



430 Hartsell Avenue
Lakeland, FL 33815

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<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

October 28, 2024

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, October 28, 2024 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Approval of the Meeting Agenda

2. Approval of the Board Meeting Minutes for September 16, 2024

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

3. Public Forum

4. Old Business

5. New Business

- Employee of the Month

6. Committee Reports

- Finance

7. Secretary's Report

- Housing and Operations
- Administration and Finance

8. Legal Report

9. Resolutions

Resolution No. 24-1550 - The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to enter into an agreement with Advanced Roofing Inc. for roof replacements at 12 multifamily buildings located within the Lake Ridge neighborhood at Renaissance at Washington Ridge, LTD. LLLP.

10. Other Business

11. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, September 16, 2024
430 Hartsell Avenue, Lakeland, Florida.**

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

Secretary: Benjamin Stevenson
Legal Counsel: Rhonda Stringer

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

APPROVAL OF THE AGENDA

- Motion to approve the agenda.
Motion by Commissioner Brown, seconded by Commissioner Gibson.

Vote:
Shelly Asbury – Aye Don Brown – Aye Charles Welch – Aye
Annie Gibson – Aye Dewey Chancey – Aye

ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on August 19, 2024
Motion by Commissioner Chancey, seconded by Commissioner Brown

Vote:
Shelly Asbury – Aye Don Brown – Aye Charles Welch – Aye
Annie Gibson – Aye Dewey Chancey – Aye

PUBLIC FORUM

None

OLD BUSINESS

None.

NEW BUSINESS

Employee of The Month

Vanessa Johnson, Public Housing Property Manager, presented the August 2024 Employee of the Month, Juan Gonzales. Juan Gonzales is a Property Maintenance Tech. He is a great team worker. He is a very valued worker that is always willing to step in and get the job done. He is always willing to learn whatever he needs to do to assist his fellow co-workers to get the job done.

COMMITTEE REPORTS

Finance Committee met for their regular standard monthly meeting in September. Commissioner Gibson gave the updates from the September 2024 Finance Committee meeting. Commissioner Gibson gave a brief overview of the Finance Report. Commissioner Gibson also informed the board that staff also did an overview of the two resolutions that will be presented in tonight's meeting.

SECRETARY

Mr. Stevenson informed the board that the agency submitted two tax credit applications. One of the applications was for Twin Lake Estates Phase III, in the CGBD category. The SAIL application was also submitted for Renaissance and Washington Ridge.

HOUSING AND OPERATION

Carlos Pizarro presented Resolution No. 24-1551 and Resolution No. 24-1552 to the board of Commissioners. Mr. Pizarro gave an overview of both resolutions.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Rhonda Stringer, legal counsel gave brief acknowledgements and indicated that there was no legal report.

RESOLUTION

Resolution No. 24-1551- The Board of Commissioners is requested to approve and to authorize the Executive Director to establish the Fiscal Year 202(2024-2025) Payment Standards for Housing Choice Voucher Program participants effective October 1, 2024.

- Motion to approve Resolution No 24-1551.

Motion by Commissioner Chancey and seconded by Commissioner Gibson

Vote:

Shelly Asbury – Aye

Don Brown – Aye

Charles Welch – Aye

Annie Gibson – Aye

Dewey Chancey – Aye

Resolution No. 24-1552 - The Board of Commissioners is requested to authorize the Executive Director to execute and submit the LHA 2025 Moving to Work Amendment to the Agency Plan and the combined 2025 to 2029 5-YEAR Agency Plan and 2025 Annual Plan including but not limited to the Capital Funds Plans and Budgets, 2025 Public Housing Budgets, Administrative Plan for the Housing Choice Voucher, the ACOP for the Public Housing Program, Public Housing Dwelling Lease, Limited English Proficiency Plan (LEP/LAP), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, Maintenance Policy, Preventative Maintenance policy, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and signing the PHA Certification of Compliance with the PHA Plans and Related Regulations, forms 50075-ST and 50075-MTW (MTW Agency), HUD forms 50077's, HUD form SFIII, MTW FL50071, 52574 and 2991

- Motion to approve Resolution No 24-1552.

Motion by Commissioner Gibson seconded by Commissioner Chancey.

Vote:

Shelly Asbury – Aye

Don Brown – Aye

Charles Welch – Aye

Annie Gibson – Aye

Dewey Chancey – Aye

OTHER BUSINESS

Mr. Stevenson mentioned that LHA received a very nice congratulatory letter from Lakeland Chamber of Commerce acknowledging receiving the Employer of Distinction Award from Career Source Polk.

Mr. Stevenson also reminded the commissioners attending the NAHRO Conference/Orlando to please finalize all detailed information this week with Marcia Stanley.

The meeting adjourned at p.m.6:26 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ October 2024

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October 2024
DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

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

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

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

West Lake Phase III Disposition and Demolition

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

Renaissance at Washington Ridge

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

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

Carrington Place formerly known as Dakota Apartments

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

The new strategy is to submit an application for low-income housing tax credits via a 4% bond. The 4% bond will be combined with a RAD application that will provide project-based vouchers for the property. A consultant has been engaged to assist with the RAD application process as well as the tax credit application. Staff will need to work with the City of Lakeland on a zoning change prior to submitting a tax credit application. The zoning change will increase the number of housing units that are allowed to be built at this location. The current estimate is for 70 affordable housing units to replace the existing 40 housing units. If all continues to go well, we will be submitting the application later this year.

Eddie Woodard Apartments

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



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

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

Highlands County

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

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10th Street Apartments

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

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

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

Move To Work

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

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

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

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- Rent simplification
- ❖ Self-Sufficiency
 - Linking rental assistance with supportive services
 - Escrow accounts
 - Earned income exclusions
 - Increased case management services
 - Self-sufficiency requirements
- ❖ Housing Choices
 - Developing mixed income and tax credit properties
 - Landlord incentives
 - Foreclosure prevention, mortgage assistance and homeownership programs
 - Increasing the percentage of project-based vouchers
 - Continue public-private partnerships that provide opportunities for the development of additional affordable housing rental units

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

Family Self-Sufficiency

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

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

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

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.

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

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

The HUD-VASH Program offers an opportunity for public housing authorities to partner with their local Veterans Administration Office to provide Section 8 vouchers for U.S. military veterans to find affordable rental housing. There are 75 participants in this program. LHA provides administrative services for the vouchers.

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

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

Community and Other Activities

LHA staff is preparing a new website for the agency. Commissioners may preview the website by visiting <https://FL011.azurewebsites.net>. The website shows the new layout for LHA and includes links to properties, Section 8, Youth-Build, and other agency functions.

LHA staff continues to work Career Source Polk to establish a partnership with the Youth-Build Lakeland Program. The partnership will provide additional training, stipends, financial support for college and other benefits for the participants in the Youth-Build program. The new partnership will be memorialized with a Memorandum of Understanding at a later date. LHA's annual report was included in the CSP Partnership Annual Report and its advertising for their Annual Meeting. The Annual Meeting and Best Places to Work Awards Breakfast was held on August 15, 2024. LHA received recognition as an Employer of Distinction at the event. This recognition was the result of a three consecutive year designation as a Polk County Best Places to Work agency.

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

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

October 2024

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake (Under demolition)
 2. Cecil Gober
 3. John Wright Homes
 4. Carrington Place (Formerly known as Dakota Apartments)
 5. Renaissance/Washington Ridge
 6. Villas at Lake Bonnet
 7. Colton Meadow
 8. The Manor at West Bartow
 9. The Micro-Cottages at Williamstown
 10. Twin Lakes Estates Senior PHASE I and II
 11. Eddie Woodard (Under leasing)
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Youth-Build of Lakeland
 - Total number of visitors for the month of September 2024: **721**
 - Properties update:
 1. Renaissance, 15 roofs were damaged by Hurricane Milton.
 2. John Wrigth Homes, around 6 big trees felt due to the high winds.
 3. The Manor at West Bartow, 13 units had water damage.
 4. The remaining communities did not suffer any major damage, only debris and trash.

