



430 Hartsell Avenue
Lakeland, FL 33815

(863) 687-6911

<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

June 16, 2025

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, June 16, 2025 at 6:00 p.m.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Approval of the Meeting Agenda

2. Approval of the Board Meeting Minutes for April 21, 2025

Commissioners present during the meeting were Samples, Gibson, Chancey, Konen, James, Campbell- Domineck and Welch.

3. Public Forum

4. Old Business

5. New Business

- Employee of the Month

6. Committee Reports

- Sustainability Plan Review Committee

7. Secretary's Report

- Housing and Operations
- Administration and Finance

8. Legal Report

9. Resolutions

Resolution No. 25-1558 - The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to negotiate and execute a Master

Development Agreement with the Paces Preservation Partners to become a Developer Partner specifically for the development of the 10th Street affordable housing project.

10. Other Business

11. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, May 19, 2025
430 Hartsell Avenue, Lakeland, Florida.**

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

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore

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

APPROVAL OF THE AGENDA

- Motion to approve the agenda.
- Motion by Commissioner Chancey, seconded by Commissioner Konen

Vote:

David Samples – Aye	Annie Gibson – Aye	Michael Konen – Aye
Dewey Chancey – Aye	Charles Welch – Aye	Curtisha James – Aye

APPROVAL OF THE MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on April 15, 2025.

Motion by Commissioner Gibson, seconded by Commissioner James.

Vote:

David Samples – Aye
Dewey Chancey – Aye

Annie Gibson – Aye
Charles Welch – Aye

Michael Konen – Aye
Curtisha James – Aye

PUBLIC FORUM

None.

OLD BUSINESS

None.

Stacy Campbell-Domineck joined the meeting.

NEW BUSINESS

Employee of The Month

Jaime Velazquez is the April 2025 Employee of the Month. He works with the landscaping crew and was presented by Carlos Pizarro, VP of Housing. Mr. Velazquez has been employed by LHA for five (5) years and has never missed a day of work. He is a valued and dependable employee and has a great relationship and communication with the property managers.

Mr. Velazquez said he is grateful for the opportunity to work with the lawn crew. Mr. Stevenson also expressed his appreciation for his valued and skilled work.

COMMITTEE REPORTS

Commissioner Gibson gave updates from the Sustainability Plan Review Committee meeting. She mentioned that this was the first meeting of the committee since it was reestablished. She said Mr. Stevenson gave thorough updates on LHA activities and Mr. Pizarro gave updates on the properties. All the properties are continuing to do well. A thorough finance report update was also given by Samantha Oritz, Director of Finance.

SECRETARY REPORT

Mr. Stevenson gave an update on the Colton Meadows property. Staff are still working with an engineer on finding the best solution to fix the matter. Once the original drawings are retrieved then the drainage can be rebuilt the same way it was originally designed.

Mr. Stevenson also gave updates regarding The Manor at West Bartow. The discussions with the Limited Partners continue to go well. They have started the loan approval process with TD Bank. The bank is aware that the loan approval must be done by July 1, 2025.

The investors have been notified regarding the tax credits expiring by the end of the year at the Colton Meadow and Villas of Bonnet properties. Staff will seek to buy out the Limited Partners at both of those properties.

HOUSING AND OPERA TION

Mr. Pizarro gave updates on the various housing programs and HUD reports. He stated staff continues to work with the fifty (50) families in the Move to Work Program. Information on twenty-five (25) families is being reported to a credit system for their on-time rent payments. The other twenty-five families are not being reported. At the end of the study, both groups' credits status will be assessed.

Staff are still working on the RAD process in hopes of converting the Twin Lakes I, Twin Lakes II, and Williamstown properties from public housing to Project-Based Section 8. The tenants will not see an increase in their rent under this program.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Mr. Gilmore gave updates on the Housing Development Law Institute (HDLI) conference. HDLI is a professional organization for lawyers that represent housing authorities. He gave various updates that were discussed at the conference pertaining to housing authorities.

OTHER BUSINESS

Mr. Stevenson informed the commissioners that the FAHRO Conference is coming up in July in Orlando. Commissioners that are interested in attending need to contact Marcia Stanley.

Commissioner Stacy Campbell-Domineck shared some good information regarding YouthBuild. One of the graduates of the last YouthBuild cycle informed her that he needed a

job immediately. She made a call to one of her contacts and the student secured a job interview that same day. He is now working full-time.

Mr. Stevenson expressed appreciation for the valued partnership of Career Source Polk with the YouthBuild Program. The students are really benefiting from the many resources offered through the CSP programs.

ADJOURNMENT

The meeting adjourned at 6:41 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ **June 2025**

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DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

The Developer Partner 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 held another application process on December 18, 2024. The Developer Partner submitted an application for a 4% bond and Live Local funding for Phase III. Our application was originally in the second position outside of the funding pool, but the Developer Partner submitted challenges against some of the other applications in the funding pool. The challenges were successful, and our application was moved up into the funding pool. Unfortunately, one of the applications ahead of our application was also challenged successfully. Once that application was thrown out of the pool, the funding allocation was reduced. The result was there were not enough tax credits to fund our project. The next available option is to submit another application in the next

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round to tax credits. Our team will also have to re-apply to the City of Lakeland or Polk County for the Local Government Contribution award. The dates for both application cycles have not been determined at this time.

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

West Lake Phase III Disposition and Demolition

All families were relocated off-site in 2023. Due to illegal dumping, LHA placed a fence around the property. The contractor has been given a Notice to Proceed with demolition activities and has obtained the permits from the City of Lakeland. The demolition of buildings in Phase III has been completed. The contractor has also completed the process of removing the utility poles and grading the site. The Developer now has a buildable site to use when they are ready to start construction of the new housing units.

Renaissance at Washington Ridge

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

Staff and the Development Consultant are hopeful of submitting an application for low-income housing tax credits via a 4% bond and SAIL (State Apartment Incentive Loan) Program funds some time in 2025. We are waiting on Florida Housing Finance Corporation to announce the 2025 calendar for the next rounds of tax credit applications. The consultant will continue to assist LHA with the RAD application process as well as the tax credit application review/appeal process.

Carrington Place, formerly known as Dakota Apartments

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

The new strategy is to submit an application for low-income housing tax credits via a 4% bond. The 4% bond will be combined with a RAD application that will provide project-based vouchers for the property. A consultant has been engaged to assist with the RAD application process as well as the tax credit application. Staff will need to work with the City of Lakeland on a zoning change prior to submitting a tax credit application. The zoning change will increase the number of housing units that

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are allowed to be built at this location. The current estimate is for approximately one hundred (100) affordable housing units to replace the existing forty housing units.

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

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

Manor at West Bartow

At their meeting on February 3, 2025, the Board of Directors of Lakeland-Polk Housing Corporation passed a resolution authorizing LHA to apply for the financing necessary to buy out the Limited Partners' interests and satisfy debt obligations associated with the purchase of the Manor at West Bartow property. The tax credits have expired at the property and the Limited Partners wants to exit the partnership.

Previously, after reviewing the information shared by LHA, the Limited Partners decided to utilize their option to obtain a second appraisal. As anticipated, the new appraisal was higher than the first appraisal completed by LHA. Staff had a Zoom meeting with the Limited Partners on Monday, April 7, 2025. We have reached an agreement in principle regarding the appraised value of the property and buy-out payment to be paid to the investor. The next step is to obtain the loan financing to cover the cost of the transaction. LHA has reached out to TD Bank to start the loan process. We anticipate completing this process sometime in June 2025.

Eddie Woodard Apartments

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

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

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

Highlands County

Section 202 Elderly Grant Application

LHA partnered with Alexander Goshen LLC to submit an application for Section 202 elderly grant funds on July 18, 2024. We received a request from HUD in November 2024 to provide some additional information during the curable period of the application process. Staff see the request for additional information as an extremely positive sign for our application. If successful, the funds will be used to help finance a senior development in Sebring.

The Highlands County Board of Commissioners has withdrawn the offer of providing land for the construction of the elderly housing. They are moving away from the support of affordable housing in Highlands County. Staff are hopeful of learning the status of the HUD grant application sometime during the first quarter of this year. If the application is successful, staff will identify another site in Polk County on which to use the grant funds.

Wille Downs Apartments

The Owner has received the final Certificates of Occupancy (TCOs) for all buildings at the Willie Downs property in January of this year. Families were allowed to start the move in process for the approved housing units on November 7, 2024. The property is currently 92% occupied at this time. The property is also listed on the www.affordablehousing.com website. All Section 8 program participants use this website when looking for affordable rental housing. Staff anticipate the one (1) remaining vacant unit to be occupied within the next 30 days.

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10th Street Apartments

LHA staff has issued a Request for Qualifications to find a new developer partner for this project. The previous partner had over three years to bring the project to fruition. A new developer partner will be selected sometime within the next thirty (30) days.

Move To Work

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

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

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

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

LHA staff are hopeful the Move To Work initiative will improve affordable housing opportunities for citizens of Lakeland and Polk County. We intend to continue to provide self-sufficiency programs and training for our families. These efforts include parenting training and counseling, credit repair and

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building, after school tutorial programs, SAT and ACT training programs, housekeeping and other programs that improve the overall quality of life for LHA tenants.

Family Self-Sufficiency

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

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

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

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

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

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

Renaissance Medical Clinic in partnership with UniHealth Primary Care provides medical services for senior citizens. The clinic is located within the Senior Building at Renaissance, but services are available for the seniors at other LHA properties. Seniors that live at Williamstown, Cecil Gober or Twin Lakes Estates are bused to the site. The clinic has a nurse that makes appointments, checks vital signs/blood pressure, provides wound care and other services. A doctor visits the clinic at least once a week for appointments as well as providing video conferences with seniors. LHA provides a bus service for appointments and medical visits. The seniors need only to coordinate their visits with the bus driver.

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

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

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

First Time Homebuyer Activities

Sendia Garcia, Section 8 Director, became the first LHA employee to purchase a home through the City of Lakeland Land Bank Homeownership Program. The program is partnership between LHA and the City of Lakeland to provide homeownership opportunities for low- to moderate- income first time homebuyers. Ms. Garcia is the second successful homebuyer this year. Randy Smith, a single father with two daughters, has also purchased a home. LHA also has a third homebuyer expected to close on her new home sometime within the next 30-60 days.

LHA also had a Section 8 program participant, Tiffany Slaughter, to close on their first home last month. She purchased a three-bedroom home in Winter Haven. Ms. Slaughter will use her Section 8 voucher to help pay her home mortgage.

Community and Other Activities

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

We received a SERC-NAHRO award for Community Innovation. The award is in recognition of our partnership with the City of Lakeland and their Infill Land Bank Homeownership Program. The award was received at the Summer Conference in Atlanta.

I was selected to receive a Minority Business Award from Central Florida Business and Diversity Council and the Business and Culture Connection. The award is being given to entrepreneurs, small businesses owners, community leaders, nonprofits and organizations that have made a significant and positive impact on the Lakeland community. The award was received at the Minority Business Awards Gala as a part of the 2025 Black Business Expo on June 7th.

Secretary's Report**June 2025**

I have been invited by the University of Florida Association of Black Alumni - Central Florida Chapter to speak to a group of incoming freshmen for the Fall 2025 class. The event will be held on June 21, 2025 in Brandon.

I have been invited to serve as a panelist at the Annual Conference for the Florida Housing Coalition. The panelists will be discussing first time homebuyer programs and affordable housing. The conference will be in August.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

June 2025

- **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 (4 Coordinators)
 - Total number of visitors for the month of May 2025: **626**

News

Trump Administration Releases Full FY 2026 Budget with Devastating Proposed Cuts to Housing and Community Development Programs

June 2, 2025 — On May 30, the Trump Administration released its full fiscal year (FY) 2026 budget proposal, adding very little additional detail to the “skinny budget” released on May 2. Typically, the President’s proposed budget is a messaging document that is unlikely to become law, and Congress retains the final authority in deciding the contours of the FY 2026 budget.

The President’s budget proposes two major changes, among others, to the Department of Housing and Urban Development’s (HUD’s) programs: devastating cuts to housing and community development programs and the creation of a State Rental Assistance Block Grant.

First, the proposed budget would make a series of changes to community development programs. The HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) programs, which provide critical resources to communities across the country, are proposed to be eliminated. The budget would additionally consolidate the Continuum of Care (CoC) program and Housing Opportunities for Persons with AIDS (HOPWA) into a more targeted Emergency Solutions Grant (ESG) program.

Funding for individuals would be capped at two years.

Second, the proposed State Rental Assistance Block Grant would combine funding for Public Housing, Section 8 Tenant-Based and Project-Based Rental Assistance, Housing for the Elderly, and Housing for Persons with Disabilities into one block grant to the states — and cut the total funding to the program by \$26.718 billion overall. The proposed grant program would also place a two-year cap on rental assistance for able bodied adults and would eliminate funding for self-sufficiency programs.

Enacting these proposals would have a devastating impact on millions of families across the country and block-granting funding would make it easier for Congress to cut rental assistance in the future.

Level of Information: Polk County vs State FL

Race/Ethnicity

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

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination	
FL State	41%	58%	0%	0%	0%	0%	1%	
FL: Polk County	27%	72%	0%	0%	1%	0%	0%	

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	29%	71%
FL: Polk County	21%	79%

Public Housing PIC Reporting Percentage

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

Effective Date	Public Housing	Date Collected
4/30/2025	98%	5/8/2025

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 1 port-outs 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 18 vouchers to movers. We received 25 Requests for Tenancy Approvals during the month. We processed 29 initial move-in and 1 port-ins, and 0 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

LHA is servicing 1,469 families on the Housing Choice Voucher program.

80- HCV(housing choice voucher- 898 83- PBV (Poject Base Voucher -192	81-Mainstream-70 82-Vash-95	84-Tenant Protection-80 85-Foster Youth -19	86-EHV-51 87- Employees-1	88- Episcopal Catholic Apartments-62
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EOP – End of Participation

LHA processed 6 EOP's with a date effective the month. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	0
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	4
Total	4

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
4/30/2025	101.29%	5/8/2025

General information and activities for the month

- The Housing Choice Voucher Department processed 91 annual certifications and 56 interim certifications.
- The Inspections Unit conducted a total of 66 inspections.
- A total of 0 hearings were conducted.



Reports from the Communities

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

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Williamstown
Occupancy	100%	100%	96%	96%	92%	100%	99%	98%	99%	100%
Down units due to modernization/Insurance	4 offline fire units		2 Structural							
Vacant units	0	0	2	5	5	0	1	4	1	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	Gladys Delgado

Family Self-Sufficiency FSS Program Statistics

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>25</u>	<u>74</u>	<u>40</u>	<u>54%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>25</u>	<u>15</u>	<u>60%</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>\$226,662</u>	<u>74</u>	<u>40</u>	<u>57%</u>
<u>FSS Public Housing</u>	<u>\$103,593</u>	<u>25</u>	<u>15</u>	<u>60%</u>

Recruiting

- 71 Prospective people 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 people, who wish to graduate and/or to request an extension to their Contract of Participation under the new HUD - FSS Finale Rule.

- 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 the 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

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

UPCOMING SERVICES AND ACTIVITIES

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

Portability Processing:

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

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and Year to Date ending May 31, 2025

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of *\$104,844 year-to-date*.
2. Section 8 Housing Choice Voucher (HCV) Program:
The HCV program has a NOI of *\$64,432 year-to-date and \$103,472.61 NOI from the Administrative side*.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is *\$25,253.95 year-to-date*.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is *\$5,321 year-to-date*.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is *\$140,565 year-to-date*.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is *\$57,117 year-to-date*.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet have a NOI of *\$58,465 year-to-date*.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of *\$86,955 year-to-date*.
9. Hampton Hills (AMP 4):
This item number is reserved for the former AMP.
10. YouthBuild:
YouthBuild has a NOI of *\$153,203 year-to-date*.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of *\$68,617 year-to-date*.





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

The property has an NOI of \$64,957, for the year-to-date.

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

LAKELAND HOUSING AUTHORITY (FL011) Affordable Housing Portfolio				
Item #	Property #	Name	NOI Before Depreciation	NOI Prior Period
			May 2025	April 2025
1	96	Central Office Cost Center (COCC)	\$104,844	\$7,485
2	80	Housing Choice Voucher (HCV) HAP	-\$3,859	-\$20,078
3	10	Public Housing General (AMP 1) – West Lake/Cecil Gober Villas/John Wright Homes	\$25,254	\$39,635
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$5,321	\$9,207
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$140,565	\$64,186
6	56	Colton Meadow, LLLP	\$57,117	\$2,894
7	57	Bonnet Shores, LLLP	\$58,465	\$3,506
8	62	West Bartow Partnership, Ltd., LLLP	\$86,955	\$22,966
9	12	Hampton Hills (AMP 4)	Disposed	Disposed
10	49	YouthBuild-Lakeland	\$153,203	\$49,004
11	99	Williamstown, LLLP (AMP 5)	\$68,617	\$20,498
12	100	West Lake 1, LTD (AMP 6)	\$64,957	\$57,727

Conclusion: Ten (10) of the eleven (11) properties reported positive Net Operating Income (NOI) performance both for the month and year-to-date. The overall NOI for the Housing Choice Voucher (HCV) program is being negatively impacted by the rental assistance component; however, the administrative portion of the program continues to report a positive bottom line.



