background / Credit Checks/l	89.75	50.00	-39.75	-79.50	161.55	300.00	138.45	46.15	600.00
4130-04-000 General Legal Expense	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4130-99-000 Total Legal Expense	219.75	150.00	-69.75	-46.50	291.55	900.00	608.45	67.61	1,800.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	0.00	150.00	150.00	100.00	278.50	900.00	621.50	69.06	1,800.00
4140-00-100 Travel/Mileage	0.00	25.00	25.00	100.00	4.02	150.00	145.98	97.32	300.00
4170-00-000 Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	3,375.00	3,375.00	0.00	0.00	6,750.00
4171-00-000 Auditing Fees	862.50	775.00	-87.50	-11.29	1,785.42	4,650.00	2,864.58	61.60	9,300.00
4173-00-000 Management Fee	4,476.50	4,434.08	-42.42	-0.96	27,729.17	26,796.77	-932.40	-3.48	53,401.25
4173-03-000 Asset Management Fee-FHFC	0.00	850.00	850.00	100.00	3,000.00	5,100.00	2,100.00	41.18	10,200.00
4189-00-000 Total Other Admin Expenses	5,901.50	6,796.58	895.08	13.17	36,172.11	40,971.77	4,799.66	11.71	81,751.25
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	259.07	300.00	40.93	13.64	600.00
4190-02-000 Printing/Publications & Subscriptions	45.26	50.00	4.74	9.48	507.77	300.00	-207.77	-69.26	600.00
4190-03-000 Advertising Publications	0.00	225.00	225.00	100.00	1,100.00	1,350.00	250.00	18.52	2,700.00

Villas at Lake Bonnet, LLLP (57)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000 Stationery & Office Supplies	201.16	200.00	-1.16	-0.58	843.58	1,200.00	356.42	29.70	2,400.00
4190-06-000 Computer Equipment	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00
4190-07-000 Telephone	67.30	155.00	87.70	56.58	646.70	930.00	283.30	30.46	1,860.00
4190-08-000 Postage	54.73	65.00	10.27	15.80	161.87	390.00	228.13	58.49	780.00
4190-09-000 Computer Software License Fees/Exp	723.99	750.00	26.01	3.47	4,367.93	4,500.00	132.07	2.93	9,000.00
4190-10-000 Copiers - Lease & Service	3.06	150.00	146.94	97.96	479.49	900.00	420.51	46.72	1,800.00
4190-11-001 Fee Accounting Contract	122.16	0.00	-122.16	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000 Internet	209.33	200.00	-9.33	-4.66	1,234.76	1,200.00	-34.76	-2.90	2,400.00
4190-19-000 IT Contract Fees	169.96	800.00	630.04	78.76	3,043.56	4,800.00	1,756.44	36.59	9,600.00
4190-22-000 Other Misc Admin Expenses	840.99	220.00	-620.99	-282.27	1,740.78	1,320.00	-420.78	-31.88	2,640.00
4190-22-300 Misc Renting Expense & Compliance C	0.00	350.00	350.00	100.00	361.25	2,100.00	1,738.75	82.80	4,200.00
4190-23-000 Compliance Fees	361.25	0.00	-361.25	N/A	1,806.24	0.00	-1,806.24	N/A	0.00
4190-24-000 Govt Licenses-Fees-Permits	78.10	100.00	21.90	21.90	745.60	600.00	-145.60	-24.27	1,200.00
4191-00-000 Total Miscellaneous Admin Expenses	2,877.29	3,440.00	562.71	16.36	17,420.76	20,640.00	3,219.24	15.60	41,280.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	17,218.67	20,306.35	3,087.68	15.21	93,258.04	109,660.87	16,402.83	14.96	219,129.45
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	84.28	25.00	-59.28	-237.12	84.28	150.00	65.72	43.81	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	84.28	25.00	-59.28	-237.12	84.28	150.00	65.72	43.81	300.00
4300-00-000 UTILITIES									
4320-00-000 Electricity	464.34	400.00	-64.34	-16.08	2,071.55	2,400.00	328.45	13.69	4,800.00
4340-00-000 Garbage/Trash Removal	-2,080.92	3,000.00	5,080.92	169.36	19,365.73	18,000.00	-1,365.73	-7.59	36,000.00
4390-00-000 Sewer	63.06	0.00	-63.06	N/A	326.63	0.00	-326.63	N/A	0.00
4390-01-100 Water/Sewer Combined	4,818.43	4,600.00	-218.43	-4.75	27,866.90	27,600.00	-266.90	-0.97	55,200.00
4399-00-000 TOTAL UTILITY EXPENSES	3,264.91	8,000.00	4,735.09	59.19	49,630.81	48,000.00	-1,630.81	-3.40	96,000.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	4,461.07	5,180.73	719.66	13.89	26,142.60	24,176.74	-1,965.86	-8.13	48,353.48
4410-03-000 Maintenance - Compensated Absences:	0.00	0.00	0.00	N/A	-4,438.15	0.00	4,438.15	N/A	0.00
4410-06-000 401K-401A Maintenance	133.21	207.23	74.02	35.72	865.44	967.06	101.62	10.51	1,934.12
4410-07-000 Payroll Taxes Maintenance	337.69	414.46	76.77	18.52	1,746.19	1,934.16	187.97	9.72	3,868.32
4410-08-000 Health/Life Insurance Maint.	699.92	1,324.44	624.52	47.15	4,195.12	5,423.92	1,228.80	22.66	10,847.84
4410-09-000 Workers Comp Maintenance	93.49	207.23	113.74	54.89	574.62	967.06	392.44	40.58	1,934.12
4410-10-000 Payroll Prep Fees Maint.	27.08	51.81	24.73	47.73	218.39	241.78	23.39	9.67	483.56
4410-11-000 Legal Shield - Maint	56.85	45.85	-11.00	-23.99	163.55	275.10	111.55	40.55	550.20
4411-00-000 Maintenance Uniforms	65.00	85.00	20.00	23.53	325.00	370.00	45.00	12.16	740.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	472.23	200.00	-272.23	-136.12	1,118.21	1,200.00	81.79	6.82	2,400.00
4419-00-000 Total General Maint Expense	6,346.54	7,716.75	1,370.21	17.76	30,910.97	35,555.82	4,644.85	13.06	71,111.64
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	250.00	250.00	100.00	2,350.84	1,500.00	-850.84	-56.72	3,000.00
4420-02-000 Supplies-Appliance Parts	421.20	675.00	253.80	37.60	2,230.04	4,050.00	1,819.96	44.94	8,100.00
4420-03-000 Supplies-Painting/Decorating	412.13	1,160.00	747.87	64.47	412.13	6,960.00	6,547.87	94.08	13,920.00
4420-03-100 Hardware Doors/Windows/Locks	4.81	130.00	125.19	96.30	637.34	780.00	142.66	18.29	1,560.00
4420-03-200 Window Treatments	0.00	50.00	50.00	100.00	612.90	300.00	-312.90	-104.30	600.00
4420-04-000 Electrical - Supplies/Fixtures	134.33	700.00	565.67	80.81	3,598.98	4,200.00	601.02	14.31	8,400.00
4420-05-000 Supplies-Exterminating	26.53	0.00	-26.53	N/A	258.96	0.00	-258.96	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	290.16	110.00	-180.16	-163.78	1,227.82	660.00	-567.82	-86.03	1,320.00
4420-07-000 Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	587.41	150.00	-437.41	-291.61	300.00
4420-08-000 Supplies-Plumbing	0.00	350.00	350.00	100.00	1,233.20	2,100.00	866.80	41.28	4,200.00
4420-09-000 Supplies- Tools Equipmt	0.00	100.00	100.00	100.00	407.05	600.00	192.95	32.16	1,200.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	810.00	750.00	-60.00	-8.00	1,500.00
4420-11-000 Supplies- HVAC	1,409.03	700.00	-709.03	-101.29	2,084.60	4,200.00	2,115.40	50.37	8,400.00
4420-12-000 Supplies- Painting	185.88	250.00	64.12	25.65	1,542.68	1,500.00	-42.68	-2.85	3,000.00
4429-00-000 Total Materials	2,884.07	4,625.00	1,740.93	37.64	17,993.95	27,750.00	9,756.05	35.16	55,500.00
4430-00-000 Contract Costs									

Villas at Lake Bonnet, LLLP (57)

Budget Comparison

Period = Jun 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	692.50	530.25	-162.25	-30.60	3,093.04	3,181.50	88.46	2.78	6,363.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	2,850.00	5,400.00	2,550.00	47.22	10,800.00
4430-18-000	Contract-Alarm Monitoring	570.87	525.00	-45.87	-8.74	3,189.42	3,150.00	-39.42	-1.25	6,300.00
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-24-000	Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	10,416.65	16,200.00	5,783.35	35.70	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	12,000.00
4430-24-300	Contract-Pressure Wash	2,900.00	500.00	-2,400.00	-480.00	2,900.00	3,000.00	100.00	3.33	6,000.00
4430-24-400	Unit Turn Services	700.00	0.00	-700.00	N/A	700.00	0.00	-700.00	N/A	0.00
4430-27-000	Contract - Lease	379.43	368.36	-11.07	-3.01	2,221.23	2,210.16	-11.07	-0.50	4,420.32
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	2,520.00	2,520.00	100.00	5,040.00
4439-00-000	Total Contract Costs	7,326.13	7,243.61	-82.52	-1.14	25,370.34	43,461.66	18,091.32	41.63	86,923.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,556.74	19,585.36	3,028.62	15.46	74,275.26	106,767.48	32,492.22	30.43	213,534.96
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,708.00	6,962.61	-2,745.39	-39.43	47,035.15	41,775.66	-5,259.49	-12.59	83,551.32
4510-01-000	General Liability Insurance - Auto	824.88	434.15	-390.73	-90.00	3,826.28	2,604.90	-1,221.38	-46.89	5,209.80
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4525-00-000	Real Estate Taxes	3,523.52	3,260.62	-262.90	-8.06	21,141.12	19,563.72	-1,577.40	-8.06	39,127.44
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	14,056.40	10,732.38	-3,324.02	-30.97	72,002.55	64,394.28	-7,608.27	-11.82	128,788.56
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	645.98	645.98	100.00	3,875.86	3,875.88	0.02	0.00	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	19,096.26	19,096.26	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	171.98	171.98	0.00	0.00	1,031.88	1,031.88	0.00	0.00	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	37,870.38	37,870.38	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	9,666.42	10,312.40	645.98	6.26	61,874.38	61,874.40	0.02	0.00	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	39,609.87	0.00	0.00	237,659.22	237,659.22	0.00	0.00	475,318.44
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	9,255.12	9,255.12	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	246,914.34	172,754.34	-74,160.00	-42.93	345,508.68
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	577.00	5,400.00	4,823.00	89.31	10,800.00
5600-02-000	Stoves/Ranges	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	390.00	390.00	100.00	0.00	2,340.00	2,340.00	100.00	4,680.00
5600-06-000	Cabinet/Counter Tops	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	5,000.00	5,000.00	100.00	12,550.00	30,000.00	17,450.00	58.17	60,000.00
5600-11-000	Furnace Replacement	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
5600-13-000	Community Room	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	15,000.00	15,000.00	100.00	30,000.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	720.00	720.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	0.00	2,000.00	2,000.00	100.00	1,033.62	12,000.00	10,966.38	91.39	24,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	0.00	12,360.00	12,360.00	100.00	14,160.62	74,160.00	59,999.38	80.91	148,320.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-12,360.00	-12,360.00	-100.00	0.00	-74,160.00	-74,160.00	-100.00	-148,320.00
8000-00-000	TOTAL EXPENSES	101,999.81	122,473.88	20,474.07	16.72	612,200.28	711,921.37	99,721.09	14.01	1,423,650.45
9000-00-000	NET INCOME	-31,262.25	-58,694.88	27,432.63	46.74	-208,707.14	-326,145.37	117,438.23	36.01	-655,200.45
	Net income after depreciation	9,890.14				38207.2				