News

HUD Publishes Comprehensive Guidance on Payment Standards

On September 30, HUD published [Notice PIH 2024-34](#) titled “[Updated and Consolidated Policy Guidance on Housing Choice Voucher \(HCV\) Program Payment Standards](#).” This notice gives comprehensive guidance to PHAs on payment standards after the implementation of recent regulatory changes. The notice discusses Fair Market Rents (FMRs), Small Area FMRs, establishing payment standards, mandatory and opt-in Small Area FMRs, exception payment standards, success rate payment standard phase-out, deconcentration payment standards, payment standards lower than the basic range, applying increases and decreases to payment standards, reasonable accommodation payment standards, project-based vouchers, administrative plan requirements, reevaluation of HUD-published FMRs, and certain other topics.

The notice provides an overview of FMRs and Small Area FMRs. It discusses the relationship between payment standards and FMRs, the role of FMRs in the Project-Based Voucher program, and the different type of FMRs including metropolitan FMRs, non-metropolitan FMRs, and zip-code area FMRs (i.e., Small Area FMRs).

Payment Standards

The notice discusses the differing ways to set payment standards. In many instances, a payment standard may be applicable to an entire FMR, but there are multiple instances where that will not be the case. For example, in areas where Small Area FMRs are not mandatory, PHAs may still opt to use Small Area FMRs as the basis for exception payment standards in areas within their jurisdiction. A PHA may designate a payment standard area that is a census

tract or a block of census tracts, but the area must at least be a census tract and not smaller. Housing agencies may also set a basic range of at least 90% to 110% of the applicable FMR. Housing agencies are encouraged to publish their payment standard schedule on their website.

Small Area FMRs

Housing agencies that will use Small Area FMRs are those that are required to use them because they are in a mandatory Small Area FMR region or because they opt-in to use them. Small Area FMRs are not used by a PHA's Project-Based Voucher (PBV) program unless the PHA has a policy that they be used in future PBV projects where the Small Area FMRs are in effect.

The Department has designated several areas throughout the country where it is mandatory for PHAs to use Small Area FMRs. For those PHAs with jurisdictions wider than the mandatory designated area, they must use Small Area FMRs in those areas where the mandatory requirement is in place within their jurisdiction. Moving to Work agencies may be exempt from the mandatory Small Area FMR requirement if they have an alternative payment standard scheme in place. Additionally, Small Area FMRs may be suspended or temporarily exempt from the mandatory requirement in certain instances including, but not limited to, low vacancy rates, influx of families into the area, loss of rental units, or a rapid increase in the per unit cost. Declining success rates, in some instances, may also signify adverse rental conditions requiring the suspension of the designation or the exemption of a PHA from the Small Area FMR designation.

Housing agencies may also voluntarily opt-in to use Small Area FMRs when not mandatorily required to do so. For PHAs that opt-in, they may opt-in in one or more of the FMR areas in which they administer vouchers. When deciding to opt-in the PHA should consider the availability of rental housing, the impact on family rent burdens, the potential need for additional rent reasonableness determinations, and whether to apply the Small Area FMR to their PBV program. The notice provides instructions for opting into Small Area FMRs.

Exception Payment Standards

There are several options to set payment standard beyond their basic range:

- Payment standards based on Small Area FMRs where the Small Area FMR is greater than the metropolitan or non-metropolitan FMR;
- Payment standards greater than 110% up to 120% of the applicable FMR;
- Payment standards over 120% of the applicable FMR; and
- Payment standards necessary as a reasonable accommodation.

The notice discusses when and how to use all of these options and provides illustrative examples. Of particular interest is the simplified exception payment standard process for payment standards above 110% up to 120% of the applicable FMR. Housing agencies that have less than a 75% 12-month success rate or PHAs with more than 40% of their tenant-based voucher families paying more than 30% of their adjusted income may set their exception payment standards up to 120% after notifying HUD through an electronic submission.

The notice also discusses the success rate payment standards (the phase out of success rate payment standards), deconcentration payment standards, and payment standards lower than the basic range.

Applying Increases and Decreases in the Payment Standard

When applying an increased payment standard to an existing Housing Assistance Payment (HAP) contract, the PHA must use the increased payment standard amount in calculating HAP no later than the earliest of the following:

- The effective date of an increase in the gross rent that would result in an increase in the family share;
- The family's first regular or interim reexamination; or
- One year following the effective date of the increase in the payment standard amount.

The PHA may apply a payment standard increase at an earlier date if it is included in the PHA administrative plan.

When applying a decreased payment standard to an existing HAP contract, the PHA may do one of the following:

- The PHA may choose to hold the family harmless (i.e., not reduce the payment standard amount used to calculate the HAP payment for as long as the family resides in the unit while receiving assistance);
- The PHA may gradually reduce the payment standard amount used to calculate the family's HAP payment, though the initial reduction must take place two years after the effective date of the decrease in the payment standard; or
- The PHA may reduce the payment standard used to calculate the HAP payment after two years following the effective date of the decrease in the payment standard.

PBVs and Small Area FMRs

Housing agencies that are in mandatory Small Area FMR designated areas or have opted to use Small Area FMRs may elect to use Small Area FMRs with their PBV programs, though they must adopt that policy in their

administrative plans. Housing agencies may not establish an exception payment standard for a specific PBV project. The notice details certain other requirements of the PBV program.

Administrative Plan Requirements

Housing agency administrative plans should address certain items including the process for establishing and revising payment standards (including administering increases and decreases to payment standards), criteria used to determine designated areas and payment standard amounts for those areas, and policies related to Small Area FMRs and PBV programs.

Program type: **All Relevant Programs/PH/S8HCV/Updated: 10/16/2024**

Level of Information: **Polk County vs State FL**

Race/Ethnicity

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

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	40%	58%	0%	0%	0%	0%	1%
FL: Polk County	27%	72%	0%	0%	1%	0%	0%

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	29%	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
09/30/2024	95.58%	10/16/2024

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

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

Port Ins

LHA currently has 1 active port ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

Homeownership HCV

We have two (2) active families.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 24 vouchers to movers. We received 14 Requests for Tenancy Approvals during the month. We processed 31 initial move-in and 3 port-ins, and 0 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

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

Program	Total Vouchers
<ul style="list-style-type: none"> Regular Vouchers & Project Based Vouchers 	1115
<ul style="list-style-type: none"> Mainstream 	69
<ul style="list-style-type: none"> VASH 	84
<ul style="list-style-type: none"> Tenant Protection 	91
<ul style="list-style-type: none"> Port Out 	6
<ul style="list-style-type: none"> Port In 	7
<ul style="list-style-type: none"> Foster Youth 	16
<ul style="list-style-type: none"> EHV 	87

EOP – End of Participation

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

Reason	Count
<ul style="list-style-type: none"> Termination – Criminal 	0
<ul style="list-style-type: none"> Termination – Unreported income and/or family composition 	0
<ul style="list-style-type: none"> Left w/out notice 	0
<ul style="list-style-type: none"> No longer need S/8 Assistance and/or transfer to another program 	0
<ul style="list-style-type: none"> Deceased 	0
<ul style="list-style-type: none"> Landlord Eviction 	0
<ul style="list-style-type: none"> 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
09/30/2024	103.55%	10/16/2024

General information and activities for the month

- The Housing Choice Voucher Department processed 87 annual certifications and 42 interim certifications.
- The Inspections Unit conducted a total of 31 inspections.
- A total of 5 hearings were conducted.