**CENTRAL OFFICE
Budget Comparison**

Period = May 2025
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	5,000.00	5,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	5,000.00	5,000.00	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	65.60	0.00	65.60	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,772.05	7,441.37	330.68	4.44	37,537.53	37,206.85	330.68	0.89	89,296.44
3620-00-600	Mgmt Fee Income - HCV	17,076.00	20,000.00	-2,924.00	-14.62	85,092.00	100,000.00	-14,908.00	-14.91	240,000.00
3620-00-700	Mgmt Fee Income - PH	4,221.27	4,236.81	-15.54	-0.37	21,106.35	21,184.05	-77.70	-0.37	50,841.72
3620-01-000	Bookkeeping Fee Income	11,055.00	14,427.50	-3,372.50	-23.38	55,095.00	72,137.50	-17,042.50	-23.62	173,130.00
3620-02-000	Asset Management Fee Income	510.00	570.00	-60.00	-10.53	2,550.00	2,850.00	-300.00	-10.53	6,840.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	1,933.36	2,416.70	-483.34	-20.00	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	70,000.00	0.00	70,000.00	N/A	0.00
3690-00-000	Other Income	7,044.33	7,000.00	44.33	0.63	36,075.87	35,000.00	1,075.87	3.07	84,000.00
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	4,128.35	4,128.35	0.00	0.00	9,908.04
3691-09-001	Operations & Other Income	19,430.13	19,000.00	430.13	2.26	183,843.81	95,000.00	88,843.81	93.52	228,000.00
3699-00-000	TOTAL OTHER INCOME	82,417.79	73,984.69	8,433.10	11.40	497,427.87	369,923.45	127,504.42	34.47	887,816.28
3999-00-000	TOTAL INCOME	83,417.79	74,984.69	8,433.10	11.25	502,427.87	374,923.45	127,504.42	34.01	899,816.28
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	46,257.24	40,877.47	-5,379.77	-13.16	244,404.54	223,574.40	-20,830.14	-9.32	567,277.84
4110-00-001	401K-401A Admin	1,066.84	1,635.10	568.26	34.75	5,481.61	8,942.98	3,461.37	38.70	22,691.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,540.01	3,270.20	-269.81	-8.25	18,459.45	17,885.96	-573.49	-3.21	45,382.24
4110-00-004	Workers Comp Admin	1,316.20	1,635.10	318.90	19.50	6,967.09	8,942.98	1,975.89	22.09	22,691.12
4110-00-006	Legal Shield - Administrative	308.20	245.35	-62.85	-25.62	1,058.40	1,239.75	181.35	14.63	2,996.20
4110-00-007	Payroll Prep Fees	574.13	408.77	-165.36	-40.45	3,199.65	2,235.73	-963.92	-43.11	5,672.76
4110-07-000	Health/Life Insurance	5,394.45	6,811.70	1,417.25	20.81	27,214.64	34,058.50	6,843.86	20.09	81,740.40
4110-99-000	Total Administrative Salaries	58,457.07	54,883.69	-3,573.38	-6.51	306,785.38	296,880.30	-9,905.08	-3.34	748,451.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	0.00	75.00	75.00	100.00	58.00	375.00	317.00	84.53	900.00
4130-04-000	General Legal Expense	0.00	1,100.00	1,100.00	100.00	1,921.50	5,500.00	3,578.50	65.06	13,200.00
4130-99-000	Total Legal Expense	0.00	1,175.00	1,175.00	100.00	1,979.50	5,875.00	3,895.50	66.31	14,100.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	2,389.61	2,500.00	110.39	4.42	14,713.63	12,500.00	-2,213.63	-17.71	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	69.33	450.00	380.67	84.59	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4189-00-000	Total Other Admin Expenses	2,389.61	2,690.00	300.39	11.17	14,782.96	13,450.00	-1,332.96	-9.91	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	234.07	750.00	515.93	68.79	3,603.95	3,750.00	146.05	3.89	9,000.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	450.00	450.00	100.00	1,080.00
4190-04-000	Stationery & Office Supplies	97.00	800.00	703.00	87.88	992.27	4,000.00	3,007.73	75.19	9,600.00
4190-06-000	Computer Equipment	0.00	200.00	200.00	100.00	3,494.13	1,000.00	-2,494.13	-249.41	2,400.00
4190-07-000	Telephone	2,197.32	1,300.00	-897.32	-69.02	6,992.44	6,500.00	-492.44	-7.58	15,600.00
4190-08-000	Postage	0.00	160.00	160.00	100.00	728.73	800.00	71.27	8.91	1,920.00

**CENTRAL OFFICE
Budget Comparison**

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000	Computer Software License Fees/Exp	0.00	160.00	160.00	100.00	2,267.11	800.00	-1,467.11	-183.39	1,920.00
4190-10-000	Copiers - Lease & Service	0.00	650.00	650.00	100.00	2,816.95	3,250.00	433.05	13.32	7,800.00
4190-13-000	Internet	969.50	850.00	-119.50	-14.06	5,278.01	4,250.00	-1,028.01	-24.19	10,200.00
4190-19-000	IT Contract Fees	145.19	200.00	54.81	27.40	727.55	1,000.00	272.45	27.24	2,400.00
4190-22-000	Other Misc Admin Expenses	2,147.47	1,500.00	-647.47	-43.16	20,615.06	7,500.00	-13,115.06	-174.87	18,000.00
4190-30-000	Equipment Service Contracts	0.00	0.00	0.00	N/A	488.51	0.00	-488.51	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	5,790.55	6,660.00	869.45	13.05	48,004.71	33,300.00	-14,704.71	-44.16	79,920.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	66,637.23	65,408.69	-1,228.54	-1.88	371,552.55	349,505.30	-22,047.25	-6.31	874,751.68
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	409.27	409.27	0.00	0.00	2,046.35	2,046.35	0.00	0.00	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	409.27	409.27	0.00	0.00	2,046.35	2,046.35	0.00	0.00	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	644.82	350.00	-294.82	-84.23	3,675.98	1,750.00	-1,925.98	-110.06	4,200.00
4419-00-000	Total General Maint Expense	644.82	350.00	-294.82	-84.23	3,675.98	1,750.00	-1,925.98	-110.06	4,200.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	163.80	45.00	-118.80	-264.00	163.80	225.00	61.20	27.20	540.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	74.62	300.00	225.38	75.13	1,059.90	1,500.00	440.10	29.34	3,600.00
4420-09-100	Security Equipment, Locks, Alarms	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4429-00-000	Total Materials	238.42	570.00	331.58	58.17	1,223.70	2,850.00	1,626.30	57.06	6,840.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	50.00	90.00	40.00	44.44	250.00	450.00	200.00	44.44	1,080.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	280.00	0.00	-280.00	N/A	0.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	0.00	55.00	55.00	100.00	289.48	275.00	-14.48	-5.27	660.00
4439-00-000	Total Contract Costs	50.00	165.00	115.00	69.70	819.48	825.00	5.52	0.67	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	933.24	1,085.00	151.76	13.99	5,719.16	5,425.00	-294.16	-5.42	13,020.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	618.42	618.42	0.00	0.00	3,183.96	3,092.10	-91.86	-2.97	7,421.04
4510-01-000	General Liability Insurance - Auto	0.00	325.00	325.00	100.00	0.00	1,625.00	1,625.00	100.00	3,900.00
4599-00-000	TOTAL GENERAL EXPENSES	618.42	943.42	325.00	34.45	3,183.96	4,717.10	1,533.14	32.50	11,321.04
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	157.27	60.00	-97.27	-162.12	629.08	300.00	-329.08	-109.69	720.00
4899-00-000	TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	629.08	300.00	-329.08	-109.69	720.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	313.26	313.26	0.00	0.00	1,566.32	1,566.30	-0.02	0.00	3,759.12
5100-50-000	Amortization Expense	3,214.04	9,391.21	6,177.17	65.78	16,070.20	46,956.05	30,885.85	65.78	112,694.52
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	3,527.30	9,704.47	6,177.17	63.65	17,636.52	48,522.35	30,885.83	63.65	116,453.64
8000-00-000	TOTAL EXPENSES	72,282.73	77,610.85	5,328.12	6.87	400,767.62	410,516.10	9,748.48	2.37	1,021,177.60
9000-00-000	NET INCOME	11,135.06	-2,626.16	13,761.22	524.01	101,660.25	-35,592.65	137,252.90	385.62	-121,361.32
	Net Income after Depreciation	11,753.48				104,844.21				

COCC (.cocc)

Balance Sheet

Period = May 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	34,546.28
1111-15-000	Cash-Payroll	-266,998.87
1111-99-000	Total Unrestricted Cash	-232,452.59
1119-00-000	TOTAL CASH	-232,452.59
1125-00-000	Cash - Vending	3,116.05
1128-99-000	Cleared Interfund Account	-58,952.45
1129-10-000	Due from Public Housing General	415,616.84
1129-11-000	A/R - ROSS/HUD	1,895.38
1129-17-000	Due from Renaissance FAM Non ACC	355.13
1129-28-000	Due from West Lake Management, LLC	-2,996.45
1129-49-000	A/R - Youthbuild DOL	-7,122.26
1129-50-000	A/R - Capital Fund Grants/HUD	-36,407.03
1129-61-000	Due From Twin Lakes I	1,709.40
1129-61-002	Due From Twin Lakes II	1,295.00
1129-78-000	Due From FSS	-88.31
1129-80-000	Due from Section 8 HCV	1,475.90
1129-99-000	TOTAL: DUE FROM	375,378.47
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	319,897.20
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,215.39
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,215.39
1300-00-000	TOTAL CURRENT ASSETS	91,660.00
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	-57.50
1400-08-000	Furniture & Fixtures	32,301.60
1400-08-100	Furn, Fixt, & Equip	24,482.83
1405-02-000	Accum Depreciation- Misc FF&E	-53,367.18
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	222,976.19
1420-00-000	TOTAL FIXED ASSETS (NET)	226,898.56
1499-00-000	TOTAL NONCURRENT ASSETS	226,898.56
1999-00-000	TOTAL ASSETS	318,558.56
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	9,435.84
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	46,431.27
2117-11-000	401 Plan Payable	10,788.46
2117-12-000	457 Plan Payable	202.83

2117-13-000	Aflac Payable	-13,487.31
2117-17-000	Health Insurance Payable	14,733.77
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	-47,635.98
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88
2145-29-000	Due to Polk County Housing Dev.	315,837.78
2146-00-000	Due to LPHC General	50,000.00
2149-01-000	Due to Magnolia Pointe	110,000.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75
2149-70-000	Due to Development	242,500.00
2260-00-000	Accrued Compensated Absences-Curren	45,928.06
2299-00-000	TOTAL CURRENT LIABILITIES	798,591.10
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	85,294.95
2321-00-000	Lease Payable	76,288.56
2399-00-000	TOTAL NONCURRENT LIABILITIES	161,583.51
2499-00-000	TOTAL LIABILITIES	960,174.61
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-641,616.05
2809-99-000	TOTAL RETAINED EARNINGS:	-641,616.05
2899-00-000	TOTAL EQUITY	-641,616.05
2999-00-000	TOTAL LIABILITIES AND EQUITY	318,558.56

**HOUSING VOUCHER PROGRAM S8
Budget Comparison**

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	1,508,677.00	1,459,519.00	49,158.00	3.37	7,424,559.00	7,297,595.00	126,964.00	1.74	17,514,228.00
3410-02-000	Section 8 Admin. Fee Income	104,850.00	115,900.00	-11,050.00	-9.53	549,663.00	579,500.00	-29,837.00	-5.15	1,390,800.00
3410-04-000	Section 8 Port-In Admin Fees	0.00	0.00	0.00	N/A	1,495.77	0.00	1,495.77	N/A	0.00
3410-06-000	Port In HAP Earned	0.00	0.00	0.00	N/A	10,954.00	0.00	10,954.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	29,626.00	60,500.00	-30,874.00	-51.03	290,679.00	302,500.00	-11,821.00	-3.91	726,000.00
3410-08-000	Section 8 EHV Admin Fee	5,152.00	4,027.00	1,125.00	27.94	22,498.00	20,135.00	2,363.00	11.74	48,324.00
3410-09-000	Section 8 EHV Service Fee	0.00	0.00	0.00	N/A	23,974.00	0.00	23,974.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	1,648,305.00	1,639,946.00	8,359.00	0.51	8,323,822.77	8,199,730.00	124,092.77	1.51	19,679,352.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	-1,362.60	125.00	-1,487.60	-1,190.08	300.00
3610-01-000	Interest Income - Unrestricted	17.10	25.00	-7.90	-31.60	275.34	125.00	150.34	120.27	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	2,750.00	-2,750.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	2,750.00	-2,750.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	483.00	3,000.00	-2,517.00	-83.90	7,200.00
3699-00-000	TOTAL OTHER INCOME	17.10	1,750.00	-1,732.90	-99.02	-604.26	8,750.00	-9,354.26	-106.91	21,000.00
3999-00-000	TOTAL INCOME	1,648,322.10	1,641,696.00	6,626.10	0.40	8,323,218.51	8,208,480.00	114,738.51	1.40	19,700,352.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	33,060.73	33,011.63	-49.10	-0.15	162,104.97	187,548.82	25,443.85	13.57	486,102.24
4110-00-001	401K-401A Admin	1,244.09	1,320.47	76.38	5.78	5,924.12	7,501.97	1,577.85	21.03	19,444.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,442.88	2,640.93	198.05	7.50	12,256.85	15,003.90	2,747.05	18.31	38,888.16
4110-00-004	Workers Comp Admin	948.37	990.35	41.98	4.24	4,679.53	5,626.47	946.94	16.83	14,583.08
4110-00-006	Legal Shield - Administrative	482.75	526.65	43.90	8.34	2,252.05	2,633.25	381.20	14.48	6,319.80
4110-00-007	Payroll Prep Fees	418.53	330.12	-88.41	-26.78	2,177.87	1,875.50	-302.37	-16.12	4,861.04
4110-07-000	Health/Life Insurance	7,279.98	5,169.60	-2,110.38	-40.82	32,047.25	25,848.00	-6,199.25	-23.98	62,035.20
4110-99-000	Total Administrative Salaries	45,877.33	43,989.75	-1,887.58	-4.29	221,442.64	246,037.91	24,595.27	10.00	632,233.64
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	0.00	500.00	500.00	100.00	74.00	2,500.00	2,426.00	97.04	6,000.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	5.00	0.00	-5.00	N/A	0.00
4130-04-000	General Legal Expense	0.00	1,400.00	1,400.00	100.00	0.00	7,000.00	7,000.00	100.00	16,800.00
4130-99-000	Total Legal Expense	0.00	1,900.00	1,900.00	100.00	79.00	9,500.00	9,421.00	99.17	22,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	376.62	4,000.00	3,623.38	90.58	12,036.30	20,000.00	7,963.70	39.82	48,000.00
4172-00-000	Port Out Admin Fee Paid	2,049.86	1,400.00	-649.86	-46.42	11,821.65	7,000.00	-4,821.65	-68.88	16,800.00
4173-00-000	Management Fee	17,076.00	19,000.00	1,924.00	10.13	85,092.00	95,000.00	9,908.00	10.43	228,000.00
4173-01-000	Bookkeeping Fee	10,672.50	13,000.00	2,327.50	17.90	53,182.50	65,000.00	11,817.50	18.18	156,000.00
4182-00-000	Consultants	0.00	2,000.00	2,000.00	100.00	4,706.10	10,000.00	5,293.90	52.94	24,000.00
4189-00-000	Total Other Admin Expenses	30,174.98	39,400.00	9,225.02	23.41	166,838.55	197,000.00	30,161.45	15.31	472,800.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	234.07	75.00	-159.07	-212.09	933.57	375.00	-558.57	-148.95	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4190-03-000	Advertising Publications	0.00	0.00	0.00	N/A	377.79	0.00	-377.79	N/A	0.00
4190-04-000	Stationery & Office Supplies	617.70	500.00	-117.70	-23.54	2,971.51	2,500.00	-471.51	-18.86	6,000.00
4190-06-000	Computer Equipment	0.00	175.00	175.00	100.00	0.00	875.00	875.00	100.00	2,100.00
4190-07-000	Telephone	1,213.22	800.00	-413.22	-51.65	5,586.23	4,000.00	-1,586.23	-39.66	9,600.00

HOUSING VOUCHER PROGRAM S8
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	0.00	1,400.00	1,400.00	100.00	3,856.62	7,000.00	3,143.38	44.91	16,800.00
4190-09-000	Computer Software License Fees/Exp	7,551.55	7,551.55	0.00	0.00	38,021.64	37,757.75	-263.89	-0.70	90,618.60
4190-10-000	Copiers - Lease & Service	0.00	1,200.00	1,200.00	100.00	4,195.29	6,000.00	1,804.71	30.08	14,400.00
4190-13-000	Internet	707.49	490.00	-217.49	-44.39	3,398.49	2,450.00	-948.49	-38.71	5,880.00
4190-19-000	IT Contract Fees	170.58	2,250.00	2,079.42	92.42	6,723.60	11,250.00	4,526.40	40.23	27,000.00
4190-22-000	Other Misc Admin Expenses	291.65	600.00	308.35	51.39	939.37	3,000.00	2,060.63	68.69	7,200.00
4190-24-000	Govt Licenses-Fees-Permits	114.95	25.00	-89.95	-359.80	114.95	125.00	10.05	8.04	300.00
4191-00-000	Total Miscellaneous Admin Expenses	10,901.21	15,091.55	4,190.34	27.77	67,119.06	75,457.75	8,338.69	11.05	181,098.60
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	86,953.52	100,381.30	13,427.78	13.38	455,479.25	527,995.66	72,516.41	13.73	1,308,932.24
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	300.00	300.00	100.00	720.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	239.80	360.00	120.20	33.39	1,021.99	1,800.00	778.01	43.22	4,320.00
4419-00-000	Total General Maint Expense	239.80	420.00	180.20	42.90	1,021.99	2,100.00	1,078.01	51.33	5,040.00
4420-00-000	Materials									
4420-03-100	Hardware Doors/Windows/Locks	0.00	0.00	0.00	N/A	64.13	0.00	-64.13	N/A	0.00
4420-04-000	Electrical - Supplies/Fixtures	63.51	0.00	-63.51	N/A	63.51	0.00	-63.51	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	32.07	300.00	267.93	89.31	32.07	1,500.00	1,467.93	97.86	3,600.00
4420-07-000	Repairs - Materials & Supplies	120.72	100.00	-20.72	-20.72	1,245.51	500.00	-745.51	-149.10	1,200.00
4420-09-000	Supplies- Tools Equipmt	32.07	0.00	-32.07	N/A	32.07	0.00	-32.07	N/A	0.00
4420-10-000	Maint - Miscellaneous Supplies	100.17	0.00	-100.17	N/A	610.27	0.00	-610.27	N/A	0.00
4420-11-000	Supplies- HVAC	161.47	0.00	-161.47	N/A	161.47	0.00	-161.47	N/A	0.00
4420-12-000	Supplies- Painting	0.00	0.00	0.00	N/A	238.63	0.00	-238.63	N/A	0.00
4429-00-000	Total Materials	510.01	400.00	-110.01	-27.50	2,447.66	2,000.00	-447.66	-22.38	4,800.00
4430-00-000	Contract Costs									
4430-09-000	Contract-Other	0.00	350.00	350.00	100.00	1,029.99	1,750.00	720.01	41.14	4,200.00
4430-18-000	Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	0.00	180.00	180.00	100.00	432.00
4430-23-000	Contract-Consultants	0.00	150.00	150.00	100.00	450.00	750.00	300.00	40.00	1,800.00
4430-27-000	Contract - Lease	845.18	1,690.36	845.18	50.00	5,456.32	8,451.80	2,995.48	35.44	20,284.32
4439-00-000	Total Contract Costs	845.18	2,226.36	1,381.18	62.04	6,936.31	11,131.80	4,195.49	37.69	26,716.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,594.99	3,046.36	1,451.37	47.64	10,405.96	15,231.80	4,825.84	31.68	36,556.32
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	721.52	5,327.19	4,605.67	86.46	2,198.92	26,635.95	24,437.03	91.74	63,926.28
4510-01-000	General Liability Insurance - Auto	0.00	180.00	180.00	100.00	0.00	900.00	900.00	100.00	2,160.00
4599-00-000	TOTAL GENERAL EXPENSES	721.52	5,507.19	4,785.67	86.90	2,198.92	27,535.95	25,337.03	92.01	66,086.28
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	1,477,586.00	1,425,336.00	-52,250.00	-3.67	7,332,291.00	7,126,680.00	-205,611.00	-2.89	17,104,032.00
4715-01-000	Tenant Utility Payments-S8	23,598.00	28,762.00	5,164.00	17.95	114,436.00	143,810.00	29,374.00	20.43	345,144.00
4715-02-000	Portable Out HAP Payments	55,341.00	57,815.00	2,474.00	4.28	319,093.00	289,075.00	-30,018.00	-10.38	693,780.00
4715-03-000	FSS Escrow Payments	6,386.00	8,681.00	2,295.00	26.44	24,881.91	43,405.00	18,523.09	42.68	104,172.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,562,911.00	1,520,594.00	-42,317.00	-2.78	7,790,701.91	7,602,970.00	-187,731.91	-2.47	18,247,128.00
8000-00-000	TOTAL EXPENSES	1,652,181.03	1,629,528.85	-22,652.18	145.14	8,258,786.04	8,173,733.41	-85,052.63	134.95	19,658,702.84
9000-00-000	NET INCOME	-3,858.93	12,167.15	29,278.28	-144.74	64,432.47	34,746.59	199,791.14	-133.55	41,649.16
	Net Income for Administrative Funds	20,749.07				103,472.61				

HOUSING VOUCHER PROGRAM S8

Balance Sheet

Period = May 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	76,675.35
1111-15-000	Cash-Payroll	-44,904.47
1111-20-100	Cash Operating 2B	120,011.94
1111-86-000	EHV Admin Cash Account	14,487.25
1111-99-000	Total Unrestricted Cash	166,270.07
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	258,174.77
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	152,306.21
1112-99-000	Total Restricted Cash	410,480.98
1119-00-000	TOTAL CASH	576,751.05
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	287,126.49
1122-00-001	AR Port in Hap-Suspense	-55,613.58
1122-01-000	Allowance for Doubtful Accounts-Tenants	-250,141.92
1122-99-000	TOTAL: AR	-18,629.01
1123-01-000	Allowance for Doubtful Accounts-Aff. Housing	-4,550.48
1129-81-000	Due from Section 8 Mainstream	-35,893.55
1129-85-000	Due from Foster Youth Vouchers	-1,000.00
1129-86-000	Due from Section 8 Emergency Housing	-294,731.00
1129-99-000	TOTAL: DUE FROM	-1,000.00
1135-03-000	A/R-Other Government	3,419.02
1135-03-001	AR Port in Fee Suspense	-555.09
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	-351,940.11
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	1,616.70
1211-02-000	Prepaid Software Licenses	22,654.59
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	80,942.74
1300-00-000	TOTAL CURRENT ASSETS	305,753.68
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	15,900.00
1400-08-000	Furniture & Fixtures	29,333.07
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99