Villas at Lake Bonnet, LLLP (57)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	25,248.06	10,677.65	14,570.41
1111-15-000	Cash-Payroll	127,403.79	130,363.77	-2,959.98
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	153,251.85	141,641.42	11,610.43
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	31,225.00	30,425.00	800.00
1112-03-000	Cash Restricted-Operating Reserve	462,240.15	462,240.15	0.00
1112-04-000	Cash Restricted-Reserve for Replac	270,042.90	267,597.07	2,445.83
1112-05-000	Cash-Tax & Insurance Escrow	63,518.06	48,940.87	14,577.19
1112-99-000	Total Restricted Cash	827,026.11	809,203.09	17,823.02
1119-00-000	TOTAL CASH	980,277.96	950,844.51	29,433.45
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	9,971.00	13,320.00	-3,349.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,945.00	-5,945.00	0.00
1122-99-000	TOTAL: AR	4,026.00	7,375.00	-3,349.00
1129-56-000	Due from Colton Meadow	2,239.00	0.00	2,239.00
1129-99-000	TOTAL: DUE FROM	2,239.00	0.00	2,239.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	6,265.00	7,375.00	-1,110.00
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	2,145.00	2,359.50	-214.50
1211-01-000	Prepaid Insurance	92,792.66	102,495.00	-9,702.34
1211-02-000	Prepaid Software Licenses	700.00	1,400.00	-700.00
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00

Villas at Lake Bonnet, LLLP (57)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1299-00-000	TOTAL OTHER CURRENT ASSETS	101,137.66	111,754.50	-10,616.84
1300-00-000	TOTAL CURRENT ASSETS	1,087,680.62	1,069,974.01	17,706.61
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	-5,675,560.84	-5,640,013.86	-35,546.98
1405-02-000	Accum Depreciation- Misc FF&E	-460,478.73	-460,241.70	-237.03
1405-03-000	Accum Depreciation-Infrastructure	-614,476.80	-610,650.94	-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	27,978.20	27,805.62	172.58
1410-02-000	Compliance Fees	246,589.00	246,589.00	0.00
1410-02-001	Amortization Tax Credit Fees	-221,931.64	-220,561.70	-1,369.94
1420-00-000	TOTAL FIXED ASSETS (NET)	6,237,589.34	6,278,741.73	-41,152.39
1499-00-000	TOTAL NONCURRENT ASSETS	6,237,589.34	6,278,741.73	-41,152.39
1999-00-000	TOTAL ASSETS	7,325,269.96	7,348,715.74	-23,445.78
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			

Villas at Lake Bonnet, LLLP (57)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	5,442.15	12,352.12	-6,909.97
2114-00-000	Tenant Security Deposits	28,175.00	27,625.00	550.00
2114-03-000	Security Deposit-Pet	2,800.00	2,800.00	0.00
2119-92-000	Accrued Property Taxes	22,724.99	19,201.47	3,523.52
2119-96-000	Accrued Management Fee Payable	10,750.00	10,750.00	0.00
2131-00-000	Accrued Interest Payable	55,573.34	52,218.65	3,354.69
2132-00-000	Accrued Interest - 2nd Mortgage	871,584.70	865,272.97	6,311.73
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94	4,132.94	0.00
2138-00-000	Accrued Audit Fees	6,960.42	6,097.92	862.50
2240-00-000	Tenant Prepaid Rents	3,574.00	3,450.00	124.00
2260-00-000	Accrued Compensated Absences-Curren	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	5,963,204.89	5,955,388.42	7,816.47
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	5,977,812.83	5,969,996.36	7,816.47
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

Villas at Lake Bonnet, LLLP (57)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	-5,362,900.61	-5,331,638.36	-31,262.25
2809-99-000	TOTAL RETAINED EARNINGS:	-5,362,900.61	-5,331,638.36	-31,262.25
2899-00-000	TOTAL EQUITY	1,347,457.13	1,378,719.38	-31,262.25
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,325,269.96	7,348,715.74	-23,445.78

The Manor at West Bartow (62)
Budget Comparison
 Period = Jun 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	22,492.00	21,956.00	536.00	2.44	132,475.00	131,736.00	739.00	0.56	504,988.00
3112-02-000 Gain to Lease Sec8	66,796.00	67,968.00	-1,172.00	-1.72	399,518.00	407,808.00	-8,290.00	-2.03	1,563,264.00
3119-00-000 Total Rental Income	89,288.00	89,924.00	-636.00	-0.71	531,993.00	539,544.00	-7,551.00	-1.40	2,068,252.00
3120-00-000 Other Tenant Income									
3120-01-100 Laundry Room Income	281.90	175.00	106.90	61.09	1,020.35	1,050.00	-29.65	-2.82	4,025.00
3120-03-000 Damages & Cleaning	25.00	30.00	-5.00	-16.67	445.00	180.00	265.00	147.22	690.00
3120-04-000 Late and Admin Charges	0.00	10.00	-10.00	-100.00	30.00	60.00	-30.00	-50.00	230.00
3120-06-000 NSF Charges	0.00	10.00	-10.00	-100.00	0.00	60.00	-60.00	-100.00	230.00
3120-06-100 Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-6,000.00	-6,000.00	0.00	0.00	-23,000.00
3120-09-000 Misc.Tenant Income	0.00	25.00	-25.00	-100.00	25.00	150.00	-125.00	-83.33	575.00
3120-10-000 Application Fees	0.00	100.00	-100.00	-100.00	0.00	600.00	-600.00	-100.00	2,300.00
3120-11-000 Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	1,150.00
3129-00-000 Total Other Tenant Income	-693.10	-600.00	-93.10	-15.52	-4,479.65	-3,600.00	-879.65	-24.43	-13,800.00
3199-00-000 TOTAL TENANT INCOME	88,594.90	89,324.00	-729.10	-0.82	527,513.35	535,944.00	-8,430.65	-1.57	2,054,452.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	77.50	235.00	-157.50	-67.02	1,150.44	1,410.00	-259.56	-18.41	5,405.00
3610-01-000 Interest Income - Unrestricted	92.82	10.00	82.82	828.20	719.13	60.00	659.13	1,098.55	230.00
3699-00-000 TOTAL OTHER INCOME	170.32	245.00	-74.68	-30.48	1,869.57	1,470.00	399.57	27.18	5,635.00
3999-00-000 TOTAL INCOME	88,765.22	89,569.00	-803.78	-0.90	529,382.92	537,414.00	-8,031.08	-1.49	2,060,087.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	11,844.66	8,202.66	-3,642.00	-44.40	56,253.43	56,785.96	532.53	0.94	218,941.18
4110-00-001 401K-401A Admin	328.10	328.11	0.01	0.00	2,132.65	2,120.06	-12.59	-0.59	8,152.09
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	899.98	656.21	-243.77	-37.15	4,437.35	4,542.86	105.51	2.32	17,515.26
4110-00-004 Workers Comp Admin	236.54	328.11	91.57	27.91	1,469.41	2,271.46	802.05	35.31	8,757.69
4110-00-006 Legal Shield - Administrative	87.80	0.00	-87.80	N/A	263.40	0.00	-263.40	N/A	0.00
4110-00-007 Payroll Prep Fees	68.55	82.03	13.48	16.43	565.87	567.88	2.01	0.35	2,189.45
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,031.56	0.00	1,031.56	N/A	0.00
4110-07-000 Health/Life Insurance	1,721.40	1,438.90	-282.50	-19.63	10,301.61	8,633.40	-1,668.21	-19.32	33,094.70
4110-99-000 Total Administrative Salaries	15,187.03	11,036.02	-4,151.01	-37.61	74,392.16	74,921.62	529.46	0.71	288,650.37
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	200.00	200.00	100.00	986.30	1,200.00	213.70	17.81	4,600.00
4130-02-000 Criminal Background / Credit Checks/I	0.00	35.00	35.00	100.00	0.00	210.00	210.00	100.00	805.00
4130-03-000 Tenant Screening	0.00	15.00	15.00	100.00	484.05	90.00	-394.05	-437.83	345.00
4130-04-000 General Legal Expense	0.00	300.00	300.00	100.00	239.00	1,800.00	1,561.00	86.72	6,900.00
4130-99-000 Total Legal Expense	0.00	550.00	550.00	100.00	1,709.35	3,300.00	1,590.65	48.20	12,650.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	0.00	200.00	200.00	100.00	155.25	1,200.00	1,044.75	87.06	4,600.00
4140-00-100 Travel/Mileage	0.00	25.00	25.00	100.00	22.78	150.00	127.22	84.81	575.00
4171-00-000 Auditing Fees	862.50	775.00	-87.50	-11.29	1,785.42	4,650.00	2,864.58	61.60	17,825.00
4173-00-000 Management Fee	5,435.34	5,395.44	-39.90	-0.74	31,251.99	32,372.64	1,120.65	3.46	124,095.12
4182-00-000 Consultants	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	1,150.00
4189-00-000 Total Other Admin Expenses	6,297.84	6,445.44	147.60	2.29	33,215.44	38,672.64	5,457.20	14.11	148,245.12