Reports from the Communities

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

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Williamstown
Occupancy	100%	100%	98%	99%	100%	95%	99%	100%	100%	100%
Down units due to modernization/Insurance	4 offline fire units									
Vacant units	0	0	1	1	0	3	1	0	0	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	Gladys Delgado

**Family Self-Sufficiency
FSS Program Statistics**

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>25</u>	<u>88</u>	<u>44</u>	<u>34%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>28</u>	<u>16</u>	<u>57%</u>

Escrow Balances

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

Recruiting

- 66 Prospective persons are on the FSS Waiting List

FSS PROGRAM SERVICES AND ACTIVITIES:

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

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

Graduation Preparation

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

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

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

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

ENROLLED - Public Housing and Section 8:

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

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

COMMUNITY NETWORKING

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

meeting every third - 3rd Wednesday. With the networking opportunity as mentioned, the LHA – FSS will coordinate our monthly meeting with community partner to develop the FSS Program Coordinating Committee (PCC). FSS Coordinator attends the monthly Women Resource Center community meeting providers and leaders.

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

FSS PROGRAM COORDINATING COMMITTEE

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

UPCOMING SERVICES AND ACTIVITIES

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

Portability Processing:

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

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



September 2024



- Mental Toughness or Orientation was conducted for the 90 applicants that applied for YouthBuild-Lakeland Cycle 24 Program.
- Out of the ninety (90) applicants we have officially enrolled 26 new participants for Cycle 23, our transition plan and scheduling to serve all 26 participants on a daily basis has been successful thus far.
- Staff continues to spend a significant amount of time on implementation of participants Individual Development Plan (IDP'S) for Cycle 23 participants and for file set-up and integrity of the file, collecting important documents (birth certificates, social security cards, parental consent forms, picture identification, and many more pertinent information) from Cycle 23 or our new cohort.
- CEO and President of Career Source Polk, Stacy Campbell-Dominique accepted our invitation to visit our program during Mental Toughness. She spent several hours, observing the participants and our interaction with them. She was very impressed with staff commitment in working with them.
- Academic Case Manager, scheduling participants, for TABE Testing, for enrollment in Penn Foster, Home Building Institute and Prologis Logistics Learning Academy.
- The Job Readiness Specialist is preparing to submit the DYB and GPMS Report to YouthBuild USA and the Department of Labor respectively current programming and goals and objectives and she offered the opportunity to visit their teaching software.
- The Federal Program Officer assigned to oversee our program, Ms. Glenda Foy- Young on September 25, 2024, reviewed the COA's and acknowledge receiving our responses to the grant conditions. Ms. Foy-Young replaces our previous FTO, Ms. Venus Cobb.

- During the month, YouthBuild-Lakeland hired a Case Manager for the program, Ms. Nyshia Parker. Ms. Parker received her Bachelor of Science – Psychology degree from Bethune Cookman University, Daytona Beach, Florida and her Master’s – Psychology degree from Southern New Hampshire University, Manchester, New Hampshire.

- During Cycle 21, the Senior Program Manager served as a Mentor for Louis McHenry *(pictured left with Mr. Don Brown, then LHA Chairman of the Board of Commissioners).*



On September 16, 2024, Mr. McHenry decided that he wanted to enroll in Polk State College which will allow him to play football for Advance Prep Academy. On this day, I took Mr. McHenry to visit Polk State College

to meet with Ms. Felicia Zimmerman, Senior Student Success Advisor, who assisted him with information that will help him get financial aid. During my visit to Polk State College, I also got the opportunity to speak with Dr. Keith Bonney, Dean of Student Services of Lakeland Campus and I met Mr. Shagon Collins, M.Ed. Academic Advisor. They both have committed to visit our Center to speak with our YouthBuild participants.

Several months ago, Billy Morris, a YouthBuild-Lakeland graduate, was temporarily assigned to YouthBuild-Lakeland as an Office Assistant. During Mr. Morris' almost three-year tenure with Lakeland Housing Authority, he has become a very valuable asset to the program.



Pictured above l-r: **Willie Easmon, LHA HR Manager, Valerie Brown, LHA Vice President, Billy Morris, Ben Stevenson, LHA President, and Earl Haynes, YouthBuild Senior Program Manager**

Earl W. Haynes
Senior Program Manager

Cynthia E. Zorn-Shaw
Job Placement Specialist

Katherine Ruiz
Academic Case Manager

Nyshia Parker
Case Manager

Billy Morris
Office Assistant

ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: October 23, 2024

RE: September 2024 Financial Statements

I have attached the Budget Comparison and Balance Sheets for periods ending September 30, 2024, for the following entities:

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

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

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

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

Valerie A. Turner

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



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and eight (8) months (Year to Date) ending September 30, 2024.

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of $-\$33,404$, for the year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV program has a NOI of $-\$50,751$, for the year.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is $-\$66,176.10$, for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is $-\$21,698.13$, for the year. We are in the process of requesting a reimbursement from the escrow for capital work done in the amount of $\$7,700$.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is $-\$8,763$ for year-to-date. We are in the process of requesting a reimbursement from the escrow for capital work done in the amount of $\$116,000$.
6. Colton Meadow, LLLP: The NOI for Colton Meadow is $\$23,383.16$ for the year. We are in the process of requesting a reimbursement from the escrow for capital work done in the amount of $\$30,461$.
7. Bonnet Shores, LLLP: Villas at Lake Bonnet have a NOI of $-\$1,999.74$, for the year. We are in the process of requesting reimbursement from the Escrow account for capital work done in the amount of $\$78,000$.
8. West Bartow Partnership, LTD, LLLP: The property has a NOI of $\$43,872.40$ for the year.
9. Hampton Hills (AMP 4): We reserved this item number for the former AMP. This is because we have the first right of first refusal if the homeowners decide to sell their home.
10. YouthBuild: YouthBuild has an NOI of $-\$358,523$, for the year to date.
11. Williamstown, LLLP (AMP 5): The property has a NOI of $\$9,195.74$, for the year-to-date.





12. West Lake 1, LTD (AMP 6):
The property has a NOI of \$549,798.

The table below summarizes LHA’s current financial position for its eleven most active properties.

LAKELAND HOUSING AUTHORITY (FL011)				
Affordable Housing Portfolio				
Item #	Property #	Name	NOI Before Depreciation	NOI Prior Period
			September 2024	August 2024
1	96	Central Office Cost Center (COCC)	-33,404	\$15,473
2	80	Housing Choice Voucher (HCV)	-\$50,750	\$48,565
3	10	Public Housing General (AMP 1) – West Lake/Cecil Gober Villas/John Wright Homes	-\$66,176	-\$153,652
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	-\$21,698	-\$12,928
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	-\$107,974	-\$108,952
6	56	Colton Meadow, LLLP	\$23,383	\$11,664
7	57	Bonnet Shores, LLLP	-\$2,000	-\$14,981
8	62	West Bartow Partnership, Ltd., LLLP	\$43,872	\$38,179
9	12	Hampton Hills (AMP 4)	Reserved	Reserved
10	49	YouthBuild-Lakeland	-\$358,532	-\$316,139
11	99	Williamstown, LLLP (AMP 5)	\$9,196	\$8,288
12	100	West Lake 1, LTD (AMP 6)	\$549,798	\$489,921

Conclusion: Four (4) of the eleven (11) properties continue to have positive Net Operating Income (NOI). Seven (7) properties now have negative NOI. There are only two months left until year end. The concern now is whether it is financially feasible for LHA’s housing portfolio to end 2024 with positive NOI. HCV has HUD held reserves that address PHAs shortfalls in funding as they review LHA’s monthly submission to HUD’s Voucher Management System (VMS). However, the question now is whether it still is financially feasible for the remaining six properties with negative NOI to collect outstanding funds or receive reimbursements from reserves prior to December 31, 2024. In October 2024, LHA received additional operating funds from HUD. The funding came from unspent funds from the 2021 operating subsidy. The table on the following page provides an analysis of how amounts received in October 2024 compared to prior months per asset management project (AMP).