1475-01-000	Non-Dwelling Equipment	2,406.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99
1999-00-000	TOTAL ASSETS	308,625.67
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-370,938.22
2114-00-000	Tenant Security Deposits	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32
2138-00-001	Accrued audit fees - LHA	-11,400.00
2145-00-000	Due to Federal Master	3,949.25
2148-00-000	Due to Section 8	-331,462.55
2149-01-000	Due to Magnolia Pointe	25,000.00
2149-96-000	Due to Central Office Cost Center	1,919.68
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	17,503.76
2260-00-000	Accrued Compensated Absences-Curren	4,932.30
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	23,141.60
2299-00-000	TOTAL CURRENT LIABILITIES	-608,092.02
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	9,159.98
2307-00-000	FSS Due to Tenant Long Term	258,174.77
2399-00-000	TOTAL NONCURRENT LIABILITIES	267,334.75
2499-00-000	TOTAL LIABILITIES	-340,757.27
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	649,382.94
2809-99-000	TOTAL RETAINED EARNINGS:	649,382.94
2899-00-000	TOTAL EQUITY	649,382.94
2999-00-000	TOTAL LIABILITIES AND EQUITY	308,625.67

AMP 1-LHA (John Wright and Cecil Gober)
Budget Comparison

Period = May 2025

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	14,552.00	15,322.00	-770.00	-5.03	78,012.00	76,610.00	1,402.00	1.83	183,864.00
3119-00-000	Total Rental Income	14,552.00	15,322.00	-770.00	-5.03	78,012.00	76,610.00	1,402.00	1.83	183,864.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	750.00	-750.00	-100.00	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	750.00	-750.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	125.00	-125.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	500.00	-500.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	2,125.00	-2,125.00	-100.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	14,552.00	15,747.00	-1,195.00	-7.59	78,012.00	78,735.00	-723.00	-0.92	188,964.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	21,165.00	30,015.00	-8,850.00	-29.49	82,586.33	150,075.00	-67,488.67	-44.97	360,180.00
3420-00-000	Capital Fund Grants	0.00	0.00	0.00	N/A	90,000.00	0.00	90,000.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	21,165.00	30,015.00	-8,850.00	-29.49	172,586.33	150,075.00	22,511.33	15.00	360,180.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	45,648.65	45,648.65	0.00	0.00	109,556.76
3690-00-000	Other Income	0.00	0.00	0.00	N/A	15,488.29	0.00	15,488.29	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	61,136.94	45,648.65	15,488.29	33.93	109,556.76
3999-00-000	TOTAL INCOME	44,846.73	54,891.73	-10,045.00	-18.30	311,735.27	274,458.65	37,276.62	13.58	658,700.76
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	8,275.00	6,603.57	-1,671.43	-25.31	43,056.77	36,575.53	-6,481.24	-17.72	93,473.56
4110-00-001	401K-401A Admin	331.37	264.14	-67.23	-25.45	1,645.90	1,463.01	-182.89	-12.50	3,738.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	612.41	528.29	-84.12	-15.92	3,255.37	2,926.06	-329.31	-11.25	7,477.92
4110-00-004	Workers Comp Admin	236.88	198.11	-38.77	-19.57	1,276.25	1,097.28	-178.97	-16.31	2,804.24
4110-00-006	Legal Shield - Administrative	93.75	213.40	119.65	56.07	520.55	1,067.00	546.45	51.21	2,560.80
4110-00-007	Payroll Prep Fees	104.23	66.04	-38.19	-57.83	576.36	365.77	-210.59	-57.57	934.77
4110-07-000	Health/Life Insurance	1,971.72	928.01	-1,043.71	-112.47	9,077.92	4,640.05	-4,437.87	-95.64	11,136.12
4110-99-000	Total Administrative Salaries	11,625.36	8,801.56	-2,823.80	-32.08	59,409.12	48,134.70	-11,274.42	-23.42	122,126.33
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	0.00	0.00	N/A	424.68	0.00	-424.68	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	4.99	0.00	-4.99	N/A	0.00
4130-04-000	General Legal Expense	0.00	300.00	300.00	100.00	2,535.00	1,500.00	-1,035.00	-69.00	3,600.00
4130-99-000	Total Legal Expense	0.00	350.00	350.00	100.00	2,964.67	1,750.00	-1,214.67	-69.41	4,200.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	450.00	450.00	100.00	6.70	2,250.00	2,243.30	99.70	5,400.00
4150-00-000	Commissioner Travel	0.00	100.00	100.00	100.00	-139.15	500.00	639.15	127.83	1,200.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	0.00	0.00	6,660.10	6,660.10	0.00	0.00	15,984.24
4173-00-000	Management Fee	4,221.27	4,275.00	53.73	1.26	21,106.35	21,375.00	268.65	1.26	51,300.00
4173-01-000	Bookkeeping Fee	382.50	427.50	45.00	10.53	1,912.50	2,137.50	225.00	10.53	5,130.00
4173-02-000	Asset Management Fee	510.00	570.00	60.00	10.53	2,550.00	2,850.00	300.00	10.53	6,840.00
4182-00-000	Consultants	0.00	300.00	300.00	100.00	672.53	1,500.00	827.47	55.16	3,600.00
4189-00-000	Total Other Admin Expenses	6,445.79	7,454.52	1,008.73	13.53	32,769.03	37,272.60	4,503.57	12.08	89,454.24
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	609.50	125.00	-484.50	-387.60	300.00

AMP 1-LHA (John Wright and Cecil Gober)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Printing/Publications & Subscriptions	0.00	30.00	30.00	100.00	65.40	150.00	84.60	56.40	360.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	649.33	1,000.00	350.67	35.07	2,400.00
4190-07-000	Telephone	1,365.71	750.00	-615.71	-82.09	6,293.00	3,750.00	-2,543.00	-67.81	9,000.00
4190-08-000	Postage	0.00	75.00	75.00	100.00	656.62	375.00	-281.62	-75.10	900.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	36.63	0.00	-36.63	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,558.85	900.00	-658.85	-73.21	8,322.03	4,500.00	-3,822.03	-84.93	10,800.00
4190-10-000	Copiers - Lease & Service	0.00	460.00	460.00	100.00	1,805.71	2,300.00	494.29	21.49	5,520.00
4190-11-000	Admin Service Contracts	19,430.13	0.00	-19,430.13	N/A	93,843.81	0.00	-93,843.81	N/A	0.00
4190-11-001	Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00
4190-13-000	Internet	1,164.16	800.00	-364.16	-45.52	5,502.15	4,000.00	-1,502.15	-37.55	9,600.00
4190-19-000	IT Contract Fees	144.03	1,300.00	1,155.97	88.92	7,674.75	6,500.00	-1,174.75	-18.07	15,600.00
4190-20-100	Bank Fees - Unrestricted	385.00	200.00	-185.00	-92.50	1,610.00	1,000.00	-610.00	-61.00	2,400.00
4190-22-000	Other Misc Admin Expenses	107.44	300.00	192.56	64.19	1,648.66	1,500.00	-148.66	-9.91	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	87.89	250.00	162.11	64.84	600.00
4191-00-000	Total Miscellaneous Admin Expenses	24,155.32	5,240.00	-18,915.32	-360.98	128,805.48	26,200.00	-102,605.48	-391.62	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	42,226.47	21,846.08	-20,380.39	-93.29	223,948.30	113,357.30	-110,591.00	-97.56	278,660.57
4300-00-000	UTILITIES									
4310-00-000	Water	2,263.73	1,500.00	-763.73	-50.92	8,915.08	7,500.00	-1,415.08	-18.87	18,000.00
4320-00-000	Electricity	2,522.08	1,800.00	-722.08	-40.12	11,082.02	9,000.00	-2,082.02	-23.13	21,600.00
4340-00-000	Garbage/Trash Removal	545.70	3,000.00	2,454.30	81.81	26,422.84	15,000.00	-11,422.84	-76.15	36,000.00
4390-00-000	Sewer	3,077.14	1,500.00	-1,577.14	-105.14	16,030.74	7,500.00	-8,530.74	-113.74	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,408.65	7,800.00	-608.65	-7.80	62,450.68	39,000.00	-23,450.68	-60.13	93,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	7,035.65	3,615.64	-3,420.01	-94.59	28,247.14	21,538.20	-6,708.94	-31.15	57,227.68
4410-06-000	401K-401A Maintenance	165.43	144.63	-20.80	-14.38	867.89	861.55	-6.34	-0.74	2,289.16
4410-07-000	Payroll Taxes Maintenance	555.06	289.25	-265.81	-91.90	2,281.69	1,723.05	-558.64	-32.42	4,578.20
4410-08-000	Health/Life Insurance Maint.	1,084.86	560.00	-524.86	-93.72	4,941.81	2,800.00	-2,141.81	-76.49	6,720.00
4410-09-000	Workers Comp Maintenance	201.53	108.47	-93.06	-85.79	1,236.78	646.15	-590.63	-91.41	1,716.84
4410-10-000	Payroll Prep Fees Maint.	88.76	36.16	-52.60	-145.46	366.10	215.40	-150.70	-69.96	572.32
4410-11-000	Legal Shield - Maint	99.70	99.70	0.00	0.00	299.10	498.50	199.40	40.00	1,196.40
4411-00-000	Maintenance Uniforms	340.50	250.00	-90.50	-36.20	1,095.00	1,250.00	155.00	12.40	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	567.81	556.00	-11.81	-2.12	2,436.40	2,780.00	343.60	12.36	6,672.00
4419-00-000	Total General Maint Expense	10,139.30	5,659.85	-4,479.45	-79.14	41,771.91	32,312.85	-9,459.06	-29.27	83,972.60
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	70.00	70.00	100.00	0.00	350.00	350.00	100.00	840.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.12	0.00	-511.12	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	25.00	25.00	100.00	1,593.32	125.00	-1,468.32	-1,174.66	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	73.85	500.00	426.15	85.23	1,200.00
4420-03-200	Window Treatments	0.00	35.00	35.00	100.00	0.00	175.00	175.00	100.00	420.00
4420-04-000	Electrical - Supplies/Fixtures	176.22	150.00	-26.22	-17.48	400.87	750.00	349.13	46.55	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	1,253.20	750.00	-503.20	-67.09	1,800.00
4420-07-000	Repairs - Materials & Supplies	435.71	100.00	-335.71	-335.71	782.17	500.00	-282.17	-56.43	1,200.00
4420-08-000	Supplies-Plumbing	650.00	150.00	-500.00	-333.33	2,588.56	750.00	-1,838.56	-245.14	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	100.00	100.00	100.00	173.97	500.00	326.03	65.21	1,200.00
4420-12-000	Supplies- Painting	0.00	150.00	150.00	100.00	218.03	750.00	531.97	70.93	1,800.00
4429-00-000	Total Materials	1,261.93	1,055.00	-206.93	-19.61	7,595.09	5,275.00	-2,320.09	-43.98	12,660.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	400.00	400.00	100.00	2,776.00	2,000.00	-776.00	-38.80	4,800.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	1,589.95	500.00	-1,089.95	-217.99	1,200.00

AMP 1-LHA (John Wright and Cecil Gober)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	500.00	500.00	100.00	1,100.00	2,500.00	1,400.00	56.00	6,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	69.54	750.00	680.46	90.73	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	0.00	4,500.00	4,500.00	100.00	12,450.00	22,500.00	10,050.00	44.67	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	800.00	800.00	100.00	3,400.00	4,000.00	600.00	15.00	9,600.00
4430-24-300	Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	3,500.00	3,500.00	100.00	8,400.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.74	0.00	-3,338.74	N/A	0.00
4430-27-000	Contract - Lease	1,027.09	1,110.69	83.60	7.53	5,213.03	5,553.45	340.42	6.13	13,328.28
4430-28-000	Unit Inspections	0.00	200.00	200.00	100.00	1,350.00	1,000.00	-350.00	-35.00	2,400.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4439-00-000	Total Contract Costs	1,027.09	9,160.69	8,133.60	88.79	31,287.26	45,803.45	14,516.19	31.69	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	12,428.32	15,875.54	3,447.22	21.71	80,654.26	83,391.30	2,737.04	3.28	206,560.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,481.36	4,481.36	100.00	687.16	22,406.80	21,719.64	96.93	53,776.32
4510-01-000	General Liability Insurance - Auto	0.00	595.05	595.05	100.00	0.00	2,975.25	2,975.25	100.00	7,140.60
4599-00-000	TOTAL GENERAL EXPENSES	0.00	5,076.41	5,076.41	100.00	687.16	25,382.05	24,694.89	97.29	60,916.92
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	33.00	500.00	467.00	93.40	165.00	2,500.00	2,335.00	93.40	6,000.00
4715-03-000	FSS Escrow Payments	-0.02	1,106.00	1,106.02	100.00	2,169.98	5,530.00	3,360.02	60.76	13,272.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	32.98	1,606.00	1,573.02	97.95	2,334.98	8,030.00	5,695.02	70.92	19,272.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.12	7,782.12	0.00	0.00	38,910.50	38,910.60	0.10	0.00	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,782.12	7,782.12	0.00	0.00	38,910.50	38,910.60	0.10	0.00	93,385.44
8000-00-000	TOTAL EXPENSES	51,448.41	59,986.15	8,537.74	14.23	325,391.82	308,071.25	-17,320.57	-5.62	752,395.81
9000-00-000	NET INCOME	-6,601.68	-5,094.42	-1,507.26	-29.59	-13,656.55	-33,612.60	19,956.05	59.37	-93,695.05
	Net Income After Depreciation	1,180.44				25,253.95				

AMP 1-LHA (John Wright and Cecil Gober)

Balance Sheet

Period = May 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	390,503.79
1111-15-000	Cash-Payroll	111,433.68
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	502,737.47
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	18,200.00
1112-02-000	Cash Restricted - FSS Escrow	34,247.08
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	985.39
1112-99-000	Total Restricted Cash	53,432.47
1119-00-000	TOTAL CASH	556,169.94
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	2,856.92
1122-99-000	TOTAL: AR	2,856.92
1123-04-000	Waste Deposit	547.00
1128-99-000	Cleared Interfund Account	58,952.45
1129-00-099	Due From Wiliamstown	4,611.10
1129-05-000	Due from John Wright Homes	-4,845.16
1129-06-000	Due from Cecil Gober	-4,413.16
1129-11-000	A/R - ROSS/HUD	47,253.61
1129-16-000	Due from Dakota Park Non-ACC	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	62,112.52
1129-50-000	A/R - Capital Fund Grants/HUD	-1,088,126.68
1129-61-002	Due From Twin Lakes II	9,439.00
1129-78-000	Due From FSS	108,143.29
1129-80-000	Due from Section 8 HCV	3,949.25
1129-96-000	Due from Central Office Cost Center	-9,517.66
1129-99-000	TOTAL: DUE FROM	-928,528.10
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40
1131-00-000	Colton Meadow Mortgage	450,845.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interest	941,013.73
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,898,163.92
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	38,346.00
1170-01-000	Eviction Deposit Acct.	1,000.00

1211-01-000	Prepaid Insurance	122,772.59
1211-02-000	Prepaid Software Licenses	-10,340.28
1212-00-000	Insurance Deposit	37,400.00
1213-03-000	Utility Deposit - Electric	2,600.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>191,778.31</u>
1300-00-000	TOTAL CURRENT ASSETS	2,646,112.17
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,466,869.23
1400-06-000	Buildings	388,223.77
1400-06-200	Building Improvements	8,959.23
1400-07-000	Machinery & Equipment	6,687.73
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	582,079.00
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,111,717.18
1405-02-000	Accum Depreciation- Misc FF&E	-813,358.37
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>-8,869,473.21</u>
1430-01-000	Fees & Costs - Architect & Engineering	72,255.82
1450-01-000	Site Improvement	4,064,767.49
1460-01-000	Dwelling Structures	5,154,722.42
1465-01-000	Dwelling Equipment	26,717.87
1470-01-000	Non-Dwelling Structures	679,307.53
1475-01-000	Non-Dwelling Equipment	<u>737,435.65</u>
1499-00-000	TOTAL NONCURRENT ASSETS	1,865,733.57
1999-00-000	TOTAL ASSETS	<u>4,511,845.74</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	4,460.16
2114-00-000	Tenant Security Deposits	17,300.00
2114-02-000	Security Deposit Clearing Account	1,546.28
2114-03-000	Security Deposit-Pet	900.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33
2138-00-001	Accrued audit fees - LHA	25,553.14
2145-00-000	Due to Federal Master	-9,285.03
2145-29-000	Due to Polk County Housing Dev.	30,500.00
2149-12-000	Due to Hampton Hills	57,497.99
2149-33-000	Due to Magnolia Pointe Sales	95,000.00
2149-96-000	Due to Central Office Cost Center	129,722.06

2160-00-100	DAK CARES ACT Subsidy Payable	-27.00
2164-00-200	Twin Lake II Subsidy Payable	87,024.17
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	6,381.72
2255-00-004	State of FL Unclaimed Funds	-379.00
2260-00-000	Accrued Compensated Absences-Curren	1,689.13
2299-00-000	TOTAL CURRENT LIABILITIES	452,190.94
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,137.00
2307-00-000	FSS Due to Tenant Long Term	34,247.06
2310-00-000	Notes Payable-LT	303,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	340,384.06
2499-00-000	TOTAL LIABILITIES	792,575.00
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	-1,948,782.26
2809-99-000	TOTAL RETAINED EARNINGS:	3,719,270.74
2899-00-000	TOTAL EQUITY	3,719,270.74
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,511,845.74