The Manor at West Bartow (62)
Budget Comparison
 Period = Jun 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	10.00	10.00	100.00	920.12	60.00	-860.12	-1,433.53	230.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	237.61	150.00	-87.61	-58.41	575.00
4190-03-000	Advertising Publications	275.00	185.00	-90.00	-48.65	1,650.00	1,110.00	-540.00	-48.65	4,255.00
4190-04-000	Stationery & Office Supplies	274.40	200.00	-74.40	-37.20	572.13	1,200.00	627.87	52.32	4,600.00
4190-07-000	Telephone	980.02	975.00	-5.02	-0.51	6,354.58	5,850.00	-504.58	-8.63	22,425.00
4190-08-000	Postage	170.13	65.00	-105.13	-161.74	399.20	390.00	-9.20	-2.36	1,495.00
4190-09-000	Computer Software License Fees/Exp	922.98	875.00	-47.98	-5.48	5,585.86	5,250.00	-335.86	-6.40	20,125.00
4190-10-000	Copiers - Lease & Service	3.06	162.82	159.76	98.12	910.11	976.92	66.81	6.84	3,744.86
4190-11-001	Fee Accounting Contract	191.96	0.00	-191.96	N/A	191.96	0.00	-191.96	N/A	0.00
4190-13-000	Internet	136.46	134.00	-2.46	-1.84	778.76	804.00	25.24	3.14	3,082.00
4190-19-000	IT Contract Fees	1,166.00	790.00	-376.00	-47.59	4,337.04	4,740.00	402.96	8.50	18,170.00
4190-20-000	Bank Fees - Restricted	27.00	25.00	-2.00	-8.00	162.00	150.00	-12.00	-8.00	575.00
4190-20-100	Bank Fees - Unrestricted	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	575.00
4190-22-000	Other Misc Admin Expenses	840.99	185.00	-655.99	-354.59	1,925.24	1,110.00	-815.24	-73.44	4,255.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	817.50	150.00	-667.50	-445.00	575.00
4190-30-000	Equipment Service Contracts	737.23	600.00	-137.23	-22.87	3,595.69	3,600.00	4.31	0.12	13,800.00
4191-00-000	Total Miscellaneous Admin Expenses	5,725.23	4,281.82	-1,443.41	-33.71	28,437.80	25,690.92	-2,746.88	-10.69	98,481.86
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	27,210.10	22,313.28	-4,896.82	-21.95	137,754.75	142,585.18	4,830.43	3.39	548,027.35
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	84.52	90.00	5.48	6.09	505.28	540.00	34.72	6.43	2,070.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	84.52	90.00	5.48	6.09	505.28	540.00	34.72	6.43	2,070.00
4300-00-000	UTILITIES									
4310-00-000	Water	0.00	1,700.00	1,700.00	100.00	8,275.15	10,200.00	1,924.85	18.87	39,100.00
4320-00-000	Electricity	0.00	2,600.00	2,600.00	100.00	9,651.74	15,600.00	5,948.26	38.13	59,800.00
4320-01-000	Electricity-Vacant Units	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	575.00
4330-00-000	Gas	1,413.25	800.00	-613.25	-76.66	5,238.72	4,800.00	-438.72	-9.14	18,400.00
4340-00-000	Garbage/Trash Removal	0.00	1,300.00	1,300.00	100.00	5,642.16	7,800.00	2,157.84	27.66	29,900.00
4390-00-000	Sewer	0.00	2,800.00	2,800.00	100.00	14,025.61	16,800.00	2,774.39	16.51	64,400.00
4399-00-000	TOTAL UTILITY EXPENSES	1,413.25	9,225.00	7,811.75	84.68	42,833.38	55,350.00	12,516.62	22.61	212,175.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	11,010.89	7,515.67	-3,495.22	-46.51	51,730.42	52,725.68	995.26	1.89	203,387.05
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-580.04	0.00	580.04	N/A	0.00
4410-06-000	401K-401A Maintenance	218.43	300.63	82.20	27.34	1,521.87	2,109.04	587.17	27.84	8,135.50
4410-07-000	Payroll Taxes Maintenance	833.01	601.25	-231.76	-38.55	3,985.64	4,218.04	232.40	5.51	16,270.94
4410-08-000	Health/Life Insurance Maint.	1,659.96	1,632.14	-27.82	-1.70	9,918.33	9,792.84	-125.49	-1.28	37,539.22
4410-09-000	Workers Comp Maintenance	224.08	300.63	76.55	25.46	1,346.43	2,109.04	762.61	36.16	8,135.50
4410-10-000	Payroll Prep Fees Maint.	64.94	75.16	10.22	13.60	507.05	527.27	20.22	3.83	2,033.89
4410-11-000	Legal Shield - Maint	36.90	0.00	-36.90	N/A	117.70	0.00	-117.70	N/A	0.00
4411-00-000	Maintenance Uniforms	159.12	137.00	-22.12	-16.15	967.05	822.00	-145.05	-17.65	3,151.00
4412-00-000	Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	575.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	465.77	226.00	-239.77	-106.09	1,111.29	1,356.00	244.71	18.05	5,198.00
4419-00-000	Total General Maint Expense	14,673.10	10,788.48	-3,884.62	-36.01	70,625.74	73,659.91	3,034.17	4.12	283,851.10
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	167.00	40.00	-127.00	-317.50	252.00	240.00	-12.00	-5.00	920.00
4420-02-000	Supplies-Appliance Parts	334.21	180.00	-154.21	-85.67	1,467.76	1,080.00	-387.76	-35.90	4,140.00
4420-03-000	Supplies-Painting/Decorating	0.00	175.00	175.00	100.00	0.00	1,050.00	1,050.00	100.00	4,025.00
4420-03-100	Hardware Doors/Windows/Locks	26.67	175.00	148.33	84.76	1,849.89	1,050.00	-799.89	-76.18	4,025.00
4420-03-200	Window Treatments	346.14	85.00	-261.14	-307.22	972.23	510.00	-462.23	-90.63	1,955.00
4420-04-000	Electrical - Supplies/Fixtures	907.13	600.00	-307.13	-51.19	4,341.74	3,600.00	-741.74	-20.60	13,800.00
4420-06-000	Supplies-Janitorial/Cleaning	699.60	400.00	-299.60	-74.90	3,051.18	2,400.00	-651.18	-27.13	9,200.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	17.10	150.00	132.90	88.60	575.00
4420-08-000	Supplies-Plumbing	247.46	360.00	112.54	31.26	950.71	2,160.00	1,209.29	55.99	8,280.00

The Manor at West Bartow (62)
Budget Comparison
 Period = Jun 2024
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-09-000	Supplies- Tools Equipmt	0.00	280.00	280.00	100.00	42.78	1,680.00	1,637.22	97.45	6,440.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	985.00	985.00	100.00	0.00	5,910.00	5,910.00	100.00	22,655.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	14.70	0.00	-14.70	N/A	0.00
4420-11-000	Supplies- HVAC	479.79	250.00	-229.79	-91.92	655.11	1,500.00	844.89	56.33	5,750.00
4420-12-000	Supplies- Painting	134.08	115.00	-19.08	-16.59	1,465.90	690.00	-775.90	-112.45	2,645.00
4429-00-000	Total Materials	3,342.08	3,695.00	352.92	9.55	15,081.10	22,170.00	7,088.90	31.98	84,985.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	1,725.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	575.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	1,150.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	1,150.00
4430-04-000	Contract-Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	1,150.00
4430-05-200	Painting Contract - Cycle Paint	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	425.00	450.00	25.00	5.56	2,550.00	2,700.00	150.00	5.56	10,350.00
4430-11-000	Contract-Plumbing	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	1,150.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	3,250.00	6,750.00	3,500.00	51.85	25,875.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	4,600.00
4430-17-000	Contract-Elevator Monitoring	570.02	545.00	-25.02	-4.59	3,362.41	3,270.00	-92.41	-2.83	12,535.00
4430-18-000	Contract-Alarm Monitoring	1,109.55	700.00	-409.55	-58.51	8,933.20	4,200.00	-4,733.20	-112.70	16,100.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	2,000.00	2,500.00	500.00	20.00	6,400.00	15,000.00	8,600.00	57.33	57,500.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	2,500.02	2,500.02	100.00	9,583.41
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	23,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	11,500.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	1,150.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	3,499.98	3,499.98	100.00	13,416.59
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	1,150.00
4439-00-000	Total Contract Costs	4,104.57	8,470.00	4,365.43	51.54	24,795.61	50,820.00	26,024.39	51.21	194,810.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	22,119.75	22,953.48	833.73	3.63	110,502.45	146,649.91	36,147.46	24.65	563,646.10
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	12,419.32	11,190.00	-1,229.32	-10.99	70,156.29	67,140.00	-3,016.29	-4.49	257,370.00
4510-01-000	General Liability Insurance - Auto	824.88	434.15	-390.73	-90.00	3,826.28	2,604.90	-1,221.38	-46.89	9,985.45
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	230.00
4525-00-000	Real Estate Taxes	119.62	811.50	691.88	85.26	717.72	4,869.00	4,151.28	85.26	18,664.50
4570-00-000	Reduction in Rental Income	0.00	332.00	332.00	100.00	0.00	1,992.00	1,992.00	100.00	7,636.00
4599-00-000	TOTAL GENERAL EXPENSES	13,363.82	12,777.65	-586.17	-4.59	74,700.29	76,665.90	1,965.61	2.56	293,885.95
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	896.43	225.00	-671.43	-298.41	896.43	1,350.00	453.57	33.60	5,175.00
4855-00-000	Interest Expense-Mortgage	15,037.64	15,519.86	482.22	3.11	90,843.25	93,119.16	2,275.91	2.44	356,956.78
4855-01-000	Interest - Third Mortgage	484.17	484.17	0.00	0.00	2,905.02	2,905.02	0.00	0.00	11,135.91
4899-00-000	TOTAL FINANCING EXPENSES	16,418.24	16,229.03	-189.21	-1.17	94,644.70	97,374.18	2,729.48	2.80	373,267.69
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	186,022.44	186,022.44	0.00	0.00	713,086.02
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	15,994.20	15,994.20	0.00	0.00	61,311.10
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	180,117.90	134,966.64	-45,151.26	-33.45	517,372.12
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	800.00	800.00	100.00	0.00	4,800.00	4,800.00	100.00	18,400.00
5600-02-000	Stoves/Ranges	117.70	300.00	182.30	60.77	1,345.20	1,800.00	454.80	25.27	6,900.00
5600-03-000	Roofs	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	23,000.00
5600-05-000	Parking Lots/Paving	0.00	1,250.00	1,250.00	100.00	0.00	7,500.00	7,500.00	100.00	28,750.00
5600-06-000	Cabinet/Counter Tops	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	1,725.00
5600-07-000	Grounds Improvements	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	11,500.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	5,000.00	5,000.00	100.00	-944.33	30,000.00	30,944.33	103.15	115,000.00