Housing Authority of the City of Lakeland, Florida (FL011) September and October 2024 Operating Subsidy						
Item #	Property	Grant #	AMP #	September 2024 Payments	October 2024 Payments	October 2024 Payments Grant Years 2021 and 2024 Combined Total
1	Cecil Gober/John Wright	FL011-00000124D	AMP 1	\$30,012.89	\$26,979.00	\$27,738.00
2	Cecil Gober/John Wright	FL011-00000121D	AMP 1	Not Applicable	\$759.00	
3	Dakota Park d.b.a Carrington Place	FL011-00000224D	AMP 2	\$10,556.67	\$9,499.00	\$9,646.00
4	Dakota Park d.b.a Carrington Place	FL011-00000221D	AMP 2	Not Applicable	\$147.00	
5	Renaissance at Washington Ridge	FL011-00000324D	AMP 3	\$37,039.89	\$33,296.50	\$33,870.50
6	Renaissance at Washington Ridge	FL011-00000321D	AMP 3	Not Applicable	\$574.00	
7	<i>Hampton Hills</i>	<i>FL011-00000424D</i>	<i>AMP 4</i>	Not Applicable	Not Applicable	Not Applicable
8	Micro-Cottages at Williamstown	FL011-00000524D	AMP 5	\$13,149.23	\$11,820.00	\$12,016.00
9	Micro-Cottages at Williamstown	FL011-00000524D	AMP 5	Not Applicable	\$196.00	

Although LHA received additional subsidy for October 2024, amounts received for AMPs 1 and 2 were lower than the prior period. However, the combined totals of the 2024 and 2021 funding levels for





Renaissance at Washington Ridge and Micro-Cottages at Williamstown were slightly higher than the funding received for prior periods.

Twin Lakes Estates Phases I and II						
September and October 2024 Operating Subsidy						
Item #	Property	Grant #	AMP #	September 2024 Payments	October 2024 Payments	October 2024 Payments Grant Years 2021 and 2024 Combined Total
1	West Lake 1, LTD	FL011-00000624D	AMP 6	\$0.00	\$164.00	\$193.00
2	West Lake 1, LTD	FL011-00000621D	AMP 6	\$0.00	\$29.00	
3	Lake Beulah, LTD	FL011-00000724D	AMP 7	\$4,747.89	\$4,268.00	\$4,304.00
4	Lake Beulah, LTD	FL011-00000721D	AMP 7	\$0.00	\$36.00	

The analysis for Twin Lakes Estates Phases I and II is like the other AMPs. The combined total received for West Lake 1, LTD in October 2024 was \$193 higher than prior months. Lake Belah, LTD received \$444 less subsidy in October 2024 than it did in prior months. Accordingly, staff must anticipate receiving lower funding levels during Calendar Year 2025. Additionally, staff will need to implement cost saving measures to lower overall operating expenses until LHA completes the conversion to HUD’s Rental Assistance Demonstration Program.

**COCC (.cocc)
Budget Comparison**

Period = Sep 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	9,000.00	9,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	9,000.00	9,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	9,000.00	9,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	71.73	0.00	71.73	N/A	203.61	0.00	203.61	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	0.00	9,049.70	-9,049.70	-100.00	87,474.46	81,447.30	6,027.16	7.40	108,596.40
3620-00-600	Mgmt Fee Income - HCV	17,172.00	35,832.50	-18,660.50	-52.08	237,795.00	322,492.50	-84,697.50	-26.26	429,990.00
3620-00-700	Mgmt Fee Income - PH	4,236.81	6,906.33	-2,669.52	-38.65	38,131.29	62,156.97	-24,025.68	-38.65	82,875.96
3620-01-000	Bookkeeping Fee Income	11,160.00	667.50	10,492.50	1,571.91	14,580.00	6,007.50	8,572.50	142.70	8,010.00
3620-02-000	Asset Management Fee Income	570.00	570.00	0.00	0.00	5,130.00	5,130.00	0.00	0.00	6,840.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	2,899.80	4,350.00	-1,450.26	-33.34	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	140,000.00	0.00	140,000.00	N/A	0.00
3690-00-000	Other Income	14,300.52	7,402.18	6,898.34	93.19	63,255.46	66,619.62	-3,364.16	-5.05	88,826.16
3690-01-000	Grants Salary Cont.(YB-Director)	0.00	825.67	-825.67	-100.00	4,954.02	7,431.03	-2,477.01	-33.33	9,908.04
3691-09-001	Front Line Activities & Other Income	0.00	15,000.00	-15,000.00	-100.00	148,827.36	135,000.00	13,827.36	10.24	180,000.00
3699-00-000	TOTAL OTHER INCOME	61,994.40	76,737.22	-14,742.82	-19.21	743,251.00	690,634.98	52,616.02	7.62	920,846.64
3999-00-000	TOTAL INCOME	62,994.40	77,737.22	-14,742.82	-18.96	752,251.00	699,634.98	52,616.02	7.52	932,846.64
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	46,819.01	44,461.74	-2,357.27	-5.30	590,797.05	453,348.27	-137,448.78	-30.32	603,464.36
4110-00-001	401K-401A Admin	1,751.43	1,778.47	27.04	1.52	18,606.77	18,133.92	-472.85	-2.61	24,138.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,534.26	3,556.94	22.68	0.64	38,172.02	36,267.87	-1,904.15	-5.25	48,277.16
4110-00-004	Workers Comp Admin	1,610.11	1,778.47	168.36	9.47	14,101.77	18,133.92	4,032.15	22.24	24,138.56
4110-00-006	Legal Shield - Administrative	0.00	245.35	245.35	100.00	2,281.30	2,208.15	-73.15	-3.31	2,944.20
4110-00-007	Payroll Prep Fees	457.44	444.62	-12.82	-2.88	4,430.43	4,533.51	103.08	2.27	6,034.68
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-60,452.26	0.00	60,452.26	N/A	0.00
4110-07-000	Health/Life Insurance	6,811.70	4,845.93	-1,965.77	-40.57	67,739.26	43,613.37	-24,125.89	-55.32	58,151.16
4110-99-000	Total Administrative Salaries	60,983.95	57,111.52	-3,872.43	-6.78	675,676.34	576,239.01	-99,437.33	-17.26	767,148.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	0.00	75.00	75.00	100.00	0.00	675.00	675.00	100.00	900.00
4130-04-000	General Legal Expense	247.63	300.00	52.37	17.46	13,899.75	2,700.00	-11,199.75	-414.81	3,600.00
4130-99-000	Total Legal Expense	247.63	375.00	127.37	33.97	13,899.75	3,375.00	-10,524.75	-311.84	4,500.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	6,838.69	2,500.00	-4,338.69	-173.55	28,987.60	22,500.00	-6,487.60	-28.83	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	117.65	810.00	692.35	85.48	1,080.00
4173-00-000	Management Fee	0.00	0.00	0.00	N/A	-17,256.00	0.00	17,256.00	N/A	0.00
4173-01-000	Bookkeeping Fee	0.00	0.00	0.00	N/A	-10,785.00	0.00	10,785.00	N/A	0.00
4182-00-000	Consultants	2,091.60	100.00	-1,991.60	-1,991.60	2,091.60	900.00	-1,191.60	-132.40	1,200.00
4189-00-000	Total Other Admin Expenses	8,930.29	2,690.00	-6,240.29	-231.98	3,155.85	24,210.00	21,054.15	86.96	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	155.00	750.00	595.00	79.33	8,288.16	6,750.00	-1,538.16	-22.79	9,000.00