Dakota Park Partnership (.partdak)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,877.00	15,663.00	214.00	1.37	78,142.00	78,315.00	-173.00	-0.22	187,956.00
3112-02-000	Gain to Lease Sec8	593.00	1,568.00	-975.00	-62.18	3,184.00	7,840.00	-4,656.00	-59.39	18,816.00
3119-00-000	Total Rental Income	16,470.00	17,231.00	-761.00	-4.42	81,326.00	86,155.00	-4,829.00	-5.60	206,772.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	750.00	-750.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	825.00	-825.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	50.00	-50.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	225.00	-225.00	-100.00	575.00
3120-10-000	Application Fees	0.00	0.00	0.00	N/A	80.00	0.00	80.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,400.00
3129-00-000	Total Other Tenant Income	0.00	510.00	-510.00	-100.00	80.00	2,550.00	-2,470.00	-96.86	6,120.00
3199-00-000	TOTAL TENANT INCOME	16,470.00	17,741.00	-1,271.00	-7.16	81,406.00	88,705.00	-7,299.00	-8.23	212,892.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	14,014.00	10,758.50	3,255.50	30.26	54,683.66	53,370.50	1,313.16	2.46	128,680.00
3499-00-000	TOTAL GRANT INCOME	14,014.00	10,758.50	3,255.50	30.26	54,683.66	53,370.50	1,313.16	2.46	128,680.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	15.00	-15.00	-100.00	0.00	75.00	-75.00	-100.00	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	200.00	-200.00	-100.00	480.00
3699-00-000	TOTAL OTHER INCOME	0.00	55.00	-55.00	-100.00	0.00	275.00	-275.00	-100.00	660.00
3999-00-000	TOTAL INCOME	30,484.00	28,554.50	1,929.50	6.76	136,089.66	142,350.50	-6,260.84	-4.40	342,232.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	0.00	1,797.70	1,797.70	100.00	0.00	8,988.50	8,988.50	100.00	21,572.40
4110-00-001	401K-401A Admin	0.00	71.91	71.91	100.00	0.00	359.55	359.55	100.00	862.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	719.10	719.10	100.00	1,725.84
4110-00-004	Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	359.55	359.55	100.00	862.92
4110-00-007	Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	89.90	89.90	100.00	215.76
4110-07-000	Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
4110-99-000	Total Administrative Salaries	0.00	2,303.32	2,303.32	100.00	0.00	11,516.60	11,516.60	100.00	27,639.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	100.00	100.00	100.00	3,367.90	500.00	-2,867.90	-573.58	1,200.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	25.00	25.00	100.00	35.90	125.00	89.10	71.28	300.00
4130-03-000	Tenant Screening	0.00	100.00	100.00	100.00	5.00	500.00	495.00	99.00	1,200.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4130-99-000	Total Legal Expense	0.00	325.00	325.00	100.00	3,408.80	1,625.00	-1,783.80	-109.77	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	225.17	25.00	-200.17	-800.68	423.06	125.00	-298.06	-238.45	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
4171-00-000	Auditing Fees	918.64	1,841.56	922.92	50.12	4,593.20	9,207.80	4,614.60	50.12	22,098.72
4173-00-000	Management Fee	2,072.63	1,986.60	-86.03	-4.33	10,363.15	9,933.00	-430.15	-4.33	23,839.20
4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	1,462.50	0.00	-1,462.50	N/A	0.00
4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	1,000.00	2,500.00	1,500.00	60.00	6,000.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	672.53	375.00	-297.53	-79.34	900.00
4189-00-000	Total Other Admin Expenses	3,708.94	4,438.16	729.22	16.43	18,514.44	22,190.80	3,676.36	16.57	53,257.92
4190-00-000	Miscellaneous Admin Expenses									

Dakota Park Partnership (.partdak)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	234.07	25.00	-209.07	-836.28	234.07	125.00	-109.07	-87.26	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	153.32	450.00	296.68	65.93	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	276.33	125.00	-151.33	-121.06	300.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	460.21	0.00	-460.21	N/A	0.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4190-08-000	Postage	0.00	50.00	50.00	100.00	411.38	250.00	-161.38	-64.55	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	1,078.75	1,078.75	0.00	0.00	2,589.00
4190-13-000	Internet	104.27	94.27	-10.00	-10.61	501.35	471.35	-30.00	-6.36	1,131.24
4190-19-000	IT Contract Fees	0.00	177.90	177.90	100.00	711.60	889.50	177.90	20.00	2,134.80
4190-22-000	Other Misc Admin Expenses	206.14	100.00	-106.14	-106.14	1,053.53	500.00	-553.53	-110.71	1,200.00
4190-23-000	Compliance Fees	0.00	216.00	216.00	100.00	1,113.24	1,080.00	-33.24	-3.08	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	828.75	750.00	-78.75	-10.50	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	760.23	1,293.92	533.69	41.25	6,822.53	6,469.60	-352.93	-5.46	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,469.17	8,360.40	3,891.23	46.54	28,745.77	41,802.00	13,056.23	31.23	100,324.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	84.06	100.00	15.94	15.94	307.95	500.00	192.05	38.41	1,200.00
4320-00-000	Electricity	514.40	800.00	285.60	35.70	2,871.76	4,000.00	1,128.24	28.21	9,600.00
4340-00-000	Garbage/Trash Removal	1,165.57	1,100.00	-65.57	-5.96	7,192.00	5,500.00	-1,692.00	-30.76	13,200.00
4390-00-000	Sewer	26.62	262.00	235.38	89.84	276.94	1,310.00	1,033.06	78.86	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	1,790.65	2,262.00	471.35	20.84	10,648.65	11,310.00	661.35	5.85	27,144.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,873.92	2,912.56	38.64	1.33	14,956.63	14,562.80	-393.83	-2.70	34,950.72
4410-06-000	401K-401A Maintenance	114.96	116.50	1.54	1.32	598.26	582.50	-15.76	-2.71	1,398.00
4410-07-000	Payroll Taxes Maintenance	216.75	233.00	16.25	6.97	1,126.49	1,165.00	38.51	3.31	2,796.00
4410-08-000	Health/Life Insurance Maint.	753.88	109.98	-643.90	-585.47	3,735.18	549.90	-3,185.28	-579.25	1,319.76
4410-09-000	Workers Comp Maintenance	82.28	116.50	34.22	29.37	466.12	582.50	116.38	19.98	1,398.00
4410-10-000	Payroll Prep Fees Maint.	36.20	29.13	-7.07	-24.27	193.92	145.65	-48.27	-33.14	349.56
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	142.84	25.00	-117.84	-471.36	714.20	125.00	-589.20	-471.36	300.00
4419-00-000	Total General Maint Expense	4,220.83	3,542.67	-678.16	-19.14	21,790.80	17,713.35	-4,077.45	-23.02	42,512.04
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	45.65	130.00	84.35	64.88	190.10	650.00	459.90	70.75	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	150.00	150.00	100.00	355.59	750.00	394.41	52.59	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	500.88	250.00	-250.88	-100.35	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	25.00	25.00	100.00	784.38	125.00	-659.38	-527.50	300.00
4420-07-000	Repairs - Materials & Supplies	0.00	250.00	250.00	100.00	564.19	1,250.00	685.81	54.86	3,000.00
4420-08-000	Supplies-Plumbing	0.00	150.00	150.00	100.00	761.99	750.00	-11.99	-1.60	1,800.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	218.03	200.00	-18.03	-9.02	480.00
4429-00-000	Total Materials	45.65	1,195.00	1,149.35	96.18	3,886.27	5,975.00	2,088.73	34.96	14,340.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	0.00	300.00	300.00	100.00	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00

Dakota Park Partnership (.partdak)
Budget Comparison

Period = May 2025

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	500.00	500.00	100.00	3,477.00	2,500.00	-977.00	-39.08	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	1,975.00	1,500.00	-475.00	-31.67	3,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	80.25	452.55	372.30	82.27	1,935.91	2,262.75	326.84	14.44	5,430.60
4430-24-000	Contract-Grounds-Landscaping	0.00	1,000.00	1,000.00	100.00	4,000.00	5,000.00	1,000.00	20.00	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	3,200.00	2,500.00	-700.00	-28.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	1,500.00	1,500.00	100.00	3,600.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	1,992.87	0.00	-1,992.87	N/A	0.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	1,500.00	1,500.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4439-00-000	Total Contract Costs	80.25	3,812.55	3,732.30	97.90	16,580.78	19,062.75	2,481.97	13.02	45,750.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	4,346.73	8,550.22	4,203.49	49.16	42,257.85	42,751.10	493.25	1.15	102,602.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	0.00	5,839.31	5,839.31	100.00	19,579.35	29,196.55	9,617.20	32.94	70,071.72
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	0.00	1,312.50	1,312.50	100.00	3,150.00
4525-00-000	Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	5,402.00	4,833.80	-568.20	-11.75	11,601.12
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	425.00	425.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	1,080.40	7,153.57	6,073.17	84.90	24,981.35	35,767.85	10,786.50	30.16	85,842.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	637.00	648.00	11.00	1.70	3,678.00	3,240.00	-438.00	-13.52	7,776.00
4715-03-000	FSS Escrow Payments	715.00	625.00	-90.00	-14.40	3,485.00	3,125.00	-360.00	-11.52	7,500.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,352.00	1,273.00	-79.00	-6.21	7,163.00	6,365.00	-798.00	-12.54	15,276.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	HOPE VI Mortgage Note Interest	3,394.31	0.00	-3,394.31	N/A	16,971.55	0.00	-16,971.55	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	3,394.31	0.00	-3,394.31	N/A	16,971.55	0.00	-16,971.55	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	10,568.70	10,568.70	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	2,113.74	0.00	0.00	10,568.70	10,568.70	0.00	0.00	25,364.88
8000-00-000	TOTAL EXPENSES	18,547.00	29,737.93	11,190.93	295.23	141,336.87	148,689.65	7,352.78	155.85	356,855.16
9000-00-000	NET INCOME	11,937.00	-1,183.43	-9,261.43	-288.47	-5,247.21	-6,339.15	-13,613.62	-160.25	-14,623.16
	Net Income After Depreciation	14,050.74				5,321.49				

Dakota Park Partnership (.partdak)

Balance Sheet

Period = May 2025

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		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	12,700.97
1111-15-000	Cash-Payroll	-432.25
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	12,868.72
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	15,089.00
1112-02-000	Cash Restricted - FSS Escrow	12,448.00
1112-04-000	Cash Restricted-Reserve for Replace	13,437.11
1112-99-000	Total Restricted Cash	40,974.11
1118-00-000	Clearing	-666.67
1119-00-000	TOTAL CASH	53,176.16
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	25,599.28
1122-01-000	Allowance for Doubtful Accounts-Tenar	-6,713.91
1122-99-000	TOTAL: AR	18,885.37
1129-20-000	Due from LPHC	75,251.87
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	94,137.24
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-01-000	Prepaid Insurance	7,828.41
1211-02-000	Prepaid Software Licenses	522.28
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	15,910.69
1300-00-000	TOTAL CURRENT ASSETS	163,224.09
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	34,672.00
1400-06-000	Buildings	892,048.00
1400-06-200	Building Improvements	14,150.00
1400-08-000	Furniture & Fixtures	36,739.53
1405-01-000	Accum Depreciation-Buildings	-312,561.33
1405-02-000	Accum Depreciation- Misc FF&E	-9,292.95
1410-00-000	Intangible Assets	
1410-02-000	Compliance Fees	1,640.00
1410-03-000	Monitoring Fees	41,744.00
1411-01-000	AA Compliance Fees	-1,640.00

1411-02-000	AA Monitoring Fees	-41,744.00
1420-00-000	TOTAL FIXED ASSETS (NET)	655,755.25
1499-00-000	TOTAL NONCURRENT ASSETS	655,755.25
1999-00-000	TOTAL ASSETS	818,979.34
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,590.35
2114-00-000	Tenant Security Deposits	15,389.00
2119-92-000	Accrued Property Taxes	6,482.40
2119-94-000	Accrued Interest - HOPE VI	858,282.94
2131-00-000	Accrued Interest Payable	48,819.00
2134-00-000	Accrued Interest - Future Advance	27,098.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	-4,384.41
2138-00-001	Accrued audit fees - LHA	-26,237.44
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-A	70,061.05
2146-00-000	Due to LPHC General	15,500.00
2149-33-000	Due to Magnolia Pointe Sales	9,111.88
2240-00-000	Tenant Prepaid Rents	1,834.00
2250-00-000	Contract Retentions	19,974.37
2260-00-000	Accrued Compensated Absences-Curre	-2,195.32
2298-00-002	Note Payable PCHD	239,503.97
2299-00-000	TOTAL CURRENT LIABILITIES	1,287,033.37
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	-4,077.01
2307-00-000	FSS Due to Tenant Long Term	12,448.00
2310-01-000	Due to Affiliates	149,859.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	101,380.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,099,155.13
2499-00-000	TOTAL LIABILITIES	2,386,188.50
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	-1,219,110.00
2802-02-000	Capital - GP2	240,496.13

2805-99-000	TOTAL CONTRIBUTED CAPITAL	-978,613.87
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-588,595.29
2809-99-000	TOTAL RETAINED EARNINGS:	-588,595.29
2899-00-000	TOTAL EQUITY	-1,567,209.16
2999-00-000	TOTAL LIABILITIES AND EQUITY	818,979.34

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

Period = May 2025

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	69,193.00	71,149.00	-1,956.00	-2.75	360,405.00	355,745.00	4,660.00	1.31	853,788.00
3112-02-000	Gain to Lease Sec8	21,840.00	22,575.00	-735.00	-3.26	114,433.00	112,875.00	1,558.00	1.38	270,900.00
3119-00-000	Total Rental Income	91,033.00	93,724.00	-2,691.00	-2.87	474,838.00	468,620.00	6,218.00	1.33	1,124,688.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	50.00	-50.00	-100.00	0.00	250.00	-250.00	-100.00	600.00
3120-01-100	Laundry Room Income	356.94	365.00	-8.06	-2.21	1,852.80	1,825.00	27.80	1.52	4,380.00
3120-03-000	Damages & Cleaning	0.00	300.00	-300.00	-100.00	282.00	1,500.00	-1,218.00	-81.20	3,600.00
3120-04-000	Late and Admin Charges	75.00	50.00	25.00	50.00	275.00	250.00	25.00	10.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	250.00	-250.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	50.00	-50.00	-100.00	120.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	470.00	0.00	470.00	N/A	0.00
3120-10-000	Application Fees	105.00	160.00	-55.00	-34.38	345.00	800.00	-455.00	-56.88	1,920.00
3120-11-000	Forfeited Security Deposits	300.00	150.00	150.00	100.00	300.00	750.00	-450.00	-60.00	1,800.00
3129-00-000	Total Other Tenant Income	836.94	1,135.00	-298.06	-26.26	3,524.80	5,675.00	-2,150.20	-37.89	13,620.00
3199-00-000	TOTAL TENANT INCOME	91,869.94	94,859.00	-2,989.06	-3.15	478,362.80	474,295.00	4,067.80	0.86	1,138,308.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	64,781.00	36,247.54	28,533.46	78.72	252,769.66	181,237.70	71,531.96	39.47	434,970.48
3499-00-000	TOTAL GRANT INCOME	64,781.00	36,247.54	28,533.46	78.72	252,769.66	181,237.70	71,531.96	39.47	434,970.48
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	3,598.02	-3,598.02	-100.00	0.00	17,990.10	-17,990.10	-100.00	43,176.24
3610-01-000	Interest Income - Unrestricted	2,857.85	50.00	2,807.85	5,615.70	14,018.07	250.00	13,768.07	5,507.23	600.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	165.90	0.00	165.90	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	2,857.85	3,648.02	-790.17	-21.66	14,183.97	18,240.10	-4,056.13	-22.24	43,776.24
3999-00-000	TOTAL INCOME	159,508.79	134,754.56	24,754.23	18.37	745,316.43	673,772.80	71,543.63	10.62	1,617,054.72
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,395.60	3,344.73	-6,050.87	-180.91	46,400.82	18,714.31	-27,686.51	-147.94	48,099.40
4110-00-001	401K-401A Admin	351.34	133.79	-217.55	-162.61	1,730.53	748.58	-981.95	-131.18	1,924.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	706.42	267.58	-438.84	-164.00	3,533.16	1,497.15	-2,036.01	-135.99	3,847.96
4110-00-004	Workers Comp Admin	269.06	133.79	-135.27	-101.11	1,439.45	748.58	-690.87	-92.29	1,924.00
4110-00-006	Legal Shield - Administrative	113.70	56.85	-56.85	-100.00	341.10	284.25	-56.85	-20.00	682.20
4110-00-007	Payroll Prep Fees	118.46	33.45	-85.01	-254.14	631.62	187.15	-444.47	-237.49	481.00
4110-07-000	Health/Life Insurance	1,676.90	885.34	-791.56	-89.41	7,717.08	4,426.70	-3,290.38	-74.33	10,624.08
4110-99-000	Total Administrative Salaries	12,631.48	4,855.53	-7,775.95	-160.15	61,793.76	26,606.72	-35,187.04	-132.25	67,582.64
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	525.00	525.00	100.00	4,819.74	2,625.00	-2,194.74	-83.61	6,300.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	100.00	100.00	100.00	161.55	500.00	338.45	67.69	1,200.00
4130-04-000	General Legal Expense	0.00	450.00	450.00	100.00	0.00	2,250.00	2,250.00	100.00	5,400.00
4130-99-000	Total Legal Expense	0.00	1,075.00	1,075.00	100.00	4,981.29	5,375.00	393.71	7.32	12,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	225.17	100.00	-125.17	-125.17	438.80	500.00	61.20	12.24	1,200.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	1,470.00	100.00	0.00	7,350.00	7,350.00	100.00	17,640.00
4171-00-000	Auditing Fees	2,480.32	3,403.24	922.92	27.12	12,401.60	17,016.20	4,614.60	27.12	40,838.88
4173-00-000	Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	66,092.95	56,488.60	-9,604.35	-17.00	135,572.64

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

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4173-01-000	Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	7,200.00	0.00	-7,200.00	N/A	0.00
4173-02-000	Asset Management Fee	1,070.00	1,080.00	10.00	0.93	5,350.00	5,400.00	50.00	0.93	12,960.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	1,042.33	375.00	-667.33	-177.95	900.00
4189-00-000	Total Other Admin Expenses	18,434.08	17,450.96	-983.12	-5.63	92,525.68	87,254.80	-5,270.88	-6.04	209,411.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	234.07	20.00	-214.07	-1,070.35	381.84	100.00	-281.84	-281.84	240.00
4190-02-000	Printing/Publications & Subscriptions	0.00	130.00	130.00	100.00	399.32	650.00	250.68	38.57	1,560.00
4190-03-000	Advertising Publications	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	310.03	450.00	139.97	31.10	5,066.23	2,250.00	-2,816.23	-125.17	5,400.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	1,500.00	1,500.00	100.00	3,600.00
4190-07-000	Telephone	1,210.26	1,253.00	42.74	3.41	8,598.84	6,265.00	-2,333.84	-37.25	15,036.00
4190-08-000	Postage	0.00	225.00	225.00	100.00	1,011.08	1,125.00	113.92	10.13	2,700.00
4190-09-000	Computer Software License Fees/Exp	1,051.81	1,051.81	0.00	0.00	5,786.83	5,259.05	-527.78	-10.04	12,621.72
4190-10-000	Copiers - Lease & Service	0.00	409.00	409.00	100.00	1,521.42	2,045.00	523.58	25.60	4,908.00
4190-13-000	Internet	441.51	649.75	208.24	32.05	2,645.16	3,248.75	603.59	18.58	7,797.00
4190-19-000	IT Contract Fees	943.53	825.00	-118.53	-14.37	7,211.65	4,125.00	-3,086.65	-74.83	9,900.00
4190-22-000	Other Misc Admin Expenses	669.50	920.00	250.50	27.23	2,261.25	4,600.00	2,338.75	50.84	11,040.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	0.00	0.00	N/A	12.46	0.00	-12.46	N/A	0.00
4190-23-000	Compliance Fees	1,789.52	863.40	-926.12	-107.26	4,473.80	4,317.00	-156.80	-3.63	10,360.80
4190-24-000	Govt Licenses-Fees-Permits	0.00	250.00	250.00	100.00	638.75	1,250.00	611.25	48.90	3,000.00
4191-00-000	Total Miscellaneous Admin Expenses	6,650.23	7,371.96	721.73	9.79	40,008.63	36,859.80	-3,148.83	-8.54	88,463.52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	37,715.79	30,753.45	-6,962.34	-22.64	199,309.36	156,096.32	-43,213.04	-27.68	378,357.68
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
4300-00-000	UTILITIES									
4310-00-000	Water	933.22	1,600.00	666.78	41.67	4,526.99	8,000.00	3,473.01	43.41	19,200.00
4320-00-000	Electricity	3,948.54	4,200.00	251.46	5.99	15,695.44	21,000.00	5,304.56	25.26	50,400.00
4340-00-000	Garbage/Trash Removal	1,763.57	1,850.00	86.43	4.67	7,640.86	9,250.00	1,609.14	17.40	22,200.00
4390-00-000	Sewer	3,231.06	4,200.00	968.94	23.07	16,427.82	21,000.00	4,572.18	21.77	50,400.00
4390-01-100	Water/Sewer Combined	24.36	0.00	-24.36	N/A	24.36	0.00	-24.36	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	9,900.75	11,850.00	1,949.25	16.45	44,315.47	59,250.00	14,934.53	25.21	142,200.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	17,424.58	20,017.53	2,592.95	12.95	84,689.93	110,096.42	25,406.49	23.08	280,245.44
4410-06-000	401K-401A Maintenance	696.98	800.70	103.72	12.95	3,291.54	4,403.85	1,112.31	25.26	11,209.80
4410-07-000	Payroll Taxes Maintenance	1,307.04	1,601.40	294.36	18.38	6,538.11	8,807.70	2,269.59	25.77	22,419.60
4410-08-000	Health/Life Insurance Maint.	3,261.84	2,879.56	-382.28	-13.28	16,876.56	15,588.77	-1,287.79	-8.26	39,318.60
4410-09-000	Workers Comp Maintenance	497.34	800.70	303.36	37.89	2,611.81	4,403.85	1,792.04	40.69	11,209.80
4410-10-000	Payroll Prep Fees Maint.	217.92	200.18	-17.74	-8.86	1,138.59	1,100.98	-37.61	-3.42	2,802.48
4410-11-000	Legal Shield - Maint	137.65	118.90	-18.75	-15.77	887.65	663.10	-224.55	-33.86	1,701.20
4411-00-000	Maintenance Uniforms	360.95	265.00	-95.95	-36.21	1,542.93	1,325.00	-217.93	-16.45	3,180.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	1,211.59	750.00	-461.59	-61.55	5,031.37	3,750.00	-1,281.37	-34.17	9,000.00
4419-00-000	Total General Maint Expense	25,115.89	27,433.97	2,318.08	8.45	122,608.49	150,139.67	27,531.18	18.34	381,086.92
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	450.00	450.00	100.00	0.00	2,250.00	2,250.00	100.00	5,400.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	950.00	950.00	100.00	2,304.98	4,750.00	2,445.02	51.47	11,400.00
4420-03-000	Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	0.00	1,450.00	1,450.00	100.00	3,480.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	350.00	350.00	100.00	556.34	1,750.00	1,193.66	68.21	4,200.00
4420-03-200	Window Treatments	0.00	200.00	200.00	100.00	577.41	1,000.00	422.59	42.26	2,400.00
4420-04-000	Electrical - Supplies/Fixtures	361.41	750.00	388.59	51.81	2,125.09	3,750.00	1,624.91	43.33	9,000.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	74.71	0.00	-74.71	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	225.13	280.00	54.87	19.60	3,203.96	1,400.00	-1,803.96	-128.85	3,360.00