The Manor at West Bartow (62)

Budget Comparison

Period = Jun 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	2,328.30	3,000.00	671.70	22.39	11,500.00
5600-13-000	Community Room	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	6,900.00
5600-14-000	Doors, Windows, Exterior	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	2,875.00
5600-16-000	Interior Replacements	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	2,875.00
5600-17-000	Ceiling Fans	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	4,600.00
5600-18-000	Other Capital Replacement	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	23,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	117.70	11,175.00	11,057.30	98.95	2,729.17	67,050.00	64,320.83	95.93	257,025.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-11,175.00	-11,175.00	-100.00	-21,898.74	-67,050.00	-45,151.26	-67.34	-257,025.00
8000-00-000	TOTAL EXPENSES	114,396.82	128,432.88	14,036.06	10.93	665,686.66	788,231.81	122,545.15	15.55	3,024,494.21
9000-00-000	NET INCOME	-25,631.60	-38,863.88	13,232.28	34.05	-136,303.74	-250,817.81	114,514.07	45.66	-964,407.21
	Net income after depreciation	8,037.84				43814.16				

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	52,736.57	82,748.69	-30,012.12
1111-15-000	Cash-Payroll	2,612.97	1,978.75	634.22
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	55,949.54	85,327.44	-29,377.90
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	10,800.00	11,400.00	-600.00
1112-03-000	Cash Restricted-Operating Reserve	19.62	19.62	0.00
1112-04-000	Cash Restricted-Reserve for Replac	144,590.13	141,673.46	2,916.67
1112-05-000	Cash-Tax & Insurance Escrow	65,881.42	51,746.98	14,134.44
1112-12-000	Restricted Investment	157,650.35	157,599.85	50.50
1112-99-000	Total Restricted Cash	378,941.52	362,439.91	16,501.61
1119-00-000	TOTAL CASH	434,891.06	447,767.35	-12,876.29
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	3,194.35	1,149.00	2,045.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-134.00	-134.00	0.00
1122-99-000	TOTAL: AR	3,060.35	1,015.00	2,045.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	3,060.35	1,015.00	2,045.35
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	5,700.19	6,270.21	-570.02
1211-01-000	Prepaid Insurance	123,064.90	135,478.56	-12,413.66
1211-02-000	Prepaid Software Licenses	875.00	1,750.00	-875.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	130,140.09	143,998.77	-13,858.68
1300-00-000	TOTAL CURRENT ASSETS	568,091.50	592,781.12	-24,689.62

The Manor at West Bartow (62)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	-4,834,399.44	-4,807,273.30	-27,126.14
1405-02-000	Accum Depreciation- Misc FF&E	-1,218,205.81	-1,217,293.20	-912.61
1405-03-000	Accum Depreciation-Infrastructure	-533,699.10	-530,734.11	-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	279,253.10	277,701.61	1,551.49
1410-02-000	Compliance Fees	200,558.00	200,558.00	0.00
1410-02-001	Amortization Tax Credit Fees	-200,549.90	-199,435.69	-1,114.21
1420-00-000	TOTAL FIXED ASSETS (NET)	7,965,262.33	7,998,931.77	-33,669.44
1450-01-000	Site Improvement	711,597.00	711,597.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,676,859.33	8,710,528.77	-33,669.44
1999-00-000	TOTAL ASSETS	9,244,950.83	9,303,309.89	-58,359.06
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	22,597.25	30,894.49	-8,297.24
2114-00-000	Tenant Security Deposits	9,800.00	9,700.00	100.00
2114-02-000	Security Deposit Clearing Account	25.00	25.00	0.00

The Manor at West Bartow (62)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2114-03-000	Security Deposit-Pet	1,200.00	1,200.00	0.00
2119-92-000	Accrued Property Taxes	-478.41	-598.03	119.62
2131-01-000	Accrued Interest NLP Loan	1,328.83	6,416.04	-5,087.21
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	6,960.42	6,097.92	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	418.00	180.00	238.00
2260-00-000	Accrued Compensated Absences-Curren	245.95	245.95	0.00
2297-00-000	Mortgage Note Payable	2,590,624.53	2,597,807.07	-7,182.54
2297-02-000	Second Mortgage Payable	850,000.00	850,000.00	0.00
2297-03-000	Third Mortgage Payable	260,521.56	274,002.15	-13,480.59
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	4,790,400.44	4,823,127.90	-32,727.46
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	4,789,825.21	4,822,552.67	-32,727.46
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

The Manor at West Bartow (62)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
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	-2,483,088.94	-2,457,457.34	-25,631.60
2809-99-000	TOTAL RETAINED EARNINGS:	-2,483,088.94	-2,457,457.34	-25,631.60
2899-00-000	TOTAL EQUITY	4,455,125.62	4,480,757.22	-25,631.60
2999-00-000	TOTAL LIABILITIES AND EQUITY	9,244,950.83	9,303,309.89	-58,359.06

Youthbuild (.ybuild)
Budget Comparison
 Period = Jun 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3400-00-000	GRANT INCOME								
3415-00-000	0.00	41,667.00	-41,667.00	-100.00	208,823.37	250,002.00	-41,178.63	-16.47	500,004.00
3499-00-000	0.00	41,667.00	-41,667.00	-100.00	208,823.37	250,002.00	-41,178.63	-16.47	500,004.00
3600-00-000	OTHER INCOME								
3610-01-000	0.00	0.00	0.00	N/A	66.51	0.00	66.51	N/A	0.00
3699-00-000	0.00	0.00	0.00	N/A	66.51	0.00	66.51	N/A	0.00
3999-00-000	0.00	41,667.00	-41,667.00	-100.00	208,889.88	250,002.00	-41,112.12	-16.44	500,004.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	33,519.09	14,162.00	-19,357.09	-136.68	162,067.72	84,972.00	-77,095.72	-90.73	169,944.00
4110-00-001	929.81	566.00	-363.81	-64.28	5,912.15	3,396.00	-2,516.15	-74.09	6,792.00
4110-00-002	2,464.01	1,133.00	-1,331.01	-117.48	12,268.70	6,798.00	-5,470.70	-80.48	13,596.00
4110-00-004	670.37	566.00	-104.37	-18.44	4,181.05	3,396.00	-785.05	-23.12	6,792.00
4110-00-006	97.75	35.00	-62.75	-179.29	406.95	210.00	-196.95	-93.79	420.00
4110-00-007	194.29	142.00	-52.29	-36.82	1,570.81	852.00	-718.81	-84.37	1,704.00
4110-07-000	5,148.42	1,400.00	-3,748.42	-267.74	34,501.84	8,400.00	-26,101.84	-310.74	16,800.00
4110-99-000	43,023.74	18,004.00	-25,019.74	-138.97	220,909.22	108,024.00	-112,885.22	-104.50	216,048.00
4139-00-000	Other Admin Expenses								
4140-00-000	822.27	5,922.00	5,099.73	86.12	47,014.53	35,532.00	-11,482.53	-32.32	71,064.00
4140-00-100	0.00	141.00	141.00	100.00	79.37	846.00	766.63	90.62	1,692.00
4170-00-000	0.00	138.00	138.00	100.00	0.00	828.00	828.00	100.00	1,656.00
4189-00-000	822.27	6,201.00	5,378.73	86.74	47,093.90	37,206.00	-9,887.90	-26.58	74,412.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	0.00	0.00	0.00	N/A	259.07	0.00	-259.07	N/A	0.00
4190-02-000	0.00	0.00	0.00	N/A	237.61	0.00	-237.61	N/A	0.00
4190-04-000	0.00	2,288.00	2,288.00	100.00	1,332.60	13,728.00	12,395.40	90.29	27,456.00
4190-07-000	67.30	250.00	182.70	73.08	1,726.50	1,500.00	-226.50	-15.10	3,000.00
4190-08-000	54.71	30.00	-24.71	-82.37	158.13	180.00	21.87	12.15	360.00
4190-09-000	39.98	0.00	-39.98	N/A	279.86	0.00	-279.86	N/A	0.00
4190-10-000	468.15	289.00	-179.15	-61.99	2,056.37	1,734.00	-322.37	-18.59	3,468.00
4190-11-000	825.67	1,514.00	688.33	45.46	4,954.02	9,084.00	4,129.98	45.46	18,168.00
4190-11-001	436.28	0.00	-436.28	N/A	436.28	0.00	-436.28	N/A	0.00
4190-19-000	169.81	150.00	-19.81	-13.21	1,232.67	900.00	-332.67	-36.96	1,800.00
4190-22-000	1,298.64	0.00	-1,298.64	N/A	3,914.87	0.00	-3,914.87	N/A	0.00
4191-00-000	3,360.54	4,521.00	1,160.46	25.67	16,587.98	27,126.00	10,538.02	38.85	54,252.00
4199-00-000	47,206.55	28,726.00	-18,480.55	-64.33	284,591.10	172,356.00	-112,235.10	-65.12	344,712.00
4200-00-000	TENANT SERVICES								
4210-00-000	Tenant Services Salaries								
4210-00-002	19,854.00	6,605.00	-13,249.00	-200.59	117,977.17	39,630.00	-78,347.17	-197.70	79,260.00
4210-00-004	1,689.73	528.00	-1,161.73	-220.02	10,133.34	3,168.00	-6,965.34	-219.87	6,336.00
4210-00-004	575.52	264.00	-311.52	-118.00	3,123.22	1,584.00	-1,539.22	-97.17	3,168.00
4210-00-007	166.60	66.00	-100.60	-152.42	1,191.07	396.00	-795.07	-200.78	792.00
4220-01-000	0.00	3,247.00	3,247.00	100.00	0.00	19,482.00	19,482.00	100.00	38,964.00
4299-00-000	22,285.85	10,710.00	-11,575.85	-108.08	132,424.80	64,260.00	-68,164.80	-106.08	128,520.00
4300-00-000	UTILITIES								