**COCC (.cocc)
Budget Comparison**

Period = Sep 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Printing/Publications & Subscriptions	362.52	0.00	-362.52	N/A	600.13	0.00	-600.13	N/A	0.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	421.76	810.00	388.24	47.93	1,080.00
4190-04-000	Stationery & Office Supplies	129.78	800.00	670.22	83.78	5,893.22	7,200.00	1,306.78	18.15	9,600.00
4190-06-000	Computer Equipment	0.00	200.00	200.00	100.00	1,910.14	1,800.00	-110.14	-6.12	2,400.00
4190-07-000	Telephone	925.22	1,300.00	374.78	28.83	11,907.28	11,700.00	-207.28	-1.77	15,600.00
4190-08-000	Postage	0.00	160.00	160.00	100.00	354.36	1,440.00	1,085.64	75.39	1,920.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	50.30	0.00	-50.30	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	161.51	160.00	-1.51	-0.94	2,654.81	1,440.00	-1,214.81	-84.36	1,920.00
4190-10-000	Copiers - Lease & Service	2,701.07	650.00	-2,051.07	-315.55	7,633.15	5,850.00	-1,783.15	-30.48	7,800.00
4190-11-001	Fee Accounting Contract	0.00	1,500.00	1,500.00	100.00	544.99	13,500.00	12,955.01	95.96	18,000.00
4190-13-000	Internet	829.41	850.00	20.59	2.42	6,957.42	7,650.00	692.58	9.05	10,200.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	1,776.99	0.00	-1,776.99	N/A	0.00
4190-19-000	IT Contract Fees	150.45	200.00	49.55	24.78	1,773.75	1,800.00	26.25	1.46	2,400.00
4190-20-100	Bank Fees - Unrestricted	0.00	0.00	0.00	N/A	744.89	0.00	-744.89	N/A	0.00
4190-22-000	Other Misc Admin Expenses	2,622.69	1,500.00	-1,122.69	-74.85	13,843.13	13,500.00	-343.13	-2.54	18,000.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	225.00	0.00	-225.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	8,037.65	8,160.00	122.35	1.50	65,579.48	73,440.00	7,860.52	10.70	97,920.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	78,199.52	68,336.52	-9,863.00	-14.43	758,311.42	677,264.01	-81,047.41	-11.97	901,848.68
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	409.27	0.00	-409.27	N/A	3,683.43	0.00	-3,683.43	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	409.27	0.00	-409.27	N/A	3,683.43	0.00	-3,683.43	N/A	0.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	447.80	775.00	327.20	42.22	5,889.24	6,975.00	1,085.76	15.57	9,300.00
4419-00-000	Total General Maint Expense	447.80	775.00	327.20	42.22	5,889.24	6,975.00	1,085.76	15.57	9,300.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	405.00	405.00	100.00	540.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	40.56	0.00	-40.56	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	55.00	55.00	100.00	99.95	495.00	395.05	79.81	660.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	1,801.50	1,350.00	-451.50	-33.44	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	1,558.65	2,700.00	1,141.35	42.27	3,600.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	378.44	0.00	-378.44	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	1,202.15	0.00	-1,202.15	N/A	1,202.15	0.00	-1,202.15	N/A	0.00
4420-12-000	Supplies- Painting	146.72	25.00	-121.72	-486.88	514.22	225.00	-289.22	-128.54	300.00
4429-00-000	Total Materials	1,348.87	600.00	-748.87	-124.81	5,595.47	5,400.00	-195.47	-3.62	7,200.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	0.00	90.00	90.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	50.00	90.00	40.00	44.44	350.00	810.00	460.00	56.79	1,080.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	90.00	90.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	72.37	55.00	-17.37	-31.58	386.16	495.00	108.84	21.99	660.00
4439-00-000	Total Contract Costs	122.37	165.00	42.63	25.84	736.16	1,485.00	748.84	50.43	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,919.04	1,540.00	-379.04	-24.61	12,220.87	13,860.00	1,639.13	11.83	18,480.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	618.42	646.84	28.42	4.39	7,365.29	5,821.56	-1,543.73	-26.52	7,762.08
4510-01-000	General Liability Insurance - Auto	0.00	332.25	332.25	100.00	1,993.50	2,990.25	996.75	33.33	3,987.00
4525-10-100	Other Taxes	0.00	0.00	0.00	N/A	1,540.49	0.00	-1,540.49	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	618.42	979.09	360.67	36.84	10,899.28	8,811.81	-2,087.47	-23.69	11,749.08
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	175.57	59.70	-115.87	-194.09	540.30	537.30	-3.00	-0.56	716.40
4899-00-000	TOTAL FINANCING EXPENSES	175.57	59.70	-115.87	-194.09	540.30	537.30	-3.00	-0.56	716.40

**COCC (.cocc)
Budget Comparison**

Period = Sep 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	313.26	366.05	52.79	14.42	2,819.38	3,294.45	475.07	14.42	4,392.60
5100-50-000	Amortization Expense	9,391.21	3,214.04	-6,177.17	-192.19	35,103.53	28,926.36	-6,177.17	-21.35	38,568.48
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	9,704.47	3,580.09	-6,124.38	-171.07	-17,077.09	32,220.81	49,297.90	153.00	42,961.08
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-55,000.00	0.00	55,000.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	91,026.29	74,495.40	-16,530.89	-22.19	823,578.21	732,693.93	-90,884.28	-12.40	975,755.24
9000-00-000	NET INCOME	-28,031.89	3,241.82	-31,273.71	-964.70	-71,327.21	-33,058.95	-38,268.26	-115.76	-42,908.60
	NET INCOME BEFORE DEPRECIATION	-18,327.42				-33,404.30				

COCC (.cocc)

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	13,528.75	8,884.39	4,644.36
1111-15-000	Cash-Payroll	6,293.36	9,111.01	-2,817.65
1111-99-000	Total Unrestricted Cash	19,822.11	17,995.40	1,826.71
1119-00-000	TOTAL CASH	19,822.11	17,995.40	1,826.71
1125-00-000	Cash - Vending	3,116.05	3,116.05	0.00
1128-99-000	Cleared Interfund Account	-58,952.45	-58,952.45	0.00
1129-10-000	Due from Public Housing General	247,359.35	247,359.35	0.00
1129-11-000	A/R - ROSS/HUD	4,833.16	4,349.82	483.34
1129-17-000	Due from Renaissance FAM Non ACC	355.13	355.13	0.00
1129-28-000	Due from West Lake Management, LLC	-2,996.45	-2,996.45	0.00
1129-49-000	A/R - Youthbuild DOL	-16,204.63	-16,204.63	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	111,207.30	111,207.30	0.00
1129-61-000	Due From Twin Lakes I	1,709.40	1,709.40	0.00
1129-61-002	Due From Twin Lakes II	1,295.00	1,295.00	0.00
1129-80-000	Due from Section 8 HCV	1,475.90	1,475.90	0.00
1129-99-000	TOTAL: DUE FROM	348,679.03	348,195.69	483.34
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	293,197.76	292,714.42	483.34
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	4,215.39	4,215.39	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,215.39	4,215.39	0.00
1300-00-000	TOTAL CURRENT ASSETS	317,235.26	314,925.21	2,310.05
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-07-001	Automobiles/Vehicles	-57.50	-57.50	0.00
1400-08-000	Furniture & Fixtures	32,301.60	32,301.60	0.00
1400-08-100	Furn, Fixt, & Equip	24,482.83	24,482.83	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-50,861.06	-50,547.80	-313.26
1410-00-000	Intangible Assets			
1410-04-000	Lease-Right of Use Asset	446,515.00	446,515.00	0.00
1410-04-001	Lease Amortization	191,086.70	181,695.49	9,391.21
1420-00-000	TOTAL FIXED ASSETS (NET)	261,294.17	270,998.64	-9,704.47
1499-00-000	TOTAL NONCURRENT ASSETS	261,294.17	270,998.64	-9,704.47
1999-00-000	TOTAL ASSETS	578,529.43	585,923.85	-7,394.42
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	54,032.87	12,828.77	41,204.10
2117-03-000	Misc Payroll Withholdings	46.16	46.16	0.00
2117-10-000	Workers Compensation	35,306.17	34,520.15	786.02
2117-11-000	401 Plan Payable	10,949.22	10,949.22	0.00
2117-12-000	457 Plan Payable	2,872.88	2,742.13	130.75
2117-13-000	Aflac Payable	-12,567.25	-9,150.71	-3,416.54
2117-17-000	Health Insurance Payable	13,804.84	13,804.84	0.00