Renaissance Partnership (.partren)
Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-07-000	Repairs - Materials & Supplies	-32.07	350.00	382.07	109.16	404.28	1,750.00	1,345.72	76.90	4,200.00
4420-08-000	Supplies-Plumbing	0.00	780.00	780.00	100.00	1,961.64	3,900.00	1,938.36	49.70	9,360.00
4420-09-000	Supplies- Tools Equipmt	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
4420-10-100	Countertops/Cabinets	0.00	400.00	400.00	100.00	2,735.00	2,000.00	-735.00	-36.75	4,800.00
4420-11-000	Supplies- HVAC	0.00	375.00	375.00	100.00	4,620.91	1,875.00	-2,745.91	-146.45	4,500.00
4420-12-000	Supplies- Painting	550.94	330.00	-220.94	-66.95	1,701.84	1,650.00	-51.84	-3.14	3,960.00
4429-00-000	Total Materials	1,105.41	5,755.00	4,649.59	80.79	20,777.27	28,775.00	7,997.73	27.79	69,060.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	450.00	450.00	100.00	0.00	2,250.00	2,250.00	100.00	5,400.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	1,500.00	1,500.00	100.00	3,600.00
4430-03-300	Repairs - Windows/Glass	0.00	350.00	350.00	100.00	578.00	1,750.00	1,172.00	66.97	4,200.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	1,920.00	987.00	-933.00	-94.53	7,495.00	4,935.00	-2,560.00	-51.87	11,844.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	3,275.00	5,000.00	1,725.00	34.50	12,000.00
4430-17-000	Contract-Elevator Monitoring	0.00	800.00	800.00	100.00	6,360.50	4,000.00	-2,360.50	-59.01	9,600.00
4430-18-000	Contract-Alarm Monitoring	0.00	1,707.00	1,707.00	100.00	5,221.11	8,535.00	3,313.89	38.83	20,484.00
4430-23-000	Contract-Consultants	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4430-24-000	Contract-Grounds-Landscaping	4,000.00	5,000.00	1,000.00	20.00	20,000.00	25,000.00	5,000.00	20.00	60,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	5,500.00	5,500.00	100.00	13,200.00
4430-24-300	Contract-Pressure Wash	4,350.00	1,000.00	-3,350.00	-335.00	4,350.00	5,000.00	650.00	13.00	12,000.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.76	0.00	-3,338.76	N/A	0.00
4430-27-000	Contract - Lease	1,021.92	1,110.69	88.77	7.99	5,114.77	5,553.45	438.68	7.90	13,328.28
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	4,050.00	4,250.00	200.00	4.71	10,200.00
4439-00-000	Total Contract Costs	11,291.92	15,104.69	3,812.77	25.24	59,783.14	75,523.45	15,740.31	20.84	181,256.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	37,513.22	48,293.66	10,780.44	22.32	203,168.90	254,438.12	51,269.22	20.15	631,403.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	27,702.28	23,511.14	-4,191.14	-17.83	92,594.27	117,555.70	24,961.43	21.23	282,133.68
4510-01-000	General Liability Insurance - Auto	0.00	810.00	810.00	100.00	0.00	4,050.00	4,050.00	100.00	9,720.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	0.00	1,750.00	1,750.00	100.00	4,200.00
4599-00-000	TOTAL GENERAL EXPENSES	27,702.28	24,671.14	-3,031.14	-12.29	92,594.27	123,355.70	30,761.43	24.94	296,053.68
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	2,048.00	1,539.00	-509.00	-33.07	8,583.00	7,695.00	-888.00	-11.54	18,468.00
4715-03-000	FSS Escrow Payments	8,375.99	3,304.00	-5,071.99	-153.51	19,867.00	16,520.00	-3,347.00	-20.26	39,648.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	0.00	0.00	0.00	N/A	-537.00	0.00	537.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	10,423.99	4,843.00	-5,580.99	-115.24	27,913.00	24,215.00	-3,698.00	-15.27	58,116.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	20,639.37	20,639.37	0.00	0.00	103,196.85	103,196.85	0.00	0.00	247,672.44
4857-00-000	Debt Service Contra Account	-16,411.81	-16,314.22	97.59	0.60	-81,814.07	-81,571.10	242.97	0.30	-195,770.64
4899-00-000	TOTAL FINANCING EXPENSES	4,227.56	4,325.15	97.59	2.26	21,382.78	21,625.75	242.97	1.12	51,901.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	67,122.00	9,468.78	14.11	288,266.10	335,610.00	47,343.90	14.11	805,464.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	1,239.95	1,239.95	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	67,369.99	9,468.78	14.11	289,506.05	336,849.95	47,343.90	14.11	808,440.00
8000-00-000	TOTAL EXPENSES	185,384.80	243,356.39	57,971.59	23.82	894,257.66	1,232,080.84	337,823.18	27.42	2,981,472.24
9000-00-000	NET INCOME	-25,876.01	-108,601.83	82,725.82	76.17	-148,941.23	-558,308.04	409,366.81	73.32	-1,364,417.52
	Net Income After Depreciation	32,025.20				140,564.82				

Renaissance Partnership (.partren)

Balance Sheet

Period = May 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	88,308.57
1111-15-000	Cash-Payroll	14,644.00
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	103,952.57
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	60,300.99
1112-02-000	Cash Restricted - FSS Escrow	91,501.03
1112-02-100	Cash Restricted - FSS Escrow Forfe	21,633.43
1112-04-000	Cash Restricted-Reserve for Replac	42,940.89
1112-06-000	Cash Restricted - Reserve/Escrow	1,551,396.58
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	80,546.53
1112-09-000	Restricted Cash - AA Reserve	49,366.33
1112-99-000	Total Restricted Cash	1,898,864.94
1119-00-000	TOTAL CASH	2,002,817.51
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	35,292.68
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,470.00
1122-99-000	TOTAL: AR	25,822.68
1129-00-000	A/R-Other	1,927.36
1129-06-000	Due from Cecil Gober	14,000.00
1129-16-000	Due from Dakota Park Non-ACC	56,061.05
1129-47-000	Due from Youthbuild-DOL	165.90
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	135,685.26
1138-14-000	Renaissance Family-Operating Subsidy	1.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	163,436.30
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-01-000	Prepaid Insurance	54,673.62
1211-02-000	Prepaid Software Licenses	3,155.50
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	80,329.12
1300-00-000	TOTAL CURRENT ASSETS	2,246,582.93
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	

1400-06-000	Buildings	21,105,584.03
1400-06-200	Building Improvements	504,645.82
1400-07-000	Machinery & Equipment	150,483.39
1400-07-001	Automobiles/Vehicles	9,799.80
1400-08-000	Furniture & Fixtures	658,917.68
1400-10-000	Site Improvement-Infrastructure	2,382,356.15
1400-15-000	Construction In Progress	95,500.35
1405-01-000	Accum Depreciation-Buildings	-11,398,529.25
1405-02-000	Accum Depreciation- Misc FF&E	-767,436.73
1405-03-000	Accum Depreciation-Infrastructure	-2,580,337.48
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	91,968.00
1410-01-001	Amortization Loan Cost	-6,131.00
1410-02-000	Compliance Fees	100.00
1410-03-000	Monitoring Fees	131,658.00
1411-01-000	AA Compliance Fees	-77.84
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-25,823.63
1420-00-000	TOTAL FIXED ASSETS (NET)	10,233,281.29
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,237,744.29
1999-00-000	TOTAL ASSETS	12,484,327.22
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	8,642.77
2114-00-000	Tenant Security Deposits	53,795.39
2114-02-000	Security Deposit Clearing Account	2,598.00
2114-03-000	Security Deposit-Pet	6,505.60
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17
2138-00-000	Accrued Audit Fees	-31,668.74
2138-00-001	Accrued audit fees - LHA	8,211.16
2145-00-000	Due to Federal Master	62,112.52
2146-00-000	Due to LPHC General	10,000.00
2149-27-000	Due to West Lake Mgmt.	1,623.00
2149-96-000	Due to Central Office Cost Center	355.13
2150-00-000	HAP Overpayments	900.00
2240-00-000	Tenant Prepaid Rents	6,578.00
2250-00-000	Contract Retentions	38,732.51
2255-00-004	State of FL Unclaimed Funds	-1,088.00
2260-00-000	Accrued Compensated Absences-Curren	7,478.02
2299-00-000	TOTAL CURRENT LIABILITIES	185,751.53
2300-00-000	NONCURRENT LIABILITIES	

2305-00-000	Accrued Compensated Absences-LT	13,962.04
2307-00-000	FSS Due to Tenant Long Term	91,501.03
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,882,205.71
2310-40-001	Short Term - Note Payable	-21,029.36
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,347,839.74</u>
2499-00-000	TOTAL LIABILITIES	<u>2,533,591.27</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	6,924,129.41
2802-02-000	Capital - GP2	7,123,264.00
2803-00-000	GP Equity	<u>1,308,453.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	15,355,846.41
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-5,405,110.46</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-5,405,110.46
2899-00-000	TOTAL EQUITY	<u>9,950,735.95</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>12,484,327.22</u>

Colton Meadow, LLLP (56)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	51,689.00	45,574.50	6,114.50	13.42	239,436.50	227,872.50	11,564.00	5.07	546,894.00
3112-02-000	Gain to Lease Sec8	21,609.00	27,169.50	-5,560.50	-20.47	118,860.50	135,847.50	-16,987.00	-12.50	326,034.00
3119-00-000	Total Rental Income	73,298.00	72,744.00	554.00	0.76	358,297.00	363,720.00	-5,423.00	-1.49	872,928.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	50.00	750.00	-700.00	-93.33	1,800.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	360.00	250.00	110.00	44.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	250.00	-250.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	125.00	-125.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	15.00	-15.00	-100.00	0.00	75.00	-75.00	-100.00	180.00
3120-10-000	Application Fees	60.00	60.00	0.00	0.00	210.00	300.00	-90.00	-30.00	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	500.00	-500.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	60.00	450.00	-390.00	-86.67	620.00	2,250.00	-1,630.00	-72.44	5,400.00
3199-00-000	TOTAL TENANT INCOME	73,358.00	73,194.00	164.00	0.22	358,917.00	365,970.00	-7,053.00	-1.93	878,328.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,192.33	2,167.75	24.58	1.13	11,433.80	10,838.75	595.05	5.49	26,013.00
3610-01-000	Interest Income - Unrestricted	144.91	35.00	109.91	314.03	617.40	175.00	442.40	252.80	420.00
3699-00-000	TOTAL OTHER INCOME	2,337.24	2,202.75	134.49	6.11	12,051.20	11,013.75	1,037.45	9.42	26,433.00
3999-00-000	TOTAL INCOME	75,695.24	75,396.75	298.49	0.40	370,968.20	376,983.75	-6,015.55	-1.60	904,761.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,172.99	4,856.57	683.58	14.08	24,162.88	26,711.13	2,548.25	9.54	67,991.96
4110-00-001	401K-401A Admin	157.86	194.26	36.40	18.74	773.69	1,068.43	294.74	27.59	2,719.64
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	312.85	388.53	75.68	19.48	1,897.93	2,136.91	238.98	11.18	5,439.40
4110-00-004	Workers Comp Admin	119.31	194.26	74.95	38.58	632.58	1,068.43	435.85	40.79	2,719.64
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	184.50	176.90	-7.60	-4.30	427.60
4110-00-007	Payroll Prep Fees	52.40	48.57	-3.83	-7.89	308.81	267.13	-41.68	-15.60	679.96
4110-07-000	Health/Life Insurance	812.16	838.46	26.30	3.14	3,837.75	4,703.30	865.55	18.40	12,105.52
4110-99-000	Total Administrative Salaries	5,664.47	6,555.65	891.18	13.59	31,798.14	36,132.23	4,334.09	12.00	92,083.72
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	350.00	350.00	100.00	854.96	1,750.00	895.04	51.15	4,200.00
4130-01-000	Unlawful Detainers	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	75.00	75.00	100.00	129.85	375.00	245.15	65.37	900.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	162.50	750.00	587.50	78.33	1,800.00
4130-99-000	Total Legal Expense	0.00	575.00	575.00	100.00	2,147.31	2,875.00	727.69	25.31	6,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	225.17	420.00	194.83	46.39	423.06	2,100.00	1,676.94	79.85	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	2,700.00	2,700.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	992.22	69.30	6.98	4,614.60	4,961.10	346.50	6.98	11,906.64
4173-00-000	Management Fee	4,404.75	4,674.86	270.11	5.78	24,685.51	23,374.30	-1,311.21	-5.61	56,098.32
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	2,000.00	-1,000.00	-50.00	4,800.00
4189-00-000	Total Other Admin Expenses	6,092.84	7,027.08	934.24	13.29	35,423.17	35,135.40	-287.77	-0.82	84,324.96
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	234.07	150.00	-84.07	-56.05	577.17	750.00	172.83	23.04	1,800.00
4190-02-000	Printing/Publications & Subscriptions	45.26	95.00	49.74	52.36	281.01	475.00	193.99	40.84	1,140.00
4190-03-000	Advertising Publications	275.00	450.00	175.00	38.89	1,375.00	2,250.00	875.00	38.89	5,400.00
4190-04-000	Stationery & Office Supplies	0.00	290.00	290.00	100.00	351.14	1,450.00	1,098.86	75.78	3,480.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000	Computer Equipment	0.00	60.00	60.00	100.00	0.00	300.00	300.00	100.00	720.00
4190-07-000	Telephone	124.16	150.00	25.84	17.23	1,401.51	750.00	-651.51	-86.87	1,800.00
4190-08-000	Postage	0.00	25.00	25.00	100.00	399.03	125.00	-274.03	-219.22	300.00
4190-09-000	Computer Software License Fees/Exp	388.86	388.86	0.00	0.00	1,944.30	1,944.30	0.00	0.00	4,666.32
4190-10-000	Copiers - Lease & Service	0.00	75.00	75.00	100.00	465.29	375.00	-90.29	-24.08	900.00
4190-13-000	Internet	180.00	260.00	80.00	30.77	958.88	1,300.00	341.12	26.24	3,120.00
4190-19-000	IT Contract Fees	586.52	560.00	-26.52	-4.74	4,194.60	2,800.00	-1,394.60	-49.81	6,720.00
4190-22-000	Other Misc Admin Expenses	229.52	200.00	-29.52	-14.76	663.95	1,000.00	336.05	33.60	2,400.00
4190-23-000	Compliance Fees	720.64	348.80	-371.84	-106.61	1,809.24	1,744.00	-65.24	-3.74	4,185.60
4190-24-000	Govt Licenses-Fees-Permits	0.00	315.00	315.00	100.00	638.75	1,575.00	936.25	59.44	3,780.00
4191-00-000	Total Miscellaneous Admin Expenses	2,784.03	3,367.66	583.63	17.33	15,059.87	16,838.30	1,778.43	10.56	40,411.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,541.34	17,525.39	2,984.05	17.03	84,428.49	90,980.93	6,552.44	7.20	223,720.60
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	812.88	800.00	-12.88	-1.61	2,660.30	4,000.00	1,339.70	33.49	9,600.00
4340-00-000	Garbage/Trash Removal	0.00	3,500.00	3,500.00	100.00	17,502.28	17,500.00	-2.28	-0.01	42,000.00
4390-01-100	Water/Sewer Combined	5,951.74	5,900.00	-51.74	-0.88	28,814.37	29,500.00	685.63	2.32	70,800.00
4399-00-000	TOTAL UTILITY EXPENSES	6,764.62	10,200.00	3,435.38	33.68	48,976.95	51,000.00	2,023.05	3.97	122,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	5,660.38	4,488.10	-1,172.28	-26.12	24,719.05	23,718.49	-1,000.56	-4.22	58,969.16
4410-06-000	401K-401A Maintenance	188.97	179.52	-9.45	-5.26	776.80	948.72	171.92	18.12	2,358.72
4410-07-000	Payroll Taxes Maintenance	428.81	359.05	-69.76	-19.43	1,811.14	1,897.49	86.35	4.55	4,717.56
4410-08-000	Health/Life Insurance Maint.	1,718.80	568.92	-1,149.88	-202.12	8,007.82	3,387.52	-4,620.30	-136.39	8,998.72
4410-09-000	Workers Comp Maintenance	160.12	179.52	19.40	10.81	710.79	948.72	237.93	25.08	2,358.72
4410-10-000	Payroll Prep Fees Maint.	69.25	44.88	-24.37	-54.30	326.06	237.18	-88.88	-37.47	589.68
4410-11-000	Legal Shield - Maint	36.90	40.00	3.10	7.75	236.30	209.85	-26.45	-12.60	519.40
4411-00-000	Maintenance Uniforms	0.00	70.00	70.00	100.00	65.84	360.00	294.16	81.71	880.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	39.09	400.00	360.91	90.23	450.28	2,050.00	1,599.72	78.04	5,000.00
4419-00-000	Total General Maint Expense	8,302.32	6,329.99	-1,972.33	-31.16	37,104.08	33,757.97	-3,346.11	-9.91	84,391.96
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	4,869.43	650.00	-4,219.43	-649.14	4,929.12	3,250.00	-1,679.12	-51.67	7,800.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	2,444.77	1,000.00	-1,444.77	-144.48	2,722.16	5,000.00	2,277.84	45.56	12,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	514.27	500.00	-14.27	-2.85	1,200.00
4420-03-200	Window Treatments	94.11	130.00	35.89	27.61	1,025.75	650.00	-375.75	-57.81	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	418.67	900.00	481.33	53.48	1,564.21	4,500.00	2,935.79	65.24	10,800.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	130.11	0.00	-130.11	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	32.04	150.00	117.96	78.64	257.79	750.00	492.21	65.63	1,800.00
4420-07-000	Repairs - Materials & Supplies	68.42	100.00	31.58	31.58	251.74	500.00	248.26	49.65	1,200.00
4420-08-000	Supplies-Plumbing	1,648.43	870.00	-778.43	-89.47	4,189.85	4,350.00	160.15	3.68	10,440.00
4420-09-000	Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	13.86	750.00	736.14	98.15	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	0.00	1,500.00	1,500.00	100.00	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	102.66	2,000.00	1,897.34	94.87	4,800.00
4420-11-000	Supplies- HVAC	427.39	300.00	-127.39	-42.46	2,229.83	1,500.00	-729.83	-48.66	3,600.00
4420-12-000	Supplies- Painting	1,497.31	200.00	-1,297.31	-648.66	3,086.26	1,000.00	-2,086.26	-208.63	2,400.00
4429-00-000	Total Materials	11,500.57	5,375.00	-6,125.57	-113.96	21,528.72	26,875.00	5,346.28	19.89	64,500.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	0.00	800.00	800.00	100.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	1,500.00	1,500.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-03-000	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	425.02	550.00	124.98	22.72	2,069.38	2,750.00	680.62	24.75	6,600.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	1,800.00	5,000.00	3,200.00	64.00	12,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	594.00	594.00	100.00	2,376.12	2,970.00	593.88	20.00	7,128.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	256.88	0.00	-256.88	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	2,175.91	2,585.00	409.09	15.83	10,175.91	12,925.00	2,749.09	21.27	31,020.00
4430-24-300	Contract-Pressure Wash	9,300.00	739.58	-8,560.42	-1,157.47	9,300.00	3,697.90	-5,602.10	-151.49	8,874.96
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	3,338.76	250.00	-3,088.76	-1,235.50	600.00
4430-27-000	Contract - Lease	1,248.97	1,271.52	22.55	1.77	6,306.92	6,357.60	50.68	0.80	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	2,000.00	2,000.00	100.00	4,800.00
4439-00-000	Total Contract Costs	13,149.90	7,900.10	-5,249.80	-66.45	35,623.97	39,500.50	3,876.53	9.81	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	32,952.79	19,605.09	-13,347.70	-68.08	94,256.77	100,133.47	5,876.70	5.87	243,693.16
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,377.71	9,377.71	0.00	0.00	46,716.76	46,888.55	171.79	0.37	112,532.52
4510-01-000	General Liability Insurance - Auto	658.75	658.75	0.00	0.00	2,635.00	3,293.75	658.75	20.00	7,905.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	17,428.15	13,849.75	-3,578.40	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	13,522.09	13,056.41	-465.68	-3.57	66,779.91	65,282.05	-1,497.86	-2.29	156,676.92
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	223.20	223.20	100.00	-565.59	1,116.00	1,681.59	150.68	2,678.40
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	5,130.95	5,130.95	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	152.16	152.16	0.00	0.00	753.62	760.80	7.18	0.94	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	14,090.00	14,090.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	3,996.35	4,219.55	223.20	5.29	19,408.98	21,097.75	1,688.77	8.00	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	195,885.95	195,885.95	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	5,797.10	5,797.10	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	201,683.05	131,583.05	-70,100.00	-53.27	315,799.32
8000-00-000	TOTAL EXPENSES	112,113.80	90,973.05	-21,140.75	31.08	515,534.15	460,327.25	-55,206.90	69.48	1,113,524.60
9000-00-000	NET INCOME	-36,418.56	-15,576.30	21,439.24	-30.68	-144,565.95	-83,343.50	49,191.35	-71.08	-208,763.60
	Net Income After Depreciation	3,918.05				57,117.10				