Youthbuild (.ybuild)
Budget Comparison
 Period = Jun 2024
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4320-00-000 Electricity	0.00	275.00	275.00	100.00	0.00	1,650.00	1,650.00	100.00	3,300.00
4399-00-000 TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	1,650.00	1,650.00	100.00	3,300.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grea:	992.40	300.00	-692.40	-230.80	3,681.20	1,800.00	-1,881.20	-104.51	3,600.00
4419-00-000 Total General Maint Expense	992.40	300.00	-692.40	-230.80	3,681.20	1,800.00	-1,881.20	-104.51	3,600.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	992.40	300.00	-692.40	-230.80	3,681.20	1,800.00	-1,881.20	-104.51	3,600.00
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	1,310.09	1,255.00	-55.09	-4.39	7,103.92	7,530.00	426.08	5.66	15,060.00
4510-01-000 General Liability Insurance - Auto	730.95	400.00	-330.95	-82.74	2,923.80	2,400.00	-523.80	-21.82	4,800.00
4599-00-000 TOTAL GENERAL EXPENSES	2,041.04	1,655.00	-386.04	-23.33	10,027.72	9,930.00	-97.72	-0.98	19,860.00
8000-00-000 TOTAL EXPENSES	72,525.84	41,666.00	-30,859.84	-74.06	430,724.82	249,996.00	-180,728.82	-72.29	499,992.00
9000-00-000 NET INCOME	-72,525.84	1.00	-72,526.84	-7,252,684.00	-221,834.94	6.00	-221,840.94	-3,697,349.00	12.00
Net Income after depreciation	-72,525.84				-221,834.94				

Youthbuild (.ybuild)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	-14,561.08	-17,990.74	3,429.66
1111-15-000	Cash-Payroll	-141,832.49	-129,327.30	-12,505.19
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	-155,393.57	-146,318.04	-9,075.53
1119-00-000	TOTAL CASH	-155,393.57	-146,318.04	-9,075.53
1129-27-000	Due from West Lake Realty	-280.07	0.00	-280.07
1129-99-000	TOTAL: DUE FROM	-280.07	0.00	-280.07
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07	0.00	-280.07
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	-2,221.57	-936.41	-1,285.16
1299-00-000	TOTAL OTHER CURRENT ASSETS	-2,221.57	-936.41	-1,285.16
1300-00-000	TOTAL CURRENT ASSETS	-157,895.21	-147,254.45	-10,640.76
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	-152,114.96	-141,474.20	-10,640.76
2000-00-000	LIABILITIES & EQUITY			

Youthbuild (.ybuild)

Balance Sheet (With Period Change)

Period = Jun 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	1,148.10	1,188.69	-40.59
2149-33-000	Due to Magnolia Pointe Sales	114,600.00	53,500.00	61,100.00
2149-96-000	Due to Central Office Cost Center	32,922.34	32,096.67	825.67
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	152,542.89	90,657.81	61,885.08
2499-00-000	TOTAL LIABILITIES	152,542.89	90,657.81	61,885.08
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-317,929.85	-245,404.01	-72,525.84
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00	13,272.00	0.00
2809-99-000	TOTAL RETAINED EARNINGS:	-304,657.85	-232,132.01	-72,525.84
2899-00-000	TOTAL EQUITY	-304,657.85	-232,132.01	-72,525.84
2999-00-000	TOTAL LIABILITIES AND EQUITY	-152,114.96	-141,474.20	-10,640.76

Micro Cottages at Williamstown (99)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	13,175.00	12,384.00	791.00	6.39	77,809.00	74,304.00	3,505.00	4.72	148,608.00
3119-00-000	Total Rental Income	13,175.00	12,384.00	791.00	6.39	77,809.00	74,304.00	3,505.00	4.72	148,608.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	0.00	450.00	-450.00	-100.00	0.00	2,700.00	-2,700.00	-100.00	5,400.00
3120-03-000	Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	600.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3129-00-000	Total Other Tenant Income	0.00	525.00	-525.00	-100.00	0.00	3,150.00	-3,150.00	-100.00	6,300.00
3199-00-000	TOTAL TENANT INCOME	13,175.00	12,909.00	266.00	2.06	77,809.00	77,454.00	355.00	0.46	154,908.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	61,706.33	11,660.00	50,046.33	429.21	78,895.33	69,960.00	8,935.33	12.77	139,920.00
3499-00-000	TOTAL GRANT INCOME	61,706.33	11,660.00	50,046.33	429.21	78,895.33	69,960.00	8,935.33	12.77	139,920.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	94.23	10.00	84.23	842.30	506.78	60.00	446.78	744.63	120.00
3699-00-000	TOTAL OTHER INCOME	94.23	10.00	84.23	842.30	506.78	60.00	446.78	744.63	120.00
3999-00-000	TOTAL INCOME	74,975.56	24,579.00	50,396.56	205.04	157,211.11	147,474.00	9,737.11	6.60	294,948.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	2,134.90	3,683.00	1,548.10	42.03	15,817.80	17,187.36	1,369.56	7.97	34,374.72
4110-00-001	401K-401A Admin	85.40	147.32	61.92	42.03	564.75	687.48	122.73	17.85	1,374.96
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	162.66	294.64	131.98	44.79	1,076.24	1,375.00	298.76	21.73	2,750.00
4110-00-004	Workers Comp Admin	61.57	147.32	85.75	58.21	388.46	687.48	299.02	43.50	1,374.96
4110-00-007	Payroll Prep Fees	17.84	36.83	18.99	51.56	146.04	171.86	25.82	15.02	343.72
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-820.81	0.00	820.81	N/A	0.00
4110-07-000	Health/Life Insurance	0.00	120.06	120.06	100.00	0.00	720.36	720.36	100.00	1,440.72
4110-99-000	Total Administrative Salaries	2,462.37	4,429.17	1,966.80	44.41	17,172.48	20,829.54	3,657.06	17.56	41,659.08
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	632.50	10.00	-622.50	-6,225.00	632.50	60.00	-572.50	-954.17	120.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	120.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4130-99-000	Total Legal Expense	632.50	170.00	-462.50	-272.06	632.50	1,020.00	387.50	37.99	2,040.00
4139-00-000	Other Admin Expenses									
4170-00-000	Accounting/Bookkeeping Fees	360.00	360.00	0.00	0.00	2,160.00	2,160.00	0.00	0.00	4,320.00
4171-00-000	Auditing Fees	3,073.20	1,877.36	-1,195.84	-63.70	14,813.50	11,264.16	-3,549.34	-31.51	22,528.32
4173-00-000	Management Fee	3,567.84	3,567.84	0.00	0.00	21,407.04	21,407.04	0.00	0.00	42,814.08
4173-02-000	Asset Management Fee	480.00	480.00	0.00	0.00	2,880.00	2,880.00	0.00	0.00	5,760.00
4182-00-000	Consultants	1,704.27	0.00	-1,704.27	N/A	1,704.27	0.00	-1,704.27	N/A	0.00
4189-00-000	Total Other Admin Expenses	9,185.31	6,285.20	-2,900.11	-46.14	42,964.81	37,711.20	-5,253.61	-13.93	75,422.40
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	259.07	0.00	-259.07	N/A	0.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	136.96	150.00	13.04	8.69	300.00
4190-07-000	Telephone	2,820.03	1,300.00	-1,520.03	-116.93	8,794.14	7,800.00	-994.14	-12.75	15,600.00
4190-08-000	Postage	54.73	25.00	-29.73	-118.92	120.10	150.00	29.90	19.93	300.00
4190-09-000	Computer Software License Fees/Exp	516.67	520.00	3.33	0.64	3,100.02	3,120.00	19.98	0.64	6,240.00
4190-11-001	Fee Accounting Contract	52.35	0.00	-52.35	N/A	52.35	0.00	-52.35	N/A	0.00

Micro Cottages at Williamstown (99)

Budget Comparison

Period = Jun 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-13-000	Internet	0.00	1,332.62	1,332.62	100.00	0.00	7,995.72	7,995.72	100.00	15,991.44
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4190-22-000	Other Misc Admin Expenses	840.99	25.00	-815.99	-3,263.96	1,485.22	150.00	-1,335.22	-890.15	300.00
4190-22-100	Other Misc Expenses	0.00	0.00	0.00	N/A	15.43	0.00	-15.43	N/A	0.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	192.00	192.00	100.00	0.00	1,152.00	1,152.00	100.00	2,304.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	508.75	300.00	-208.75	-69.58	600.00
4191-00-000	Total Miscellaneous Admin Expenses	4,284.77	3,519.62	-765.15	-21.74	14,472.04	21,117.72	6,645.68	31.47	42,235.44
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	16,564.95	14,403.99	-2,160.96	-15.00	75,241.83	80,678.46	5,436.63	6.74	161,356.92
4300-00-000	UTILITIES									
4310-00-000	Water	956.93	1,000.00	43.07	4.31	7,051.07	6,000.00	-1,051.07	-17.52	12,000.00
4320-00-000	Electricity	258.99	300.00	41.01	13.67	1,334.07	1,800.00	465.93	25.88	3,600.00
4340-00-000	Garbage/Trash Removal	545.68	545.68	0.00	0.00	3,274.08	3,274.08	0.00	0.00	6,548.16
4390-00-000	Sewer	574.51	620.00	45.49	7.34	3,348.45	3,720.00	371.55	9.99	7,440.00
4399-00-000	TOTAL UTILITY EXPENSES	2,336.11	2,465.68	129.57	5.25	15,007.67	14,794.08	-213.59	-1.44	29,588.16
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,473.72	3,714.42	1,240.70	33.40	15,475.52	16,933.96	1,458.44	8.61	33,867.92
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-1,524.36	0.00	1,524.36	N/A	0.00
4410-06-000	401K-401A Maintenance	101.56	148.58	47.02	31.65	632.03	677.36	45.33	6.69	1,354.72
4410-07-000	Payroll Taxes Maintenance	185.68	297.15	111.47	37.51	1,164.98	1,354.70	189.72	14.00	2,709.40
4410-08-000	Health/Life Insurance Maint.	622.70	374.04	-248.66	-66.48	3,733.78	2,244.24	-1,489.54	-66.37	4,488.48
4410-09-000	Workers Comp Maintenance	71.69	148.58	76.89	51.75	425.98	677.36	251.38	37.11	1,354.72
4410-10-000	Payroll Prep Fees Maint.	20.76	37.14	16.38	44.10	158.65	169.32	10.67	6.30	338.64
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea:	465.77	50.00	-415.77	-831.54	1,111.28	300.00	-811.28	-270.43	600.00
4419-00-000	Total General Maint Expense	3,941.88	4,769.91	828.03	17.36	21,177.86	22,356.94	1,179.08	5.27	44,713.88
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4420-02-000	Supplies-Appliance Parts	15.96	50.00	34.04	68.08	254.33	300.00	45.67	15.22	600.00
4420-03-000	Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	73.68	50.00	-23.68	-47.36	73.68	300.00	226.32	75.44	600.00
4420-03-200	Window Treatments	0.00	0.00	0.00	N/A	69.53	0.00	-69.53	N/A	0.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	24.90	0.00	-24.90	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-11-000	Supplies- HVAC	79.50	50.00	-29.50	-59.00	79.50	300.00	220.50	73.50	600.00
4420-12-000	Supplies- Painting	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4429-00-000	Total Materials	169.14	525.00	355.86	67.78	501.94	3,150.00	2,648.06	84.07	6,300.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4430-07-000	Contract-Exterminating/Pest Control	145.00	165.00	20.00	12.12	725.00	990.00	265.00	26.77	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00
4430-18-000	Contract-Alarm Monitoring	189.33	185.00	-4.33	-2.34	1,135.98	1,110.00	-25.98	-2.34	2,220.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	6,000.00	6,600.00	600.00	9.09	13,200.00
4430-24-300	Contract-Pressure Wash	5,700.00	400.00	-5,300.00	-1,325.00	5,700.00	2,400.00	-3,300.00	-137.50	4,800.00
4430-24-400	Unit Turn Services	500.00	0.00	-500.00	N/A	500.00	0.00	-500.00	N/A	0.00
4430-28-000	Unit Inspections	0.00	280.00	280.00	100.00	0.00	1,680.00	1,680.00	100.00	3,360.00
4439-00-000	Total Contract Costs	7,534.33	2,280.00	-5,254.33	-230.45	14,060.98	13,680.00	-380.98	-2.78	27,360.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	11,645.35	7,574.91	-4,070.44	-53.74	35,740.78	39,186.94	3,446.16	8.79	78,373.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,611.10	1,855.13	-2,755.97	-148.56	17,354.80	12,345.69	-5,009.11	-40.57	23,476.47
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00