COCC (.cocc)

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2119-90-000	Other Current Liabilities	65,458.31	65,458.31	0.00
2130-00-001	Lease payable-Short Term	28,267.59	37,334.45	-9,066.86
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88	14,039.88	0.00
2145-00-000	Due to Federal Master	17,558.88	26,558.88	-9,000.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78	315,837.78	0.00
2146-00-000	Due to LPHC General	50,000.00	50,000.00	0.00
2149-01-000	Due to Magnolia Pointe	110,000.00	110,000.00	0.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75	-62,527.75	0.00
2149-70-000	Due to Development	242,500.00	242,500.00	0.00
2149-96-000	Due to Central Office Cost Center	126.29	126.29	0.00
2260-00-000	Accrued Compensated Absences-Curre	27,206.58	27,206.58	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	912,912.45	892,274.98	20,637.47
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	50,526.48	50,526.48	0.00
2321-00-000	Lease Payable	76,288.56	76,288.56	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	126,815.04	126,815.04	0.00
2499-00-000	TOTAL LIABILITIES	1,039,727.49	1,019,090.02	20,637.47
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2805-01-000	Donations	-2,500.00	-2,500.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-2,500.00	-2,500.00	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-458,698.06	-430,666.17	-28,031.89
2809-99-000	TOTAL RETAINED EARNINGS:	-458,698.06	-430,666.17	-28,031.89
2899-00-000	TOTAL EQUITY	-461,198.06	-433,166.17	-28,031.89
2999-00-000	TOTAL LIABILITIES AND EQUITY	578,529.43	585,923.85	-7,394.42

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	1,412,165.00	1,357,923.00	54,242.00	3.99	12,712,392.00	12,221,307.00	491,085.00	4.02	16,295,076.00
3410-02-000	Section 8 Admin. Fee Income	99,970.00	98,384.00	1,586.00	1.61	1,097,249.00	885,456.00	211,793.00	23.92	1,180,608.00
3410-04-000	Section 8 Port-In Admin Fees	938.82	0.00	938.82	N/A	646.07	0.00	646.07	N/A	0.00
3410-06-000	Port In HAP Earned	25,343.00	0.00	25,343.00	N/A	16,414.00	0.00	16,414.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	47,354.00	53,816.00	-6,462.00	-12.01	581,100.00	484,344.00	96,756.00	19.98	645,792.00
3410-08-000	Section 8 EHV Admin Fee	4,027.00	4,434.00	-407.00	-9.18	46,968.00	39,906.00	7,062.00	17.70	53,208.00
3410-09-000	Section 8 EHV Service Fee	0.00	0.00	0.00	N/A	800.00	0.00	800.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	1,589,797.82	1,514,557.00	75,240.82	4.97	14,455,569.07	13,631,013.00	824,556.07	6.05	18,174,684.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	225.00	-225.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	263.24	25.00	238.24	952.96	1,641.13	225.00	1,416.13	629.39	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	4,950.00	-4,950.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	4,950.00	-4,950.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	1,551.00	600.00	951.00	158.50	4,054.00	5,400.00	-1,346.00	-24.93	7,200.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	59.68	0.00	59.68	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	1,814.24	1,750.00	64.24	3.67	5,754.81	15,750.00	-9,995.19	-63.46	21,000.00
3999-00-000	TOTAL INCOME	1,591,612.06	1,516,307.00	75,305.06	4.97	14,461,323.88	13,646,763.00	814,560.88	5.97	18,195,684.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	33,011.63	49,994.41	16,982.78	33.97	382,972.16	343,765.23	-39,206.93	-11.41	458,353.64
4110-00-001	401K-401A Admin	1,217.62	1,999.78	782.16	39.11	12,240.26	13,750.62	1,510.36	10.98	18,334.16
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,476.84	3,999.55	1,522.71	38.07	27,701.07	27,501.21	-199.86	-0.73	36,668.28
4110-00-004	Workers Comp Admin	1,135.22	1,499.83	364.61	24.31	10,244.16	10,312.95	68.79	0.67	13,750.60
4110-00-006	Legal Shield - Administrative	0.00	433.53	433.53	100.00	3,662.35	3,901.77	239.42	6.14	5,202.36
4110-00-007	Payroll Prep Fees	293.99	499.94	205.95	41.19	3,396.43	3,437.64	41.21	1.20	4,583.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-12,410.22	0.00	12,410.22	N/A	0.00
4110-07-000	Health/Life Insurance	5,169.60	5,026.00	-143.60	-2.86	44,229.57	45,234.00	1,004.43	2.22	60,312.00
4110-99-000	Total Administrative Salaries	43,304.90	63,453.04	20,148.14	31.75	472,035.78	447,903.42	-24,132.36	-5.39	597,204.56
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	60.00	5,000.00	4,940.00	98.80	309.50	45,000.00	44,690.50	99.31	60,000.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	42.50	0.00	-42.50	N/A	0.00
4130-04-000	General Legal Expense	585.00	200.00	-385.00	-192.50	11,115.00	1,800.00	-9,315.00	-517.50	2,400.00
4130-99-000	Total Legal Expense	645.00	5,200.00	4,555.00	87.60	11,467.00	46,800.00	35,333.00	75.50	62,400.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	12,420.10	1,900.00	-10,520.10	-553.69	36,919.70	17,100.00	-19,819.70	-115.90	22,800.00
4172-00-000	Port Out Admin Fee Paid	2,663.74	1,380.00	-1,283.74	-93.02	12,868.58	12,420.00	-448.58	-3.61	16,560.00
4173-00-000	Management Fee	17,172.00	33,832.50	16,660.50	49.24	154,032.00	304,492.50	150,460.50	49.41	405,990.00
4173-01-000	Bookkeeping Fee	10,732.50	0.00	-10,732.50	N/A	96,270.00	0.00	-96,270.00	N/A	0.00
4182-00-000	Consultants	3,079.00	2,000.00	-1,079.00	-53.95	10,781.00	18,000.00	7,219.00	40.11	24,000.00
4189-00-000	Total Other Admin Expenses	46,067.34	39,112.50	-6,954.84	-17.78	310,871.28	352,012.50	41,141.22	11.69	469,350.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	75.00	75.00	100.00	1,070.07	675.00	-395.07	-58.53	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	237.61	225.00	-12.61	-5.60	300.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000 Stationery & Office Supplies	0.00	800.00	800.00	100.00	7,589.27	7,200.00	-389.27	-5.41	9,600.00
4190-06-000 Computer Equipment	0.00	175.00	175.00	100.00	410.07	1,575.00	1,164.93	73.96	2,100.00
4190-07-000 Telephone	664.48	800.00	135.52	16.94	6,484.34	7,200.00	715.66	9.94	9,600.00
4190-08-000 Postage	0.00	1,200.00	1,200.00	100.00	13,414.24	10,800.00	-2,614.24	-24.21	14,400.00
4190-09-000 Computer Software License Fees/Exp	7,551.55	0.00	-7,551.55	N/A	7,741.33	0.00	-7,741.33	N/A	0.00
4190-10-000 Copiers - Lease & Service	3,082.68	650.00	-2,432.68	-374.26	10,854.59	5,850.00	-5,004.59	-85.55	7,800.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	349.03	0.00	-349.03	N/A	0.00
4190-12-000 Computer Software Exp.	0.00	0.00	0.00	N/A	120.00	0.00	-120.00	N/A	0.00
4190-13-000 Internet	486.05	900.00	413.95	45.99	4,385.69	8,100.00	3,714.31	45.86	10,800.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000 IT Contract Fees	150.03	2,250.00	2,099.97	93.33	19,458.62	20,250.00	791.38	3.91	27,000.00
4190-22-000 Other Misc Admin Expenses	275.21	600.00	324.79	54.13	5,552.02	5,400.00	-152.02	-2.82	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4191-00-000 Total Miscellaneous Admin Expenses	12,210.00	7,500.00	-4,710.00	-62.80	77,834.24	67,500.00	-10,334.24	-15.31	90,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	102,227.24	115,265.54	13,038.30	11.31	872,208.30	914,215.92	42,007.62	4.59	1,218,954.56
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	0.00	60.00	60.00	100.00	0.00	540.00	540.00	100.00	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	278.88	150.00	-128.88	-85.92	3,515.06	1,500.00	-2,015.06	-134.34	1,950.00
4419-00-000 Total General Maint Expense	278.88	210.00	-68.88	-32.80	3,515.06	2,040.00	-1,475.06	-72.31	2,670.00
4420-00-000 Materials									
4420-06-000 Supplies-Janitorial/Cleaning	0.00	250.00	250.00	100.00	0.00	2,300.00	2,300.00	100.00	3,050.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
4420-11-000 Supplies- HVAC	0.00	0.00	0.00	N/A	406.56	0.00	-406.56	N/A	0.00
4429-00-000 Total Materials	0.00	350.00	350.00	100.00	406.56	3,200.00	2,793.44	87.30	4,250.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	356.89	350.00	-6.89	-1.97	2,838.52	3,150.00	311.48	9.89	4,200.00
4430-18-000 Contract-Alarm Monitoring	0.00	27.96	27.96	100.00	241.37	251.64	10.27	4.08	335.52
4430-23-000 Contract-Consultants	150.00	150.00	0.00	0.00	1,200.00	1,350.00	150.00	11.11	1,800.00
4430-24-400 Unit Turn Services	0.00	0.00	0.00	N/A	50.00	0.00	-50.00	N/A	0.00
4430-27-000 Contract - Lease	1,690.36	370.25	-1,320.11	-356.55	9,610.17	3,332.25	-6,277.92	-188.40	4,443.00
4439-00-000 Total Contract Costs	2,197.25	898.21	-1,299.04	-144.63	13,940.06	8,083.89	-5,856.17	-72.44	10,778.52
4499-00-000 TOTAL MAINTENANCE EXPENSES	2,476.13	1,458.21	-1,017.92	-69.81	17,861.68	13,323.89	-4,537.79	-34.06	17,698.52
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	5,327.19	413.12	-4,914.07	-1,189.50	31,963.83	3,718.08	-28,245.75	-759.69	4,957.44
4510-01-000 General Liability Insurance - Auto	0.00	180.00	180.00	100.00	1,589.83	1,620.00	30.17	1.86	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	5,327.19	593.12	-4,734.07	-798.16	33,553.66	5,338.08	-28,215.58	-528.57	7,117.44
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-00-000 Housing Assistance Payments	1,509,532.00	1,338,652.00	-170,880.00	-12.77	13,003,303.00	12,047,868.00	-955,435.00	-7.93	16,063,824.00
4715-01-000 Tenant Utility Payments-S8	25,681.00	26,762.00	1,081.00	4.04	226,207.00	240,858.00	14,651.00	6.08	321,144.00
4715-02-000 Portable Out HAP Payments	87,544.00	39,219.00	-48,325.00	-123.22	328,772.00	352,971.00	24,199.00	6.86	470,628.00
4715-03-000 FSS Escrow Payments	4,981.99	7,681.00	2,699.01	35.14	68,415.97	69,129.00	713.03	1.03	92,172.00
4715-03-002 FSS Escrow Forfeitures/Adjustments	-46,901.59	0.00	46,901.59	N/A	-46,901.59	0.00	46,901.59	N/A	0.00
4715-04-001 EHV Landlord Unit Damages	0.00	0.00	0.00	N/A	8,654.50	0.00	-8,654.50	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,580,837.40	1,412,314.00	-168,523.40	-11.93	13,588,450.88	12,710,826.00	-877,624.88	-6.90	16,947,768.00
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	0.00	267.04	267.04	100.00	0.00	2,403.36	2,403.36	100.00	3,204.48
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	0.00	267.04	267.04	100.00	-229,102.00	2,403.36	231,505.36	9,632.57	3,204.48
5700-99-000 Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-229,102.00	0.00	229,102.00	N/A	0.00
8000-00-000 TOTAL EXPENSES	1,690,867.96	1,529,897.91	-160,970.05	-10.52	14,512,074.52	13,646,107.25	-865,967.27	-6.35	18,194,743.00