Colton Meadow, LLLP (56)

Balance Sheet

Period = May 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	70,511.46
1111-15-000	Cash-Payroll	4,554.47
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	75,665.93
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	28,875.00
1112-03-000	Cash Restricted-Operating Reserve	460,132.20
1112-04-000	Cash Restricted-Reserve for Replace	241,325.07
1112-05-000	Cash-Tax & Insurance Escrow	61,525.61
1112-99-000	Total Restricted Cash	791,857.88
1119-00-000	TOTAL CASH	867,523.81
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	7,873.00
1122-99-000	TOTAL: AR	7,873.00
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61
1129-99-000	TOTAL: DUE FROM	101,151.61
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	109,024.61
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,343.13
1211-01-000	Prepaid Insurance	110,482.39
1211-02-000	Prepaid Software Licenses	1,166.58
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	120,992.10
1300-00-000	TOTAL CURRENT ASSETS	1,097,540.52
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	856,353.89
1400-06-100	Building Acquisition	2,010,000.00
1400-06-200	Building Improvements	5,861,925.11
1400-07-000	Machinery & Equipment	67,970.48
1400-07-001	Automobiles/Vehicles	15,484.50
1400-08-000	Furniture & Fixtures	1,503,657.00
1400-10-000	Site Improvement-Infrastructure	1,496,187.97
1405-01-000	Accum Depreciation-Buildings	-6,141,777.34

1410-00-000	Intangible Assets	
1410-02-001	Amortization Tax Credit Fees	-199,405.38
1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	5,979,091.23
1450-01-000	Site Improvement	16,364.00
1470-01-000	Non-Dwelling Structures	28,019.32
1475-01-000	Non-Dwelling Equipment	60,262.45
1499-00-000	TOTAL NONCURRENT ASSETS	6,083,737.00
1999-00-000	TOTAL ASSETS	7,181,277.52
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	343.94
2114-00-000	Tenant Security Deposits	27,475.00
2114-02-000	Security Deposit Clearing Account	-2,851.00
2114-03-000	Security Deposit-Pet	1,400.00
2119-92-000	Accrued Property Taxes	20,913.73
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	15,451.68
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	-5,708.30
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	4,218.68
2260-00-000	Accrued Compensated Absences-Curren	1,384.80
2296-00-000	First Mortgage - TCAP	1,231,424.00
2296-01-000	Tax Credit Exchange Program (TCEP)	1,021,913.40
2296-02-000	HOME Funds	115,899.60
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	3,248,895.00
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,571.78
2399-00-000	TOTAL NONCURRENT LIABILITIES	5,571.78
2499-00-000	TOTAL LIABILITIES	3,254,466.78
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	1,205,286.00
2803-00-000	GP Equity	46.12
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12
2809-00-000	RETAINED EARNINGS	

2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>2,721,478.62</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,721,478.62
2899-00-000	TOTAL EQUITY	<u>3,926,810.74</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>7,181,277.52</u>

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = May 2025

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	42,972.00	46,357.00	-3,385.00	-7.30	228,591.35	231,785.00	-3,193.65	-1.38	556,284.00
3112-02-000	Gain to Lease Sec8	24,348.00	26,787.00	-2,439.00	-9.11	123,402.00	133,935.00	-10,533.00	-7.86	321,444.00
3119-00-000	Total Rental Income	67,320.00	73,144.00	-5,824.00	-7.96	351,993.35	365,720.00	-13,726.65	-3.75	877,728.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	325.00	-325.00	-100.00	780.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	210.00	250.00	-40.00	-16.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	125.00	-125.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	125.00	-125.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	800.00	50.00	750.00	1,500.00	1,200.00	250.00	950.00	380.00	600.00
3120-10-000	Application Fees	90.00	50.00	40.00	80.00	240.00	250.00	-10.00	-4.00	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	400.00	500.00	-100.00	-20.00	1,200.00
3129-00-000	Total Other Tenant Income	890.00	365.00	525.00	143.84	2,050.00	1,825.00	225.00	12.33	4,380.00
3199-00-000	TOTAL TENANT INCOME	68,210.00	73,509.00	-5,299.00	-7.21	354,043.35	367,545.00	-13,501.65	-3.67	882,108.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,225.14	2,324.00	-98.86	-4.25	11,936.28	11,620.00	316.28	2.72	27,888.00
3610-01-000	Interest Income - Unrestricted	229.75	35.00	194.75	556.43	888.97	175.00	713.97	407.98	420.00
3699-00-000	TOTAL OTHER INCOME	2,454.89	2,359.00	95.89	4.06	12,825.25	11,795.00	1,030.25	8.73	28,308.00
3999-00-000	TOTAL INCOME	70,664.89	75,868.00	-5,203.11	-6.86	366,868.60	379,340.00	-12,471.40	-3.29	910,416.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,172.99	4,594.49	421.50	9.17	20,528.46	25,269.69	4,741.23	18.76	64,322.84
4110-00-001	401K-401A Admin	157.86	183.78	25.92	14.10	773.69	1,010.79	237.10	23.46	2,572.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	320.10	367.56	47.46	12.91	1,628.98	2,021.58	392.60	19.42	5,145.84
4110-00-004	Workers Comp Admin	119.30	183.78	64.48	35.09	636.56	1,010.79	374.23	37.02	2,572.92
4110-00-006	Legal Shield - Administrative	36.90	45.85	8.95	19.52	264.30	240.25	-24.05	-10.01	594.20
4110-00-007	Payroll Prep Fees	52.40	68.92	16.52	23.97	279.10	344.60	65.50	19.01	827.04
4110-07-000	Health/Life Insurance	1,099.67	425.70	-673.97	-158.32	5,041.99	2,128.50	-2,913.49	-136.88	5,108.40
4110-99-000	Total Administrative Salaries	5,959.22	5,870.08	-89.14	-1.52	29,153.08	32,026.20	2,873.12	8.97	81,144.16
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	500.00	250.00	-250.00	-100.00	600.00
4130-02-000	Criminal Background / Credit Checks/C	0.00	50.00	50.00	100.00	107.70	250.00	142.30	56.92	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4130-99-000	Total Legal Expense	0.00	150.00	150.00	100.00	607.70	750.00	142.30	18.97	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	225.17	150.00	-75.17	-50.11	423.06	750.00	326.94	43.59	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	2,812.50	2,812.50	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	4,614.60	4,614.60	0.00	0.00	11,075.04
4173-00-000	Management Fee	4,816.56	5,150.74	334.18	6.49	24,995.14	25,753.70	758.56	2.95	61,808.88
4173-02-000	Asset Management Fee	10,674.97	0.00	-10,674.97	N/A	10,674.97	0.00	-10,674.97	N/A	0.00
4173-03-000	Asset Management Fee-FHFC	0.00	250.00	250.00	100.00	3,000.00	1,250.00	-1,750.00	-140.00	3,000.00
4189-00-000	Total Other Admin Expenses	17,202.12	7,061.16	-10,140.96	-143.62	46,520.27	35,305.80	-11,214.47	-31.76	84,733.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	234.07	50.00	-184.07	-368.14	234.07	250.00	15.93	6.37	600.00
4190-02-000	Printing/Publications & Subscriptions	45.26	50.00	4.74	9.48	181.04	250.00	68.96	27.58	600.00
4190-03-000	Advertising Publications	550.00	225.00	-325.00	-144.44	1,375.00	1,125.00	-250.00	-22.22	2,700.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	200.24	1,000.00	799.76	79.98	2,400.00
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
4190-07-000	Telephone	44.12	125.00	80.88	64.70	565.30	625.00	59.70	9.55	1,500.00
4190-08-000	Postage	0.00	25.00	25.00	100.00	649.03	125.00	-524.03	-419.22	300.00
4190-09-000	Computer Software License Fees/Exp	404.55	404.55	0.00	0.00	2,286.64	2,022.75	-263.89	-13.05	4,854.60
4190-10-000	Copiers - Lease & Service	0.00	80.00	80.00	100.00	304.51	400.00	95.49	23.87	960.00
4190-13-000	Internet	232.49	209.33	-23.16	-11.06	1,098.23	1,046.65	-51.58	-4.93	2,511.96
4190-19-000	IT Contract Fees	587.52	800.00	212.48	26.56	4,229.60	4,000.00	-229.60	-5.74	9,600.00
4190-22-000	Other Misc Admin Expenses	229.50	220.00	-9.50	-4.32	749.51	1,100.00	350.49	31.86	2,640.00
4190-23-000	Compliance Fees	746.50	361.25	-385.25	-106.64	1,866.25	1,806.25	-60.00	-3.32	4,335.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	200.00	200.00	100.00	650.00	1,000.00	350.00	35.00	2,400.00
4191-00-000	Total Miscellaneous Admin Expenses	3,074.01	3,075.13	1.12	0.04	14,389.42	15,375.65	986.23	6.41	36,901.56
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	26,235.35	16,156.37	-10,078.98	-62.38	90,670.47	83,457.65	-7,212.82	-8.64	204,579.64
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	-21.01	125.00	146.01	116.81	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	-21.01	125.00	146.01	116.81	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	400.00	400.00	100.00	1,397.04	2,000.00	602.96	30.15	4,800.00
4340-00-000	Garbage/Trash Removal	0.00	3,250.00	3,250.00	100.00	13,669.40	16,250.00	2,580.60	15.88	39,000.00
4390-01-100	Water/Sewer Combined	0.00	4,600.00	4,600.00	100.00	20,135.96	23,000.00	2,864.04	12.45	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	8,250.00	8,250.00	100.00	35,202.40	41,250.00	6,047.60	14.66	99,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	4,724.38	2,995.21	-1,729.17	-57.73	19,613.70	16,654.84	-2,958.86	-17.77	42,657.68
4410-06-000	401K-401A Maintenance	188.97	119.81	-69.16	-57.72	776.80	666.20	-110.60	-16.60	1,706.32
4410-07-000	Payroll Taxes Maintenance	357.21	239.62	-117.59	-49.07	1,541.27	1,332.40	-208.87	-15.68	3,412.64
4410-08-000	Health/Life Insurance Maint.	871.18	693.76	-177.42	-25.57	2,907.10	3,474.96	567.86	16.34	8,349.76
4410-09-000	Workers Comp Maintenance	134.61	119.81	-14.80	-12.35	605.43	666.20	60.77	9.12	1,706.32
4410-10-000	Payroll Prep Fees Maint.	58.83	29.95	-28.88	-96.43	267.47	166.54	-100.93	-60.60	426.56
4410-11-000	Legal Shield - Maint	36.90	45.85	8.95	19.52	264.30	240.25	-24.05	-10.01	594.20
4411-00-000	Maintenance Uniforms	0.00	50.00	50.00	100.00	285.75	265.00	-20.75	-7.83	660.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	39.09	200.00	160.91	80.46	196.45	1,000.00	803.55	80.36	2,400.00
4419-00-000	Total General Maint Expense	6,411.17	4,494.01	-1,917.16	-42.66	26,458.27	24,466.39	-1,991.88	-8.14	61,913.48
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	250.00	250.00	100.00	160.45	1,250.00	1,089.55	87.16	3,000.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	675.00	675.00	100.00	1,533.39	3,375.00	1,841.61	54.57	8,100.00
4420-03-000	Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	0.00	1,500.00	1,500.00	100.00	3,600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4420-03-200	Window Treatments	102.70	50.00	-52.70	-105.40	459.95	250.00	-209.95	-83.98	600.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	650.00	650.00	100.00	346.85	3,250.00	2,903.15	89.33	7,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	200.00	200.00	100.00	85.36	1,000.00	914.64	91.46	2,400.00
4420-07-000	Repairs - Materials & Supplies	121.85	25.00	-96.85	-387.40	634.73	125.00	-509.73	-407.78	300.00
4420-08-000	Supplies-Plumbing	0.00	400.00	400.00	100.00	879.99	2,000.00	1,120.01	56.00	4,800.00
4420-09-000	Supplies- Tools Equipmt	96.23	100.00	3.77	3.77	184.89	500.00	315.11	63.02	1,200.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
4420-11-000	Supplies- HVAC	0.00	700.00	700.00	100.00	435.77	3,500.00	3,064.23	87.55	8,400.00
4420-12-000	Supplies- Painting	1,252.32	400.00	-852.32	-213.08	1,995.89	2,000.00	4.11	0.21	4,800.00
4429-00-000	Total Materials	1,573.10	3,975.00	2,401.90	60.43	7,228.38	19,875.00	12,646.62	63.63	47,700.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	0.00	0.00	N/A	856.50	0.00	-856.50	N/A	0.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	419.52	548.50	128.98	23.52	2,037.52	2,742.50	704.98	25.71	6,582.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	1,075.00	4,500.00	3,425.00	76.11	10,800.00
4430-18-000	Contract-Alarm Monitoring	0.00	570.82	570.82	100.00	2,363.53	2,854.10	490.57	17.19	6,849.84
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4430-24-000	Contract-Grounds-Landscaping	0.00	2,700.00	2,700.00	100.00	8,333.32	13,500.00	5,166.68	38.27	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	2,950.00	5,000.00	2,050.00	41.00	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	2,500.00	2,500.00	100.00	6,000.00
4430-24-400	Unit Turn Services	1,350.00	0.00	-1,350.00	N/A	1,350.00	0.00	-1,350.00	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.72	0.00	-3,338.72	N/A	0.00
4430-27-000	Contract - Lease	379.43	379.43	0.00	0.00	1,752.33	1,897.15	144.82	7.63	4,553.16
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	2,100.00	2,100.00	100.00	5,040.00
4439-00-000	Total Contract Costs	2,148.95	7,318.75	5,169.80	70.64	24,056.92	36,593.75	12,536.83	34.26	87,825.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	10,133.22	15,787.76	5,654.54	35.82	57,743.57	80,935.14	23,191.57	28.65	197,438.48
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,582.04	9,582.04	0.00	0.00	47,738.41	47,910.20	171.79	0.36	114,984.48
4510-01-000	General Liability Insurance - Auto	658.75	628.75	-30.00	-4.77	2,635.00	3,143.75	508.75	16.18	7,545.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4525-00-000	Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	20,224.05	17,617.60	-2,606.45	-14.79	42,282.24
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	14,285.60	13,809.31	-476.29	-3.45	70,597.46	69,046.55	-1,550.91	-2.25	165,711.72
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	645.98	645.98	100.00	-1,897.93	3,229.90	5,127.83	158.76	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	15,913.55	15,913.55	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	171.98	171.98	0.00	0.00	851.82	859.90	8.08	0.94	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	31,558.65	31,558.65	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	9,666.42	10,312.40	645.98	6.26	46,426.09	51,562.00	5,135.91	9.96	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	39,609.87	0.00	0.00	198,049.35	198,049.35	0.00	0.00	475,318.44
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	7,712.60	7,712.60	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	205,761.95	143,961.95	-61,800.00	-42.93	345,508.68
8000-00-000	TOTAL EXPENSES	101,472.98	117,853.23	16,380.25	13.90	514,165.98	593,938.29	79,772.31	13.43	1,432,927.32
9000-00-000	NET INCOME	-30,808.09	-41,985.23	11,177.14	26.62	-147,297.38	-214,598.29	67,300.91	31.36	-522,511.32
	Net Income After Depreciation	10,344.30				58,464.57				

Villas at Lake Bonnet, LLLP (57)

Balance Sheet

Period = May 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	180,814.05
1111-15-000	Cash-Payroll	23,205.22
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	204,619.27
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	29,325.00
1112-03-000	Cash Restricted-Operating Reserve	480,333.42
1112-04-000	Cash Restricted-Reserve for Replace	259,149.39
1112-05-000	Cash-Tax & Insurance Escrow	156,457.37
1112-99-000	Total Restricted Cash	925,265.18
1119-00-000	TOTAL CASH	1,129,884.45
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	2,148.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-65.00
1122-99-000	TOTAL: AR	2,083.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,083.35
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,524.66
1211-01-000	Prepaid Insurance	9,012.91
1211-02-000	Prepaid Software Licenses	1,213.61
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	19,751.18
1300-00-000	TOTAL CURRENT ASSETS	1,151,718.98
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	11,478,455.60
1400-06-200	Building Improvements	20,181.47
1400-07-000	Machinery & Equipment	498.98
1400-07-001	Automobiles/Vehicles	24,842.11
1400-08-000	Furniture & Fixtures	437,374.39
1400-10-000	Site Improvement-Infrastructure	688,655.00
1405-01-000	Accum Depreciation-Buildings	-6,066,577.62
1405-02-000	Accum Depreciation- Misc FF&E	-463,086.06
1405-03-000	Accum Depreciation-Infrastructure	-656,561.26