Micro Cottages at Williamstown (99)

Budget Comparison

Period = Jun 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4599-00-000	TOTAL GENERAL EXPENSES	4,611.10	1,905.13	-2,705.97	-142.04	17,354.80	12,645.69	-4,709.11	-37.24	24,076.47
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	23.00	0.00	-23.00	N/A	210.00	0.00	-210.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	23.00	0.00	-23.00	N/A	210.00	0.00	-210.00	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,814.69	7,956.86	142.17	1.79	46,888.14	47,741.16	853.02	1.79	95,482.32
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	1,056.86	-6,757.83	-639.43	46,888.14	6,341.16	-40,546.98	-639.43	12,682.32
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
5600-02-000	Stoves/Ranges	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
5600-06-000	Cabinet/Counter Tops	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
5600-07-000	Grounds Improvements	0.00	1,250.00	1,250.00	100.00	0.00	7,500.00	7,500.00	100.00	15,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
5600-14-000	Doors, Windows, Exterior	0.00	750.00	750.00	100.00	0.00	4,500.00	4,500.00	100.00	9,000.00
5600-16-000	Interior Replacements	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
5600-17-000	Ceiling Fans	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
5600-18-000	Other Capital Replacement	0.00	2,500.00	2,500.00	100.00	0.00	15,000.00	15,000.00	100.00	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	0.00	6,900.00	6,900.00	100.00	0.00	41,400.00	41,400.00	100.00	82,800.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-6,900.00	-6,900.00	-100.00	0.00	-41,400.00	-41,400.00	-100.00	-82,800.00
8000-00-000	TOTAL EXPENSES	42,995.20	41,206.57	-1,788.63	-4.34	190,443.22	236,446.33	46,003.11	19.46	471,677.75
9000-00-000	NET INCOME	31,980.36	-16,627.57	48,607.93	292.33	-33,232.11	-88,972.33	55,740.22	62.65	-176,729.75
	Net Income after depreciation	39,795.05				13,656.03				

Micro Cottages at Williamstown (99)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	59,932.14	4,814.18	55,117.96
1111-15-000	Cash-Payroll	77,878.94	77,317.42	561.52
1111-99-000	Total Unrestricted Cash	137,811.08	82,131.60	55,679.48
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	14,700.00	14,400.00	300.00
1112-04-000	Cash Restricted-Reserve for Replac	62,231.67	61,137.60	1,094.07
1112-99-000	Total Restricted Cash	76,931.67	75,537.60	1,394.07
1119-00-000	TOTAL CASH	214,742.75	157,669.20	57,073.55
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	5,879.00	6,611.00	-732.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,143.00	-5,143.00	0.00
1122-99-000	TOTAL: AR	736.00	1,468.00	-732.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	736.00	1,468.00	-732.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	0.11	0.11	0.00
1211-02-000	Prepaid Software Licenses	549.55	1,066.22	-516.67
1299-00-000	TOTAL OTHER CURRENT ASSETS	549.66	1,066.33	-516.67
1300-00-000	TOTAL CURRENT ASSETS	216,028.41	160,203.53	55,824.88
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	-517,475.58	-509,660.89	-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)	3,235,281.25	3,243,095.94	-7,814.69
1499-00-000	TOTAL NONCURRENT ASSETS	3,235,281.25	3,243,095.94	-7,814.69
1999-00-000	TOTAL ASSETS	3,451,309.66	3,403,299.47	48,010.19
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	8,024.53	0.00	8,024.53
2114-00-000	Tenant Security Deposits	14,400.00	14,100.00	300.00
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	17,949.34	15,978.50	1,970.84
2138-00-001	Accrued audit fees - LHA	27,010.59	25,908.23	1,102.36
2145-00-000	Due to Federal Master	13,106.90	8,495.80	4,611.10
2240-00-000	Tenant Prepaid Rents	922.00	901.00	21.00
2260-00-000	Accrued Compensated Absences-Curre	1,647.08	1,647.08	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	85,564.26	69,534.43	16,029.83
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,058.85	3,058.85	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,058.85	3,058.85	0.00

Micro Cottages at Williamstown (99)

Balance Sheet (With Period Change)

Period = Jun 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2499-00-000	TOTAL LIABILITIES	88,623.11	72,593.28	16,029.83
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,362,686.55	3,330,706.19	31,980.36
2809-99-000	TOTAL RETAINED EARNINGS:	3,362,686.55	3,330,706.19	31,980.36
2899-00-000	TOTAL EQUITY	3,362,686.55	3,330,706.19	31,980.36
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,451,309.66	3,403,299.47	48,010.19

West Lake I, LTD (30004200)

Income Statement

Period = May 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	55.12	342,900.00	164.07
41099-999	Total Gross Mkt Rent Potential	68,580.00	55.12	342,900.00	164.07
41100-000	Vacancy Losses				
41104-000	Gain/Loss To Lease	34,016.00	27.34	167,770.00	80.27
41106-000	Vacancy Loss	295.30	0.24	-276.62	-0.13
41199-999	Total Vacancy Losses	34,311.30	27.58	167,493.38	80.14
41999-999	Total Rent Revenue	102,891.30	82.70	510,393.38	244.21
42000-000	Tenant Recovery Revenue				
42700-000	Direct Billable Revenue				
42702-056	Direct Bill Rev-Other Reimb Costs	495.00	0.40	2,475.00	1.18
42704-022	Direct Bill Rev-Water & Sewer	3,037.94	2.44	16,003.09	7.66
42799-999	Total Direct Billable Revenue	3,532.94	2.84	18,478.09	8.84
42999-999	Total Tenant Recovery Revenue	3,532.94	2.84	18,478.09	8.84
43000-000	Other Operating Revenue				
43014-000	Government Subsidy	0.00	0.00	41,961.30	20.08
43024-000	Locks & Keys	0.00	0.00	40.00	0.02
43032-000	Late Fee	75.00	0.06	225.00	0.11
43036-000	NSF Fee	0.00	0.00	250.00	0.12
43038-000	Application Fee	60.00	0.05	330.00	0.16
43042-000	Forfeited Security Deposit	0.00	0.00	200.00	0.10
43052-000	Damages/Cleaning	125.00	0.10	125.00	0.06
43082-000	Cable Service	839.90	0.68	839.90	0.40
43086-000	Washer / Dryer Tenant Income	5,570.35	4.48	27,760.10	13.28
43999-999	Total Other Operating Revenue	6,670.25	5.36	71,731.30	34.32
49999-999	TOTAL OPERATING REVENUE	113,094.49	90.90	600,602.77	287.37
50000-000	OPERATING EXPENSES				
51000-000	Admin & General Expense				
51106-000	Equipment Lease	1,263.66	1.02	1,443.46	0.69
51206-000	Office Supplies	0.00	0.00	334.46	0.16
51208-000	Safety Supplies	363.42	0.29	771.45	0.37
51212-000	Postal/Express Mail	155.00	0.12	981.34	0.47
51220-000	Background/Credit Check	54.50	0.04	180.50	0.09
51224-000	Uniforms	0.00	0.00	180.00	0.09
51230-000	Meetings & Seminars	0.00	0.00	1,500.00	0.72
51232-000	Dues And Subscriptions	59.01	0.05	236.04	0.11
51234-000	Trainings	258.00	0.21	1,290.00	0.62
51308-000	Meals	83.24	0.07	195.76	0.09
51310-000	Entertainment	0.00	0.00	101.01	0.05
51314-000	Other Travel Exp	619.52	0.50	3,048.10	1.46
51402-000	Bad Debt Expense - Government	0.00	0.00	-2,876.10	-1.38
51712-000	Compliance Administration Fee	927.00	0.75	4,635.00	2.22
51822-000	Onsite-Software	1,537.54	1.24	7,573.51	3.62
51902-000	Licenses	150.00	0.12	1,531.25	0.73
51999-999	Total Admin & General Expense	5,470.89	4.40	21,125.78	10.11
52102-000	Prop Mgmt Salaries/Wages				
52102-002	Prop Mgmt Salaries/Wages	7,130.12	5.73	38,939.41	18.63
52104-002	Prop Mgmt Benefits & Other	2,048.51	1.65	10,141.33	4.85
52104-014	Prop Mgmt Workers Comp	218.67	0.18	1,059.98	0.51

West Lake I, LTD (30004200)