Section 8 (.sec8)

Budget Comparison

Period = Sep 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
9000-00-000	NET INCOME	-99,255.90	-13,590.91	-85,664.99	-630.31	-50,750.64	655.75	-51,406.39	-7,839.33	941.00

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	5,095.43	25,071.05	-19,975.62
1111-15-000	Cash-Payroll	20,389.19	18,540.09	1,849.10
1111-20-100	Cash Operating 2B	172,447.26	363,884.62	-191,437.36
1111-50-000	Negative Cash S8	-71,257.00	0.00	-71,257.00
1111-86-000	EHV Admin Cash Account	14,487.25	14,487.25	0.00
1111-99-000	Total Unrestricted Cash	141,162.13	421,983.01	-280,820.88
1112-00-000	Restricted Cash			
1112-02-000	Cash Restricted - FSS Escrow	361,960.38	344,915.45	17,044.93
1112-99-000	Total Restricted Cash	361,960.38	344,915.45	17,044.93
1119-00-000	TOTAL CASH	503,122.51	766,898.46	-263,775.95
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	301,333.21	275,446.37	25,886.84
1122-00-001	AR Port in Hap-Suspense	-26,474.97	-26,474.97	0.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-250,141.92	-250,141.92	0.00
1122-05-000	AR-TPA/Fraud Recovery	832.28	1,041.12	-208.84
1122-99-000	TOTAL: AR	25,548.60	-129.40	25,678.00
1123-01-000	Allowance for Doubtful Accounts-Aff. H	-4,550.48	-4,550.48	0.00
1129-81-000	Due from Section 8 Mainstream	-63,375.75	-55,500.75	-7,875.00
1129-86-000	Due from Section 8 Emergency Housing	-267,279.00	-282,734.00	15,455.00
1129-87-000	Due from Section 8 HCV FSS	200.00	0.00	200.00
1129-89-000	Due from PortProp	-80,136.92	-80,136.92	0.00
1129-90-000	Due from Portpay	-4,386.74	-4,386.74	0.00
1129-99-000	TOTAL: DUE FROM	-84,523.66	-84,523.66	0.00
1135-01-000	A/R-HUD	303,656.00	303,656.00	0.00
1135-03-000	A/R-Other Government	3,669.67	2,730.85	938.82
1135-03-001	AR Port in Fee Suspense	-517.10	-517.10	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	-87,171.72	-121,568.54	34,396.82
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	-1,089.37	-1,089.37	0.00
1211-02-000	Prepaid Software Licenses	83,066.99	0.00	83,066.99
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45	56,671.45	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	138,649.07	55,582.08	83,066.99
1300-00-000	TOTAL CURRENT ASSETS	554,599.86	700,912.00	-146,312.14
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-07-001	Automobiles/Vehicles	15,900.00	15,900.00	0.00
1400-08-000	Furniture & Fixtures	29,333.07	29,333.07	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08	-44,767.08	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99	465.99	0.00
1475-01-000	Non-Dwelling Equipment	2,406.00	2,406.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99	2,871.99	0.00
1999-00-000	TOTAL ASSETS	557,471.85	703,783.99	-146,312.14