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	29,876.58
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-237,000.98
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,784,913.05</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,784,913.05
1999-00-000	TOTAL ASSETS	<u>6,936,632.03</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	242.24
2114-00-000	Tenant Security Deposits	26,725.00
2114-02-000	Security Deposit Clearing Account	150.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	24,268.86
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	53,243.53
2131-03-000	Accrued Interest - Home Loan	2,064.00
2132-00-000	Accrued Interest - 2nd Mortgage	941,013.73
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	-5,708.30
2240-00-000	Tenant Prepaid Rents	7,090.00
2260-00-000	Accrued Compensated Absences-Curren	2,085.04
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	<u>1,009,877.00</u>
2299-00-000	TOTAL CURRENT LIABILITIES	6,018,067.04
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	<u>3,872.21</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	15,241.21
2499-00-000	TOTAL LIABILITIES	<u>6,033,308.25</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26
2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	<u>-40,000.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,807,033.96
2809-99-000	TOTAL RETAINED EARNINGS:	-5,807,033.96
2899-00-000	TOTAL EQUITY	903,323.78
2999-00-000	TOTAL LIABILITIES AND EQUITY	6,936,632.03

The Manor at West Bartow (62)
Budget Comparison

Period = May 2025

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	24,018.00	23,279.00	739.00	3.17	117,989.00	116,395.00	1,594.00	1.37	279,348.00
3112-02-000	Gain to Lease Sec8	62,507.00	68,300.00	-5,793.00	-8.48	320,935.00	341,500.00	-20,565.00	-6.02	819,600.00
3119-00-000	Total Rental Income	86,525.00	91,579.00	-5,054.00	-5.52	438,924.00	457,895.00	-18,971.00	-4.14	1,098,948.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	210.49	175.00	35.49	20.28	1,235.78	875.00	360.78	41.23	2,100.00
3120-03-000	Damages & Cleaning	155.00	30.00	125.00	416.67	405.00	150.00	255.00	170.00	360.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	50.00	-50.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	25.00	50.00	-25.00	-50.00	120.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-5,000.00	-5,000.00	0.00	0.00	-12,000.00
3120-09-000	Misc. Tenant Income	0.00	25.00	-25.00	-100.00	130.00	125.00	5.00	4.00	300.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	500.00	-500.00	-100.00	1,200.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	250.00	-250.00	-100.00	600.00
3129-00-000	Total Other Tenant Income	-634.51	-600.00	-34.51	-5.75	-3,204.22	-3,000.00	-204.22	-6.81	-7,200.00
3199-00-000	TOTAL TENANT INCOME	85,890.49	90,979.00	-5,088.51	-5.59	435,719.78	454,895.00	-19,175.22	-4.22	1,091,748.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	199.44	185.00	14.44	7.81	1,229.96	925.00	304.96	32.97	2,220.00
3610-01-000	Interest Income - Unrestricted	5.83	110.00	-104.17	-94.70	9.32	550.00	-540.68	-98.31	1,320.00
3699-00-000	TOTAL OTHER INCOME	205.27	295.00	-89.73	-30.42	1,239.28	1,475.00	-235.72	-15.98	3,540.00
3999-00-000	TOTAL INCOME	86,095.76	91,274.00	-5,178.24	-5.67	436,959.06	456,370.00	-19,410.94	-4.25	1,095,288.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,159.32	8,664.20	-495.12	-5.71	45,603.13	47,653.10	2,049.97	4.30	121,298.80
4110-00-001	401K-401A Admin	366.74	346.57	-20.17	-5.82	1,824.45	1,906.13	81.68	4.29	4,851.96
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	687.55	693.14	5.59	0.81	3,501.64	3,812.26	310.62	8.15	9,703.92
4110-00-004	Workers Comp Admin	262.24	259.93	-2.31	-0.89	1,409.58	1,429.61	20.03	1.40	3,639.00
4110-00-006	Legal Shield - Administrative	87.80	105.00	17.20	16.38	439.00	525.00	86.00	16.38	1,260.00
4110-00-007	Payroll Prep Fees	115.42	86.64	-28.78	-33.22	647.33	476.52	-170.81	-35.85	1,212.96
4110-07-000	Health/Life Insurance	1,959.54	1,721.40	-238.14	-13.83	9,057.40	8,607.00	-450.40	-5.23	20,656.80
4110-99-000	Total Administrative Salaries	12,638.61	11,876.88	-761.73	-6.41	62,482.53	64,409.62	1,927.09	2.99	162,623.44
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	98.00	98.00	100.00	0.00	490.00	490.00	100.00	1,176.00
4130-02-000	Criminal Background / Credit Checks/E	0.00	0.00	0.00	N/A	174.65	0.00	-174.65	N/A	0.00
4130-03-000	Tenant Screening	0.00	110.00	110.00	100.00	24.95	550.00	525.05	95.46	1,320.00
4130-04-000	General Legal Expense	0.00	400.00	400.00	100.00	1,317.00	2,000.00	683.00	34.15	4,800.00
4130-99-000	Total Legal Expense	0.00	608.00	608.00	100.00	1,516.60	3,040.00	1,523.40	50.11	7,296.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	225.17	370.00	144.83	39.14	423.06	1,850.00	1,426.94	77.13	4,440.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4171-00-000	Auditing Fees	922.92	922.22	-0.70	-0.08	4,614.60	4,611.10	-3.50	-0.08	11,066.64
4173-00-000	Management Fee	5,293.28	5,494.74	201.46	3.67	26,142.91	27,473.70	1,330.79	4.84	65,936.88
4189-00-000	Total Other Admin Expenses	6,441.37	6,811.96	370.59	5.44	31,180.57	34,059.80	2,879.23	8.45	81,743.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	479.07	102.00	-377.07	-369.68	905.12	510.00	-395.12	-77.47	1,224.00

The Manor at West Bartow (62)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	66.92	125.00	58.08	46.46	300.00
4190-03-000	Advertising Publications	275.00	275.00	0.00	0.00	1,375.00	1,375.00	0.00	0.00	3,300.00
4190-04-000	Stationery & Office Supplies	534.62	100.00	-434.62	-434.62	1,384.64	500.00	-884.64	-176.93	1,200.00
4190-06-000	Computer Equipment	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4190-07-000	Telephone	675.35	1,100.00	424.65	38.60	3,646.99	5,500.00	1,853.01	33.69	13,200.00
4190-08-000	Postage	14.60	75.00	60.40	80.53	535.82	375.00	-160.82	-42.89	900.00
4190-09-000	Computer Software License Fees/Exp	539.40	539.40	0.00	0.00	3,224.78	2,697.00	-527.78	-19.57	6,472.80
4190-10-000	Copiers - Lease & Service	0.00	170.00	170.00	100.00	721.71	850.00	128.29	15.09	2,040.00
4190-13-000	Internet	537.04	126.46	-410.58	-324.67	3,122.36	632.30	-2,490.06	-393.81	1,517.52
4190-19-000	IT Contract Fees	1,915.88	800.00	-1,115.88	-139.49	4,531.40	4,000.00	-531.40	-13.28	9,600.00
4190-20-000	Bank Fees - Restricted	27.00	250.00	223.00	89.20	135.00	1,250.00	1,115.00	89.20	3,000.00
4190-22-000	Other Misc Admin Expenses	98.70	100.00	1.30	1.30	636.75	500.00	-136.75	-27.35	1,200.00
4190-23-000	Compliance Fees	0.00	0.00	0.00	N/A	15.48	0.00	-15.48	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	150.00	100.00	-50.00	-50.00	849.38	500.00	-349.38	-69.88	1,200.00
4190-30-000	Equipment Service Contracts	4,271.71	1,400.00	-2,871.71	-205.12	9,283.44	7,000.00	-2,283.44	-32.62	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	9,518.37	5,212.86	-4,305.51	-82.59	30,434.79	26,064.30	-4,370.49	-16.77	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	28,598.35	24,509.70	-4,088.65	-16.68	125,614.49	127,573.72	1,959.23	1.54	314,217.28
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	87.91	94.00	6.09	6.48	351.64	460.00	108.36	23.56	1,146.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	87.91	94.00	6.09	6.48	351.64	460.00	108.36	23.56	1,146.00
4300-00-000	UTILITIES									
4310-00-000	Water	0.00	1,680.00	1,680.00	100.00	8,400.52	8,400.00	-0.52	-0.01	20,160.00
4320-00-000	Electricity	248.29	2,192.00	1,943.71	88.67	9,194.21	10,960.00	1,765.79	16.11	26,304.00
4330-00-000	Gas	846.55	825.00	-21.55	-2.61	4,286.43	4,125.00	-161.43	-3.91	9,900.00
4340-00-000	Garbage/Trash Removal	0.00	1,501.88	1,501.88	100.00	2,404.75	7,509.40	5,104.65	67.98	18,022.56
4390-00-000	Sewer	0.00	2,900.00	2,900.00	100.00	11,972.98	14,500.00	2,527.02	17.43	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	1,094.84	9,098.88	8,004.04	87.97	36,258.89	45,494.40	9,235.51	20.30	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	8,206.29	7,599.67	-606.62	-7.98	39,836.13	41,681.81	1,845.68	4.43	105,929.88
4410-06-000	401K-401A Maintenance	238.48	303.99	65.51	21.55	1,153.66	1,667.29	513.63	30.81	4,237.24
4410-07-000	Payroll Taxes Maintenance	618.46	607.97	-10.49	-1.73	3,039.52	3,334.53	295.01	8.85	8,474.36
4410-08-000	Health/Life Insurance Maint.	1,768.30	1,659.96	-108.34	-6.53	7,770.98	8,299.80	528.82	6.37	19,919.52
4410-09-000	Workers Comp Maintenance	234.98	227.99	-6.99	-3.07	1,680.42	1,250.45	-429.97	-34.39	3,177.88
4410-10-000	Payroll Prep Fees Maint.	103.45	76.00	-27.45	-36.12	564.61	416.83	-147.78	-35.45	1,059.32
4410-11-000	Legal Shield - Maint	43.90	45.00	1.10	2.44	191.50	225.00	33.50	14.89	540.00
4411-00-000	Maintenance Uniforms	159.12	160.00	0.88	0.55	795.60	800.00	4.40	0.55	1,920.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	422.04	350.00	-72.04	-20.58	2,518.35	1,750.00	-768.35	-43.91	4,200.00
4419-00-000	Total General Maint Expense	11,795.02	11,030.58	-764.44	-6.93	57,550.77	59,425.71	1,874.94	3.16	149,458.20
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	109.08	225.00	115.92	51.52	540.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	106.15	260.00	153.85	59.17	544.80	1,300.00	755.20	58.09	3,120.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	200.00	200.00	100.00	243.22	1,000.00	756.78	75.68	2,400.00
4420-03-200	Window Treatments	0.00	150.00	150.00	100.00	761.53	750.00	-11.53	-1.54	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	677.64	800.00	122.36	15.30	3,824.34	4,000.00	175.66	4.39	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	85.06	500.00	414.94	82.99	1,666.92	2,500.00	833.08	33.32	6,000.00
4420-08-000	Supplies-Plumbing	103.49	200.00	96.51	48.26	988.32	1,000.00	11.68	1.17	2,400.00
4420-11-000	Supplies- HVAC	452.56	250.00	-202.56	-81.02	2,427.04	1,250.00	-1,177.04	-94.16	3,000.00
4420-12-000	Supplies- Painting	131.18	200.00	68.82	34.41	663.03	1,000.00	336.97	33.70	2,400.00
4429-00-000	Total Materials	1,556.08	2,605.00	1,048.92	40.27	11,739.39	13,025.00	1,285.61	9.87	31,260.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	374.00	400.00	26.00	6.50	3,621.00	2,000.00	-1,621.00	-81.05	4,800.00

The Manor at West Bartow (62)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-11-000	Contract-Plumbing	0.00	400.00	400.00	100.00	0.00	2,000.00	2,000.00	100.00	4,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	2,650.00	5,625.00	2,975.00	52.89	13,500.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	602.46	545.00	-57.46	-10.54	2,882.54	2,725.00	-157.54	-5.78	6,540.00
4430-18-000	Contract-Alarm Monitoring	0.00	700.00	700.00	100.00	2,870.58	3,500.00	629.42	17.98	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,135.00	2,500.00	1,365.00	54.60	5,405.00	12,500.00	7,095.00	56.76	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	2,083.35	2,083.35	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	5,000.00	5,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	2,500.00	2,500.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	2,000.00	2,000.00	100.00	4,800.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	2,916.65	2,916.65	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	5,500.00	250.00	-5,250.00	-2,100.00	600.00
4439-00-000	Total Contract Costs	2,111.46	8,920.00	6,808.54	76.33	22,929.12	44,600.00	21,670.88	48.59	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	15,462.56	22,555.58	7,093.02	31.45	92,219.28	117,050.71	24,831.43	21.21	287,758.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	2,020.99	12,293.36	10,272.37	83.56	51,022.64	61,466.80	10,444.16	16.99	147,520.32
4510-01-000	General Liability Insurance - Auto	658.75	658.75	0.00	0.00	2,635.00	3,293.75	658.75	20.00	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	2,223.60	598.10	-1,625.50	-271.78	1,435.44
4599-00-000	TOTAL GENERAL EXPENSES	3,124.46	13,096.73	9,972.27	76.14	55,881.24	65,483.65	9,602.41	14.66	157,160.76
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	262.50	1,125.00	862.50	76.67	2,700.00
4855-00-000	Interest Expense-Mortgage	14,609.38	14,995.62	386.24	2.58	73,353.29	74,978.10	1,624.81	2.17	179,947.44
4855-01-000	Interest - Third Mortgage	464.28	464.28	0.00	0.00	2,321.40	2,321.40	0.00	0.00	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	15,073.66	15,684.90	611.24	3.90	75,937.19	78,424.50	2,487.31	3.17	188,218.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	155,018.70	155,018.70	0.00	0.00	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	13,328.50	13,328.50	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	76,774.81	22,494.44	-54,280.37	-241.31	168,347.20	112,472.20	-55,875.00	-49.68	269,933.28
8000-00-000	TOTAL EXPENSES	139,121.75	98,435.35	-40,686.40	-140.02	518,351.04	501,464.78	-16,886.26	14.46	1,218,434.32
9000-00-000	NET INCOME	-53,025.99	-7,161.35	35,508.16	134.35	-81,391.98	-45,094.78	-2,524.68	-18.71	-123,146.32
	Net Income After Depreciation	23,748.82				86,955.22				

The Manor at West Bartow (62)

Balance Sheet

Period = May 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	20,644.31
1111-15-000	Cash-Payroll	-61,569.43
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	-40,325.12
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	10,800.00
1112-03-000	Cash Restricted-Operating Reserve	19.62
1112-04-000	Cash Restricted-Reserve for Replace	135,552.21
1112-05-000	Cash-Tax & Insurance Escrow	208,294.79
1112-12-000	Restricted Investment	158,221.56
1112-99-000	Total Restricted Cash	512,888.18
1119-00-000	TOTAL CASH	472,563.06
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	978.92
1122-99-000	TOTAL: AR	978.92
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	978.92
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	6,626.96
1211-02-000	Prepaid Software Licenses	1,618.15
1299-00-000	TOTAL OTHER CURRENT ASSETS	8,745.11
1300-00-000	TOTAL CURRENT ASSETS	482,287.09
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	432,717.00
1400-06-000	Buildings	12,796,743.00
1400-06-200	Building Improvements	53,499.32
1400-08-100	Furn, Fixt, & Equip	1,212,730.94
1405-01-000	Accum Depreciation-Buildings	-5,132,786.98
1405-02-000	Accum Depreciation- Misc FF&E	-1,228,244.52
1405-03-000	Accum Depreciation-Infrastructure	-566,313.99
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42
1410-01-001	Amortization Loan Cost	296,319.49
1410-02-000	Compliance Fees	200,558.00
1410-02-001	Amortization Tax Credit Fees	-212,806.21

1420-00-000	TOTAL FIXED ASSETS (NET)	7,594,898.49
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,306,495.49
1999-00-000	TOTAL ASSETS	8,788,782.58
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	24,967.55
2114-00-000	Tenant Security Deposits	9,500.00
2114-02-000	Security Deposit Clearing Account	125.00
2114-03-000	Security Deposit-Pet	1,300.00
2119-92-000	Accrued Property Taxes	-1,472.40
2131-01-000	Accrued Interest NLP Loan	6,435.91
2131-02-000	Accrued Interest - Pacific Life Loan	16,077.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31
2138-00-000	Accrued Audit Fees	-8,158.30
2149-29-000	Due to Polk County Developers, Inc.	61,150.00
2240-00-000	Tenant Prepaid Rents	933.00
2255-00-004	State of FL Unclaimed Funds	-200.00
2260-00-000	Accrued Compensated Absences-Curren	1,101.93
2297-00-000	Mortgage Note Payable	2,509,192.74
2297-02-000	Second Mortgage Payable	850,000.00
2297-03-000	Third Mortgage Payable	260,521.56
2297-04-000	Fourth Mortgage Payable	400,000.00
2298-00-000	Note Payable-City of Bartow Impact Fe	564,621.00
2299-00-000	TOTAL CURRENT LIABILITIES	4,701,404.30
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,860.73
2310-01-000	Due to Affiliates	-5,600.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	-3,739.27
2499-00-000	TOTAL LIABILITIES	4,697,665.03
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,437,398.00
2803-00-000	GP Equity	-89.00
2803-01-000	Special LP Equity	1,530,905.56
2804-00-000	Syndication Costs	-30,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56
2809-00-000	RETAINED EARNINGS	

2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-2,847,097.01</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-2,847,097.01
2899-00-000	TOTAL EQUITY	<u>4,091,117.55</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>8,788,782.58</u>