Income Statement

Period = May 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
52104-016	Prop Mgmt Bonus	0.00	0.00	1,278.47	0.61
52104-018	Prop Mgmt Taxes	529.75	0.43	3,049.96	1.46
52106-002	Prop Mgmt Payroll Processing Fees	76.67	0.06	412.24	0.20
52199-999	Total Prop Mgmt Payroll	10,003.72	8.04	54,881.39	26.26
54000-000	Sales & Marketing Expense				
54021-100	Online Advertising	0.00	0.00	82.98	0.04
54024-000	Resident Functions/Parties	44.64	0.04	535.26	0.26
54029-000	Prospect Functions/Supplies	0.00	0.00	60.39	0.03
54099-999	Total Sales & Marketing Expense	44.64	0.04	678.63	0.32
55000-000	Repairs, Unit Turns & Contract Services				
55005-000	Repairs & Supplies				
55114-000	Doors & Windows	169.86	0.14	203.39	0.10
55120-000	Painting	0.00	0.00	376.48	0.18
55124-000	Plumbing	346.65	0.28	899.55	0.43
55128-000	Lighting	30.99	0.02	244.07	0.12
55142-000	Locks & Keys	0.00	0.00	104.86	0.05
55148-000	Tools & Supplies	105.89	0.09	368.51	0.18
55202-000	Fire Alarm & Sprinklers	0.00	0.00	567.10	0.27
55204-000	Elec Supplies/Installation	315.66	0.25	367.06	0.18
55208-000	HVAC	204.16	0.16	799.15	0.38
55216-000	Appliance	126.41	0.10	593.13	0.28
55519-000	Pest Control (Non-Contract)	0.00	0.00	350.00	0.17
55522-000	Cleaning Supplies	59.20	0.05	434.69	0.21
55599-999	Total Repairs & Supplies	1,358.82	1.09	5,307.99	2.54
55800-000	Property Contract Services				
55802-000	Elevator & Escalator Contract	503.21	0.40	2,487.55	1.19
55810-000	Fire Alarm & Sprinklers Contract	1,824.89	1.47	2,659.49	1.27
55816-000	Landscape Contract	1,450.00	1.17	7,250.00	3.47
55820-000	Pest Control Contract	142.50	0.11	712.50	0.34
55822-000	Termite Bond	130.83	0.11	654.15	0.31
55899-999	Total Property Contract Services	4,051.43	3.26	13,763.69	6.59
55999-999	Total Repairs, Unit Turns & Contract Services	5,410.25	4.35	19,071.68	9.13
56000-000	Utilities Expense				
56010-000	Utilities				
56012-000	Utilities-Electric	1,187.06	0.95	4,574.13	2.19
56018-000	Utilities-Trash	1,579.00	1.27	7,986.73	3.82
56020-000	Utilities-Telephone	347.72	0.28	1,739.08	0.83
56042-000	Utilities-Other Utility Costs	445.90	0.36	2,265.90	1.08
56099-999	Total Utilities	3,559.68	2.86	16,565.84	7.93
56100-000	Vacant Expense				
56102-000	Vacant-Electric	68.95	0.06	68.95	0.03
56199-999	Total Vacant Expense	68.95	0.06	68.95	0.03
56200-000	Direct Billable Utility Expense				
56212-000	Direct Bill-Water & Sewer	3,580.94	2.88	17,317.66	8.29
56299-999	Total Direct Billable Utility Expense	3,580.94	2.88	17,317.66	8.29
56999-999	Total Utilities Expense	7,209.57	5.79	33,952.45	16.25
57000-000	Capitalized Expenditure				
57011-000	In Unit Capital Expenditure				
57042-000	CAP-Microwaves	0.00	0.00	425.86	0.20
57399-999	Total In Unit Capital Expenditure	0.00	0.00	425.86	0.20
57999-999	Total Non-Cap Expenditure	0.00	0.00	425.86	0.20

West Lake I, LTD (30004200)

Income Statement

Period = May 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
59100-000	Management Fees				
59102-000	Property Management Fees	3,392.84	2.73	18,018.10	8.62
59104-000	Other Management Fees	3,392.84	2.73	18,018.10	8.62
59199-999	Total Management Fee Expenses	6,785.68	5.45	36,036.20	17.24
59999-999	Total Operating Controllable Expenses	34,924.75	28.07	166,171.99	79.51
61000-000	Property Tax Ins & Other Expenses				
61300-000	Property Insurance Expense				
61302-002	Property Insurance	12,837.91	10.32	62,638.26	29.97
61302-999	Total Property Insurance	12,837.91	10.32	62,638.26	29.97
61399-999	Total Capitalized RE Tax & Ins Contra	12,837.91	10.32	62,638.26	29.97
61999-999	Total Property Tax Ins & Other Exp	12,837.91	10.32	62,638.26	29.97
79999-998	TOTAL OPERATING EXPENSES	47,762.66	38.39	228,810.25	109.48
79999-999	NET OPERATING INCOME (LOSS)	65,331.83	52.51	371,792.52	177.89
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	2,166.07	1.74	6,910.22	3.31
80299-999	Total Interest Inc-Checking&MM	2,166.07	1.74	6,910.22	3.31
80999-999	Total Interest Income & Other	2,166.07	1.74	6,910.22	3.31
82999-999	TOTAL NON-OPERATING REVENUE	2,166.07	1.74	6,910.22	3.31
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	21,481.09	17.27	107,579.59	51.47
83299-999	Total Interest Exp-N/P & LOC	21,481.09	17.27	107,579.59	51.47
83500-000	Financing Fee Expense				
83502-000	Loan Servicing Fee	496.00	0.40	2,537.00	1.21
83506-000	SAIL Loan Svc and Compliance Fee	916.50	0.74	4,582.50	2.19
83520-000	ELI Loan Svc and Compliance Fee	287.50	0.23	1,437.50	0.69
83522-000	Trustee Ordinary Fees	354.16	0.28	1,770.84	0.85
83524-000	Issuer Administration Fee	833.33	0.67	4,166.67	1.99
83599-999	Total Financing Fee Expense	2,887.49	2.32	14,494.51	6.94
83799-999	Total Interest Exp & Fin Fees	24,368.58	19.59	122,074.10	58.41
83800-000	Audit & Tax Filing Fees				
83802-000	Audit Fee	515.00	0.41	2,575.00	1.23
83806-000	Tax Preparation Fee	240.00	0.19	1,200.00	0.57
83899-999	Total Audit & Tax Filing Fees	755.00	0.61	3,775.00	1.81
84000-000	Depreciation & Amortization				
84100-000	Dep/Amort-Fixed Assets				
84102-000	Depr-FA-Leasehold Improvements	46,860.32	37.66	234,301.60	112.11
84199-999	Total Dep/Amort-Fixed Assets	46,860.32	37.66	234,301.60	112.11
84400-000	Amort-Intangible Assets				
84402-000	Amort-Intangible Assets	2,079.88	1.67	10,399.40	4.98

West Lake I, LTD (30004200)

Income Statement

Period = May 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
84499-999	Total Amort-Intangible Assets	2,079.88	1.67	10,399.40	4.98
84999-999	Total Deprec & Amort	48,940.20	39.34	244,701.00	117.08
86100-000	Partnership Fee				
86102-000	Asset Management Fee	460.42	0.37	2,302.10	1.10
86112-000	Incentive Management Fee	117,390.74	94.35	209,623.26	100.30
86134-000	Prior Year Adj (income)/Expense	0.00	0.00	5,227.50	2.50
86999-999	Total Prtnrsh Fees & Other Adjustments	117,851.16	94.72	217,152.86	103.90
89999-999	TOTAL NON-OPERATING EXPENSES	191,914.94	154.25	587,702.96	281.20
99997-999	TOTAL NON-OP INCOME (LOSS)	-189,748.87	-152.51	-580,792.74	-277.89
99998-999	NET INCOME (LOSS)	-124,417.04	-100.00	-209,000.22	-100.00

West Lake I, LTD (30004200)

Balance Sheet

Period = May 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	126,844.53
10019-000	Security Deposit - Chase/Truist	32,141.00
10049-999	Total Operating Cash-Owner	<u>158,985.53</u>
10099-999	Total Cash	158,985.53
10400-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10506-000	Operating Deficit Reserve	357,619.35
10515-000	ACC Reserve	26,160.00
10529-999	Total Operating Impound Resrve	<u>383,779.35</u>
10530-000	Bond Reserve Accounts	
10531-000	Bond Fund - Interest Fund	0.19
10532-000	Bond Fund - Principal	643.25
10536-000	Bond Fund - Escrow Account	71,565.87
10537-000	Bond Fund - Replacement Reserve	135,647.20
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	7,744.00
10569-999	Total Bond Reserve Accounts	<u>215,607.71</u>
10600-000	Investing Impound Reserve	
10699-999	Total Investing Impound Resrve	<u>0.00</u>
10999-999	Total Restricted Cash	599,387.06
11010-000	A/R-Accounts Receivable	
11012-000	A/R-Subsidy	2,084.91
11039-999	Total A/R-Accounts Receivable	<u>2,084.91</u>
11099-999	Total Accounts Receivable	2,084.91
11800-000	Intercompany-Net	
11810-000	Due from/to Intercompany	-4,298.49
11899-999	Total Intercompany-Net	<u>-4,298.49</u>
11999-999	Total Accounts Receivable-Net	-2,213.58
12100-000	Prepaid Expenses	
12200-000	Prepaid Operating Expense	
12210-000	Prepaid Cost of RE Operations	
12213-000	Prepaid Property Insurance	127,733.34
12217-000	Prepaid Admin & General	<u>6,171.22</u>

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
12239-999	Total Prepaid Cost of RE Ops	133,904.56
12299-999	Total Prepaid Operating Expense	133,904.56
12999-999	Total Prepaid Expenses	133,904.56
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	-506,014.36
16219-999	Total A/D-OP-Site Improvements	-506,014.36
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-1,558,000.49
16229-999	Total A/D-OP-Building	-1,558,000.49
16299-999	Total Accumulated Depreciation	-2,064,014.85
16399-999	Total Operating Property-Net	11,979,217.03
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	-772,596.55
17129-999	Total A/D-FA-Furniture	-772,596.55
17199-999	Total Accum Deprec & Amort	-772,596.55
17299-999	Total Fixed Assets-Net	-6,807.15
18500-000	Other Assets & Deposits	

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
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	-29,551.79
19359-999	Total A/A-Franchise Licenses	-29,551.79
19399-999	Total Accumulated Amortization	-29,551.79
19499-999	Total Goodwill&Intngibles-Net	58,322.21
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	12,924,562.66
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	
20111-000	A/P-Trade	23,219.13
20119-999	Total Accounts Payable-Trade	23,219.13
20399-999	Total Accounts Payable-Net	23,219.13
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	
20510-680	Accrued Audit Fee	2,575.00

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
20510-700	Accrued Tax Consulting Fee	2,000.00
20510-720	Accrued Assets Management Fees	-3,222.90
20519-999	Total Accrued Operating Cost	1,352.10
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	10,003.72
20539-999	Total Accrued Prop Mgmt Salaries/Wages	10,003.72
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	1,062.48
20641-725	Accrued Issuer Fees	2,499.99
20641-735	Accrued Service Fee	1,488.00
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	6,020.00
20649-999	Total Accrued Financing Cost	11,070.47
20900-000	Other Liabilities	
20999-999	Total Accrued Exp & Other Liab	22,426.29
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	120,833.35
21519-999	Total I/P-N/P-Promissory	70,833.35
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	70,833.35
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	-106,416.12
23019-999	Total N/P-Promissory	10,137,743.95
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	86,280.29
23069-999	Total A/A-Loan Fee-N/P-Prom	86,280.29
23099-999	Total Note Payable-Promissory	9,651,018.02
23199-999	Total Notes Payable-Net	9,651,018.02

West Lake I, LTD (30004200)

Balance Sheet

Period = May 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	698.41
27099-999	Total Unearned Tenant Rent	698.41
27399-999	Total Unearned Revenue	698.41
28500-000	Liability Deposits	
28501-000	Other Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	32,141.00
28529-999	Total Tenant Security Deposits	32,141.00
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	33,831.53
28599-999	Total Liability Deposits	33,831.53
29999-999	TOTAL LIABILITIES	9,802,026.73
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	-101,655.19
30199-900	Total Control Partner Equity	5,951,865.81
30199-999	Total Control Ptnr Equity-Net	5,951,865.81
39000-000	Retained Earnings	
39001-000	Retained Earnings	
39010-700	Retained Earnings	-2,829,329.88
39099-900	Total Retained Earnings	-2,829,329.88
39099-999	Total Retained Earnings	-2,829,329.88
39999-990	TOTAL EQUITY	3,122,535.93
39999-998	TOTAL LIABILITIES & EQUITY	12,924,562.66

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of July 10, 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	\$ 1,088,977.00	\$ 980,079.30	\$ 984,260.60	\$ 596,428.65	\$ 492,548.35
CFP - 2022	05-12-22	05-11-24	05-11-26	\$ 892,964.00	\$ 803,667.60	\$ 875,588.37	\$ 312,537.40	\$ 580,426.60
CFP - 2023	02-17-23	02-16-25	02-16-27	\$ 932,646.00	\$ 839,381.40	\$ -	\$ -	\$ 932,646.00
CFP - 2024	05-06-24	05-05-26	05-05-28	\$ 967,926.00	\$ 871,133.40	\$ -	\$ -	\$ 967,926.00
			CFP Total:	\$ 9,699,096.00	\$ 8,729,186.40	\$ 7,659,544.26	\$ 5,264,730.05	\$ 4,434,365.95
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	10-29-16	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)								
YouthBuild 2021 Grant	01-01-19	08-31-22	08-31-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
	05-01-22	09-01-25	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	\$ -

LAKELAND HOUSING AUTHORITY (FL011)

All Contracts
6/10/2024

Item #	Contract #	Contractor	M/WBE	Section 3	Small Business Concern	Contract Date	End of Term As Extended	Existing Contract Amount
1	LHA-07-21-C003	NaturZone-Pest Control	No	No	No	7/7/2021	7/7/2024	\$ 39,096.00
2	LHA-07-21-C004	NaturZone-Bed Bugs	No	No	No	7/7/2021	7/7/2024	\$ 23,136.00
3	LHA-02-23-C002	Saxon Gilmore & Carraway, P.A.	No	No	Yes	2/1/2023	1/31/2025	\$ 10,796.60
4	LHA-02-23-C003	Elaine Johnson James, P.A.	Yes	No	Yes	2/1/2023	1/31/2025	\$ 9,367.71
5	LHA-04-23-C001	Paw Materials, Inc. dba Paw Demolition	No	No	No	4/5/2023	N/A	\$ 204,346.38
6	LHA-04-23-C004	All County Pavement Management Solutions	No	No	No	4/11/2023	12/31/2023	\$ 126,050.27
7	LPHC-06-21-C01	Carras Community Investment, Inc.						\$ 30,000.00
8	LHA-11-23-C005	1919 Architects				12/1/2023	11/4/2028	
9	LHA-11-23-C006	Bessolo Design Group, Inc.	No	No	Yes	12/1/2023	11/4/2028	
10	LHA-11-23-C007	CMHM Architects, Inc.				12/1/2023	11/4/2028	
11	LHA-11-23-C008	Jerel McCants Architecture, Inc.	Yes			12/1/2023	11/4/2028	
12	LHA-11-23-C009	The Lunz Group	No	No	No	12/1/2023	11/4/2028	
13	LHA-11-23-C010	Robert Reid Wedding Architects & Planners, AIA, Inc.				12/1/2023	11/4/2023	
14	LHA-11-23-C011	Torti Gallas + Partners				12/1/2023	11/4/2023	
15	LHA-02-24-C001	F.H. Paschen, S.N. Nielsen & Associates LLC West Lake Phase III Asbestos and Lead Abatement	No	No	No	2/28/2024	N/A	\$ 277,566.00
16	LHA-02-24-C002	F.H. Paschen, S.N. Nielsen & Associates LLC Cecil Gober Fire Units Renovation	No	No	No	2/28/2024	N/A	\$ 508,903.00
17	RWR PO #47241	Nichols Contracting, Inc. RWR Senior Building Elevator Repair	No	No	No	4/30/2024	N/A	\$ 8,166.72
18	RWR-05-24-C001	Nichols Contracting, Inc. RWR Senior Building Elevator Modernization	No	No	No	5/7/2024	N/A	\$ 424,446.03
19	RWR-05-24-C002	Advanced Roofing	No	No	No	5/8/2024	N/A	\$ 130,438.22
TOTAL								\$ 1,792,312.93

M/WBE	\$ 9,367.71	1%
Section 3	\$ -	0%
Small Business Concern	\$ -	0%

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 # 24-1548

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to enter into an agreement with Advanced Roofing Inc. for roof replacements at 40 multifamily buildings located throughout the neighborhood known as Renaissance at Washington Ridge, LTD. LLLP.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: *Roof replacements at 40 multifamily buildings located throughout the neighborhood known as Renaissance at Washington Ridge, LTD LLLP* located at 1515 N New York Avenue, in Lakeland, Polk County, Florida.
- C. Originator: Valerie Turner

3. Cost Estimate:

Not to Exceed \$1,699,710

Narrative:

The Housing Authority of the City of Lakeland (LHA) determined that it has a need to contract for replacement of roofs at 40 multifamily buildings located throughout the neighborhood known as Renaissance at Washington Ridge, LTD LLLP. 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 throughout the community. 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 roof replacements throughout the community for a not to exceed value of One Million Six Hundred Ninety-Nine Thousand Seven Hundred Ten Dollars and Zero Cents (\$1,699,710).

Replacement of the roofs is necessary since the buildings were initially constructed in 2003 as part of the HOPE VI revitalization project known as Renaissance at Washington Ridge. The buildings are approximately 21 years old. The partnership has not performed a roof replacement for the 40 multifamily buildings. However, during Calendar Year 2023, the insurance carrier determined that the senior community known as Renaissance at Washington Ridge Senior had extensive wind damage on or around June 15, 2023. Accordingly, they authorized replacement of the roof for the senior building on August 24, 2023. Although the insurance carrier noted that there was extensive storm damage to roofs associated with the multifamily buildings, the damage was determined to have occurred prior to June 2023. Subsequently, the carrier recommended that the Housing Authority of the City of Lakeland (LHA) apply for funding from either the Federal Emergency Management Agency or the Department of Housing and Urban Development (HUD) for the repairs. LHA has approximately \$1.9 million in Capital Fund Program Grants that must be expended prior to LHA's public housing units being converted to Housing Choice Voucher units via HUD's Rental Assistance Demonstration (RAD) program. Staff determined that the roof replacement for multifamily buildings located within Renaissance at Washington Ridge, LTD., LLLP would provide the best use of the funds since funding from the community's existing TD Bank loan could continue to be used to replace major systems within the residents' units.

RESOLUTION NO. 24-1548

AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH ADVANCED ROOFING INC. FOR ROOF REPLACEMENTS AT 40 BUILDINGS LOCATED THROUGHOUT THE NEIGHBORHOOD KNOWN AS RENAISSANCE AT WASHINGTON RIDGE, LTD., LLLP

WHEREAS, the Housing Authority of the City of Lakeland determined that it has a need to contract for roof replacement at 40 multifamily buildings located throughout the neighborhood known as Renaissance at Washington Ridge, LTD, LLLP; 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 throughout the community; and

WHEREAS, staff determined that Advanced Roofing, Inc., via its May 8, 2024 proposal to the procured Sourcewell EZIOC 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, replacement of the roofs is necessary since the buildings were initially constructed in 2003 as part of the HOPE VI revitalization project known as Renaissance at Washington Ridge; and

WHEREAS, the buildings are approximately 21 years old, and the partnership has not performed a roof replacement for the 40 multifamily buildings during this time; and

WHEREAS, the Housing Authority of the City of Lakeland has approximately \$1.9 million in Capital Fund Program Grants that must be expended prior to LHA's public housing units being converted to Housing Choice Voucher units via HUD's Rental Assistance Demonstration (RAD) program; and

WHEREAS, staff determined that roof replacement for the 40 multifamily buildings located within Renaissance at Washington Ridge, LTD., LLLP would

provide the best use of the funding since the community's existing TD Bank loan could continue to be used to replace major systems and provide other quality of life improvements such as cabinet and flooring replacement within the residents' units.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Lakeland, hereby, authorizes the Executive Director to enter into an agreement with Advanced Roofing Inc. to perform roof replacements at 40 multifamily buildings located throughout the Renaissance at Washington Ridge community for a not to exceed value of **One Million Six Hundred Ninety-Nine Thousand Seven Hundred Ten Dollars and Zero Cents (\$1,699,710)**.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 24-1548 dated July 15, 2024.

Attested by:

Benjamin Stevenson, Secretary

Shelly Asbury, Chairman

END OF REPORT