**Youthbuild (.ybuild)
Budget Comparison**

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3415-00-000	Other Government Grants	48,130.35	41,667.00	6,463.35	15.51	381,395.28	208,335.00	173,060.28	83.07	500,004.00
3499-00-000	TOTAL GRANT INCOME	48,130.35	41,667.00	6,463.35	15.51	381,395.28	208,335.00	173,060.28	83.07	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	15.09	0.00	15.09	N/A	244.61	0.00	244.61	N/A	0.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	20,494.72	0.00	20,494.72	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	15.09	0.00	15.09	N/A	20,739.33	0.00	20,739.33	N/A	0.00
3999-00-000	TOTAL INCOME	48,145.44	41,667.00	6,478.44	15.55	402,134.61	208,335.00	193,799.61	93.02	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	20,461.54	14,162.00	-6,299.54	-44.48	106,333.00	70,810.00	-35,523.00	-50.17	169,944.00
4110-00-001	401K-401A Admin	818.46	566.00	-252.46	-44.60	3,774.93	2,830.00	-944.93	-33.39	6,792.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,537.42	1,133.00	-404.42	-35.69	8,198.01	5,665.00	-2,533.01	-44.71	13,596.00
4110-00-004	Workers Comp Admin	586.61	566.00	-20.61	-3.64	3,216.80	2,830.00	-386.80	-13.67	6,792.00
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	184.50	175.00	-9.50	-5.43	420.00
4110-00-007	Payroll Prep Fees	258.67	142.00	-116.67	-82.16	1,428.94	710.00	-718.94	-101.26	1,704.00
4110-07-000	Health/Life Insurance	3,753.96	1,400.00	-2,353.96	-168.14	17,642.38	7,000.00	-10,642.38	-152.03	16,800.00
4110-99-000	Total Administrative Salaries	27,453.56	18,004.00	-9,449.56	-52.49	140,778.56	90,020.00	-50,758.56	-56.39	216,048.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	431.61	5,922.00	5,490.39	92.71	37,839.17	29,610.00	-8,229.17	-27.79	71,064.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	0.00	705.00	705.00	100.00	1,692.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	690.00	690.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	431.61	6,201.00	5,769.39	93.04	37,839.17	31,005.00	-6,834.17	-22.04	74,412.00
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Stationery & Office Supplies	125.50	2,288.00	2,162.50	94.51	399.90	11,440.00	11,040.10	96.50	27,456.00
4190-07-000	Telephone	96.15	250.00	153.85	61.54	1,265.95	1,250.00	-15.95	-1.28	3,000.00
4190-08-000	Postage	0.00	30.00	30.00	100.00	67.74	150.00	82.26	54.84	360.00
4190-09-000	Computer Software License Fees/Exp	0.00	0.00	0.00	N/A	327.85	0.00	-327.85	N/A	0.00
4190-10-000	Copiers - Lease & Service	0.00	289.00	289.00	100.00	1,019.80	1,445.00	425.20	29.43	3,468.00
4190-11-000	Admin Service Contracts	825.67	1,514.00	688.33	45.46	4,128.35	7,570.00	3,441.65	45.46	18,168.00
4190-19-000	IT Contract Fees	140.81	150.00	9.19	6.13	704.05	750.00	45.95	6.13	1,800.00
4190-22-000	Other Misc Admin Expenses	799.99	0.00	-799.99	N/A	1,105.99	0.00	-1,105.99	N/A	0.00
4190-22-001	Finance Manager Share Salary	36.37	0.00	-36.37	N/A	36.37	0.00	-36.37	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,988.12	4,521.00	2,532.88	56.02	9,019.63	22,605.00	13,585.37	60.10	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,909.66	28,726.00	-1,183.66	-4.12	187,673.73	143,630.00	-44,043.73	-30.66	344,712.00
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	0.00	6,605.00	6,605.00	100.00	50,160.00	33,025.00	-17,135.00	-51.88	79,260.00
4210-00-002	Payroll Taxes - Tenant Svc	0.00	528.00	528.00	100.00	4,324.52	2,640.00	-1,684.52	-63.81	6,336.00
4210-00-004	Workers Comp - Tenant Svc	0.00	264.00	264.00	100.00	1,581.81	1,320.00	-261.81	-19.83	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	0.00	66.00	66.00	100.00	716.71	330.00	-386.71	-117.18	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	16,235.00	16,235.00	100.00	38,964.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	10,710.00	10,710.00	100.00	56,783.04	53,550.00	-3,233.04	-6.04	128,520.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	275.00	275.00	100.00	0.00	1,375.00	1,375.00	100.00	3,300.00

Youthbuild (.ybuild)
Budget Comparison

Period = May 2025
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	1,375.00	1,375.00	100.00	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-10-000	Payroll Prep Fees Maint.	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	129.09	300.00	170.91	56.97	1,351.35	1,500.00	148.65	9.91	3,600.00
4419-00-000	Total General Maint Expense	129.09	300.00	170.91	56.97	1,451.35	1,500.00	48.65	3.24	3,600.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	129.09	300.00	170.91	56.97	1,451.35	1,500.00	48.65	3.24	3,600.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	755.88	1,255.00	499.12	39.77	3,023.52	6,275.00	3,251.48	51.82	15,060.00
4510-01-000	General Liability Insurance - Auto	0.00	400.00	400.00	100.00	0.00	2,000.00	2,000.00	100.00	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	755.88	1,655.00	899.12	54.33	3,023.52	8,275.00	5,251.48	63.46	19,860.00
8000-00-000	TOTAL EXPENSES	30,794.63	41,666.00	10,871.37	26.09	248,931.64	208,330.00	-40,601.64	-19.49	499,992.00
9000-00-000	NET INCOME	17,350.81	1.00	17,349.81	1,734,981.00	153,202.97	5.00	153,197.97	3,063,959.40	12.00

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Balance Sheet

Period = May 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	56,270.73
1111-15-000	Cash-Payroll	94,861.62
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	152,132.35
1119-00-000	TOTAL CASH	152,132.35
1129-27-000	Due from West Lake Realty	-280.07
1129-99-000	TOTAL: DUE FROM	-280.07
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07
1300-00-000	TOTAL CURRENT ASSETS	151,852.28
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,780.25
1400-07-001	Automobiles/Vehicles	21,299.00
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	5,780.25
1499-00-000	TOTAL NONCURRENT ASSETS	5,780.25
1999-00-000	TOTAL ASSETS	157,632.53
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	254.59
2145-02-000	Due to (14) Renaissance Family Public	165.90
2149-33-000	Due to Magnolia Pointe Sales	346,600.00
2149-96-000	Due to Central Office Cost Center	42,004.71
2260-00-000	Accrued Compensated Absences-Curren	2,002.31
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	394,999.96
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,718.57
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,718.57
2499-00-000	TOTAL LIABILITIES	398,718.53

2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-254,358.00
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00
2809-99-000	TOTAL RETAINED EARNINGS:	-241,086.00
2899-00-000	TOTAL EQUITY	-241,086.00
2999-00-000	TOTAL LIABILITIES AND EQUITY	157,632.53

Micro Cottages at Williamstown (99)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	12,566.00	12,557.00	9.00	0.07	62,628.00	62,785.00	-157.00	-0.25	150,684.00
3119-00-000	Total Rental Income	12,566.00	12,557.00	9.00	0.07	62,628.00	62,785.00	-157.00	-0.25	150,684.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	0.00	0.00	N/A	2,380.00	0.00	2,380.00	N/A	0.00
3120-01-100	Laundry Room Income	0.00	350.00	-350.00	-100.00	0.00	1,750.00	-1,750.00	-100.00	4,200.00
3120-03-000	Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	250.00	-250.00	-100.00	600.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	125.00	-125.00	-100.00	300.00
3120-06-000	NSF Charges	10.00	0.00	10.00	N/A	10.00	0.00	10.00	N/A	0.00
3129-00-000	Total Other Tenant Income	10.00	425.00	-415.00	-97.65	2,390.00	2,125.00	265.00	12.47	5,100.00
3199-00-000	TOTAL TENANT INCOME	12,576.00	12,982.00	-406.00	-3.13	65,018.00	64,910.00	108.00	0.17	155,784.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	27,953.00	12,865.00	15,088.00	117.28	109,071.66	64,325.00	44,746.66	69.56	154,380.00
3499-00-000	TOTAL GRANT INCOME	27,953.00	12,865.00	15,088.00	117.28	109,071.66	64,325.00	44,746.66	69.56	154,380.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	212.90	10.00	202.90	2,029.00	942.86	50.00	892.86	1,785.72	120.00
3699-00-000	TOTAL OTHER INCOME	212.90	10.00	202.90	2,029.00	942.86	50.00	892.86	1,785.72	120.00
3999-00-000	TOTAL INCOME	40,741.90	25,857.00	14,884.90	57.57	175,032.52	129,285.00	45,747.52	35.38	310,284.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	2,021.65	2,179.08	157.43	7.22	10,021.54	12,033.53	2,011.99	16.72	28,425.22
4110-00-001	401K-401A Admin	74.90	87.16	12.26	14.07	370.40	481.33	110.93	23.05	1,136.98
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	154.19	174.33	20.14	11.55	760.51	962.70	202.19	21.00	2,274.06
4110-00-004	Workers Comp Admin	57.97	87.16	29.19	33.49	310.91	481.33	170.42	35.41	1,136.98
4110-00-007	Payroll Prep Fees	25.57	21.79	-3.78	-17.35	136.06	120.33	-15.73	-13.07	284.24
4110-07-000	Health/Life Insurance	446.03	120.06	-325.97	-271.51	2,071.11	600.30	-1,470.81	-245.01	1,440.72
4110-99-000	Total Administrative Salaries	2,780.31	2,669.58	-110.73	-4.15	13,670.53	14,679.52	1,008.99	6.87	34,698.20
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00
4130-99-000	Total Legal Expense	0.00	170.00	170.00	100.00	0.00	850.00	850.00	100.00	2,040.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	225.17	0.00	-225.17	N/A	346.66	0.00	-346.66	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	352.50	360.00	7.50	2.08	1,762.50	1,800.00	37.50	2.08	4,320.00
4171-00-000	Auditing Fees	2,025.28	2,025.28	0.00	0.00	10,126.40	10,126.40	0.00	0.00	24,303.36
4173-00-000	Management Fee	3,493.51	3,567.84	74.33	2.08	17,467.55	17,839.20	371.65	2.08	42,814.08
4173-02-000	Asset Management Fee	470.00	480.00	10.00	2.08	2,350.00	2,400.00	50.00	2.08	5,760.00
4174-00-000	Marketing Events	0.00	0.00	0.00	N/A	1,050.00	0.00	-1,050.00	N/A	0.00
4182-00-000	Consultants	0.00	250.00	250.00	100.00	672.53	1,250.00	577.47	46.20	3,000.00
4189-00-000	Total Other Admin Expenses	6,566.46	6,683.12	116.66	1.75	33,775.64	33,415.60	-360.04	-1.08	80,197.44
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	234.07	0.00	-234.07	N/A	234.07	0.00	-234.07	N/A	0.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	176.55	125.00	-51.55	-41.24	300.00
4190-07-000	Telephone	139.61	137.39	-2.22	-1.62	697.15	686.95	-10.20	-1.48	1,648.68

Micro Cottages at Williamstown (99)
Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	0.00	25.00	25.00	100.00	367.79	125.00	-242.79	-194.23	300.00
4190-09-000	Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	1,308.25	1,308.25	0.00	0.00	3,139.80
4190-13-000	Internet	1,332.62	1,332.62	0.00	0.00	5,330.48	6,663.10	1,332.62	20.00	15,991.44
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4190-19-000	IT Contract Fees	0.00	0.00	0.00	N/A	1,292.00	0.00	-1,292.00	N/A	0.00
4190-22-000	Other Misc Admin Expenses	98.70	25.00	-73.70	-294.80	307.34	125.00	-182.34	-145.87	300.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	500.00	250.00	-250.00	-100.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	2,066.65	1,906.66	-159.99	-8.39	10,213.63	9,533.30	-680.33	-7.14	22,879.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	11,413.42	11,429.36	15.94	0.14	57,659.80	58,478.42	818.62	1.40	139,815.56
4300-00-000	UTILITIES									
4310-00-000	Water	642.60	1,163.00	520.40	44.75	2,061.94	5,815.00	3,753.06	64.54	13,956.00
4320-00-000	Electricity	377.48	300.00	-77.48	-25.83	1,177.30	1,500.00	322.70	21.51	3,600.00
4340-00-000	Garbage/Trash Removal	1,091.36	545.68	-545.68	-100.00	3,274.08	2,728.40	-545.68	-20.00	6,548.16
4390-00-000	Sewer	1,134.87	560.28	-574.59	-102.55	3,438.70	2,801.40	-637.30	-22.75	6,723.36
4399-00-000	TOTAL UTILITY EXPENSES	3,246.31	2,568.96	-677.35	-26.37	9,952.02	12,844.80	2,892.78	22.52	30,827.52
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,983.82	2,485.58	-498.24	-20.05	12,404.70	14,260.43	1,855.73	13.01	33,492.02
4410-06-000	401K-401A Maintenance	119.35	99.42	-19.93	-20.05	491.28	570.40	79.12	13.87	1,339.64
4410-07-000	Payroll Taxes Maintenance	225.60	198.85	-26.75	-13.45	943.01	1,140.85	197.84	17.34	2,679.40
4410-08-000	Health/Life Insurance Maint.	550.22	0.00	-550.22	N/A	2,559.32	0.00	-2,559.32	N/A	0.00
4410-09-000	Workers Comp Maintenance	85.01	99.42	14.41	14.49	382.82	570.40	187.58	32.89	1,339.64
4410-10-000	Payroll Prep Fees Maint.	37.16	24.86	-12.30	-49.48	168.54	142.62	-25.92	-18.17	334.96
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	52.84	250.00	197.16	78.86	1,012.32	1,250.00	237.68	19.01	3,000.00
4419-00-000	Total General Maint Expense	4,054.00	3,158.13	-895.87	-28.37	17,961.99	17,934.70	-27.29	-0.15	42,185.66
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4420-03-000	Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	259.14	250.00	-9.14	-3.66	600.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	38.33	0.00	-38.33	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	34.38	125.00	90.62	72.50	300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	59.89	0.00	-59.89	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	50.00	50.00	100.00	537.58	250.00	-287.58	-115.03	600.00
4420-12-000	Supplies- Painting	0.00	50.00	50.00	100.00	178.90	250.00	71.10	28.44	600.00
4429-00-000	Total Materials	0.00	525.00	525.00	100.00	1,619.33	2,625.00	1,005.67	38.31	6,300.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	417.50	25.00	-392.50	-1,570.00	417.50	125.00	-292.50	-234.00	300.00
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	145.00	0.00	-145.00	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	290.00	165.00	-125.00	-75.76	435.00	825.00	390.00	47.27	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	125.00	125.00	100.00	1,650.00	625.00	-1,025.00	-164.00	1,500.00
4430-18-000	Contract-Alarm Monitoring	0.00	185.00	185.00	100.00	672.90	925.00	252.10	27.25	2,220.00
4430-24-000	Contract-Grounds-Landscaping	0.00	1,100.00	1,100.00	100.00	4,000.00	5,500.00	1,500.00	27.27	13,200.00
4430-24-300	Contract-Pressure Wash	6,300.00	400.00	-5,900.00	-1,475.00	6,300.00	2,000.00	-4,300.00	-215.00	4,800.00
4430-24-400	Unit Turn Services	2,100.00	0.00	-2,100.00	N/A	2,100.00	0.00	-2,100.00	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.76	0.00	-3,338.76	N/A	0.00
4430-28-000	Unit Inspections	0.00	280.00	280.00	100.00	0.00	1,400.00	1,400.00	100.00	3,360.00
4439-00-000	Total Contract Costs	9,107.50	2,280.00	-6,827.50	-299.45	19,059.16	11,400.00	-7,659.16	-67.19	27,360.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	13,161.50	5,963.13	-7,198.37	-120.71	38,640.48	31,959.70	-6,680.78	-20.90	75,845.66

Micro Cottages at Williamstown (99)
Budget Comparison

Period = May 2025
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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,827.71	4,827.71	100.00	0.00	24,138.55	24,138.55	100.00	57,932.52
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,877.71	4,877.71	100.00	0.00	24,388.55	24,388.55	100.00	58,532.52
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	71.00	0.00	-71.00	N/A	163.00	0.00	-163.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	71.00	0.00	-71.00	N/A	163.00	0.00	-163.00	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,814.69	7,814.69	0.00	0.00	39,073.45	39,073.45	0.00	0.00	93,776.28
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	39,073.45	4,573.45	-34,500.00	-754.35	10,976.28
8000-00-000	TOTAL EXPENSES	35,706.92	39,553.85	3,846.93	9.73	145,488.75	201,244.92	55,756.17	27.71	481,597.54
9000-00-000	NET INCOME	5,034.98	-13,696.85	18,731.83	136.76	29,543.77	-71,959.92	101,503.69	141.06	-171,313.54
	Net Income After Depreciation	12,849.67				68,617.22				

Micro Cottages at Williamstown (99)

Balance Sheet

Period = May 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	132,115.46
1111-15-000	Cash-Payroll	16,708.84
1111-99-000	Total Unrestricted Cash	148,824.30
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,700.00
1112-04-000	Cash Restricted-Reserve for Replace	74,225.32
1112-99-000	Total Restricted Cash	88,925.32
1119-00-000	TOTAL CASH	237,749.62
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	3,636.00
1122-99-000	TOTAL: AR	3,636.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	3,636.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	44,870.06
1211-02-000	Prepaid Software Licenses	784.95
1299-00-000	TOTAL OTHER CURRENT ASSETS	45,655.01
1300-00-000	TOTAL CURRENT ASSETS	287,040.63
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	3,751,341.13
1400-08-000	Furniture & Fixtures	8,494.29
1405-01-000	Accum Depreciation-Buildings	-603,437.17
1405-02-000	Accum Depreciation- Misc FF&E	-7,078.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,149,319.66
1499-00-000	TOTAL NONCURRENT ASSETS	3,149,319.66
1999-00-000	TOTAL ASSETS	3,436,360.29
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,592.45
2114-00-000	Tenant Security Deposits	14,400.00
2114-02-000	Security Deposit Clearing Account	1,058.00

2114-03-000	Security Deposit-Pet	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	3,555.62
2138-00-001	Accrued audit fees - LHA	27,736.55
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	1,242.00
2255-00-004	State of FL Unclaimed Funds	-1,058.00
2260-00-000	Accrued Compensated Absences-Curren	1,291.11
2299-00-000	TOTAL CURRENT LIABILITIES	<u>56,932.65</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,397.78
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,397.78</u>
2499-00-000	TOTAL LIABILITIES	<u>59,330.43</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,377,029.86
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,377,029.86</u>
2899-00-000	TOTAL EQUITY	<u>3,377,029.86</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>3,436,360.29</u>

RESOLUTIONS

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

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

Re: Resolution # 25-1558

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to negotiate and execute a Master Development Agreement with the *Paces Preservation Partners* to become a Developer Partner specifically for the development of the 10th Street affordable housing project.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: Master Developer Agreement with the *Paces Preservation Partners*
- C. Originator: Benjamin Stevenson

3. Cost Estimate:

n/a

Narrative:

On February 28, 2025, LHA issued a Request for Qualifications for Project Development and Financing (RFQ) for the 10th Street affordable housing development project. The RFQ invited developers with extensive experience in the fields of urban redevelopment and master planning to submit statements of qualifications for a vast array of comprehensive services related to the master planning and development of affordable housing developments and the provision of financing to cover the costs of same. Three responses to the RFQ were received. They were reviewed and ranked by a Review Panel. *Paces Preservation Partners* was selected as the best respondent to the RFQ. In that regard, LHA staff would like to enter into negotiations with *Paces Preservation Partners* for purposes of obtaining the funds necessary to finance the design and construction of affordable housing units at the 10th development site.

LHA staff is seeking permission to negotiate with *Paces Preservation Partners* and allow the LHA Attorney to write the Master Development Agreement to for the development of the 10th Street affordable housing project. Once the Master Developer Agreement is completed, LHA staff will work diligently with *Paces Preservation Partners* on the design, pricing and proposed construction of the affordable housing units.

Based on the above selection process, staff is recommending that the Board of Commissioners approve Resolution 25-1558 and authorize the Executive Director to finalize the negotiations and execute a Master Developer Agreement with *Paces Preservation Partners*. The Executive Director will work with LHA's legal advisor, Saxon Gilmore, to complete the terms of the agreement. The agreement will be presented to the Board of Commissioners at a later date where they may approve, reject, or approve with revisions, the negotiated terms.

RESOLUTION NO. 25-1558

AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND FINALIZE A MASTER DEVELOPMENT AGREEMENT WITH THE PACES PRESERVATION PARTNERS.

WHEREAS, Paces Preservation Partners was selected by a Review Panel as the best respondent to a Request For Qualifications issued on February 28, 2025, to obtain a Developer Partner for the 10th Street Affordable Housing Development Project; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland is requested to authorize the Executive Director to negotiate a Master Developer Agreement with the Paces Preservation Partners and

WHEREAS, the Master Developer Agreement will require Paces Preservation Partners to provide master planning and secure financial funding necessary for the successful development of the 10th Street Affordable Housing Development; and

WHEREAS, the Master Developer Agreement with the Paces Preservation Partners will be presented to the Board of Commissioners of the Housing Authority of the City of Lakeland for acceptance, rejection, or acceptance with revisions.

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 negotiate and finalize a Master Development Agreement with the Paces Preservation Partners for the development of the 10th Street Affordable Housing Development Project.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 25-1558, dated June 16, 2025.

Attested by:

Benjamin Stevenson, Secretary

David Samples, Chair

(Place holder for 2 pages .pdf file)

END OF REPORT