Section 8 (.sec8)

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	-362,702.08	-343,700.99	-19,001.09
2114-00-000	Tenant Security Deposits	300.00	300.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32	14,329.32	0.00
2145-00-000	Due to Federal Master	23,969.09	19,019.84	4,949.25
2148-00-000	Due to Section 8	-414,816.41	-422,596.41	7,780.00
2149-01-000	Due to Magnolia Pointe	25,000.00	25,000.00	0.00
2149-96-000	Due to Central Office Cost Center	1,521.06	1,521.06	0.00
2240-00-000	Tenant Prepaid Rents	14,098.54	13,598.54	500.00
2255-00-004	State of FL Unclaimed Funds	20,932.76	20,932.76	0.00
2260-00-000	Accrued Compensated Absences-Curre	7,038.23	7,038.23	0.00
2298-03-000	Deferred Revenue	534.30	534.30	0.00
2298-03-001	Deferred Revenue EHV	47,115.60	47,115.60	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	-622,679.59	-616,907.75	-5,771.84
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	13,071.00	13,071.00	0.00
2307-00-000	FSS Due to Tenant Long Term	314,974.57	356,258.97	-41,284.40
2399-00-000	TOTAL NONCURRENT LIABILITIES	328,045.57	369,329.97	-41,284.40
2499-00-000	TOTAL LIABILITIES	-294,634.02	-247,577.78	-47,056.24
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	852,105.87	951,361.77	-99,255.90
2809-99-000	TOTAL RETAINED EARNINGS:	852,105.87	951,361.77	-99,255.90
2899-00-000	TOTAL EQUITY	852,105.87	951,361.77	-99,255.90
2999-00-000	TOTAL LIABILITIES AND EQUITY	557,471.85	703,783.99	-146,312.14

AMP 1-LHA Owned (.amp1)
Budget Comparison

Period = Sep 2024
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,630.00	14,084.00	1,546.00	10.98	133,003.00	126,756.00	6,247.00	4.93	169,008.00
3119-00-000	Total Rental Income	15,630.00	14,084.00	1,546.00	10.98	133,003.00	126,756.00	6,247.00	4.93	169,008.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	305.70	1,350.00	-1,044.30	-77.36	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,350.00	-1,350.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	225.00	-225.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	900.00	-900.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	305.70	3,825.00	-3,519.30	-92.01	5,100.00
3199-00-000	TOTAL TENANT INCOME	15,630.00	14,509.00	1,121.00	7.73	133,308.70	130,581.00	2,727.70	2.09	174,108.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	30,012.89	27,491.84	2,521.05	9.17	270,116.00	247,426.56	22,689.44	9.17	329,902.08
3499-00-000	TOTAL GRANT INCOME	30,012.89	27,491.84	2,521.05	9.17	270,116.00	247,426.56	22,689.44	9.17	329,902.08
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	82,167.57	82,167.57	0.00	0.00	109,556.76
3610-01-000	Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	0.00	225.00	-225.00	-100.00	300.00
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,154.73	-25.00	-0.27	82,167.57	82,392.57	-225.00	-0.27	109,856.76
3999-00-000	TOTAL INCOME	54,772.62	51,155.57	3,617.05	7.07	485,592.27	460,400.13	25,192.14	5.47	613,866.84
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,595.65	6,365.84	-1,229.81	-19.32	73,940.94	57,292.56	-16,648.38	-29.06	76,390.08
4110-00-001	401K-401A Admin	303.82	254.63	-49.19	-19.32	2,659.43	2,291.67	-367.76	-16.05	3,055.56
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	482.72	509.27	26.55	5.21	5,274.83	4,583.43	-691.40	-15.08	6,111.24
4110-00-004	Workers Comp Admin	261.21	254.63	-6.58	-2.58	1,977.36	2,291.67	314.31	13.72	3,055.56
4110-00-006	Legal Shield - Administrative	0.00	134.03	134.03	100.00	872.50	1,206.27	333.77	27.67	1,608.36
4110-00-007	Payroll Prep Fees	68.38	63.66	-4.72	-7.41	638.48	572.94	-65.54	-11.44	763.92
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,617.76	0.00	1,617.76	N/A	0.00
4110-07-000	Health/Life Insurance	1,728.18	735.82	-992.36	-134.86	15,842.20	6,622.38	-9,219.82	-139.22	8,829.84
4110-99-000	Total Administrative Salaries	10,439.96	8,317.88	-2,122.08	-25.51	99,587.98	74,860.92	-24,727.06	-33.03	99,814.56
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
4130-02-000	Criminal Background / Credit Checks	4.99	95.00	90.01	94.75	31.48	855.00	823.52	96.32	1,140.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	57.46	0.00	-57.46	N/A	0.00
4130-04-000	General Legal Expense	487.50	500.00	12.50	2.50	6,520.00	4,500.00	-2,020.00	-44.89	6,000.00
4130-99-000	Total Legal Expense	492.49	745.00	252.51	33.89	6,608.94	6,705.00	96.06	1.43	8,940.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	695.00	200.00	-495.00	-247.50	6,579.43	1,800.00	-4,779.43	-265.52	2,400.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	21.67	90.00	68.33	75.92	120.00
4150-00-000	Commissioner Travel	790.00	200.00	-590.00	-295.00	1,728.00	1,800.00	72.00	4.00	2,400.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	0.00	0.00	11,988.18	11,988.18	0.00	0.00	15,984.24
4173-00-000	Management Fee	4,236.81	4,236.81	0.00	0.00	38,131.29	38,131.29	0.00	0.00	50,841.72
4173-01-000	Bookkeeping Fee	427.50	427.50	0.00	0.00	3,847.50	3,847.50	0.00	0.00	5,130.00
4173-02-000	Asset Management Fee	570.00	570.00	0.00	0.00	5,130.00	5,130.00	0.00	0.00	6,840.00

**AMP 1-LHA Owned (.amp1)
Budget Comparison**

Period = Sep 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4182-00-000	Consultants	2,901.50	200.00	-2,701.50	-1,350.75	4,960.84	1,800.00	-3,160.84	-175.60	2,400.00
4189-00-000	Total Other Admin Expenses	10,952.83	7,176.33	-3,776.50	-52.62	72,386.91	64,586.97	-7,799.94	-12.08	86,115.96
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	210.00	225.00	15.00	6.67	300.00
4190-02-000	Printing/Publications & Subscriptions	52.32	90.00	37.68	41.87	341.82	810.00	468.18	57.80	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	100.00	100.00	100.00	1,916.66	900.00	-1,016.66	-112.96	1,200.00
4190-06-000	Computer Equipment	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
4190-07-000	Telephone	978.78	800.00	-178.78	-22.35	9,614.57	7,200.00	-2,414.57	-33.54	9,600.00
4190-08-000	Postage	0.00	150.00	150.00	100.00	651.53	1,350.00	698.47	51.74	1,800.00
4190-09-000	Computer Software License Fees/Ex	1,558.85	2,163.97	605.12	27.96	31,321.73	19,475.73	-11,846.00	-60.82	25,967.64
4190-10-000	Copiers - Lease & Service	2,426.23	260.00	-2,166.23	-833.17	7,038.59	2,340.00	-4,698.59	-200.79	3,120.00
4190-11-000	Admin Service Contracts	0.00	0.00	0.00	N/A	120,000.00	0.00	-120,000.00	N/A	0.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	697.22	950.00	252.78	26.61	6,664.98	8,550.00	1,885.02	22.05	11,400.00
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4190-19-000	IT Contract Fees	1,573.47	1,610.45	36.98	2.30	16,040.34	14,494.05	-1,546.29	-10.67	19,325.40
4190-20-100	Bank Fees - Unrestricted	70.00	85.56	15.56	18.19	2,030.00	770.04	-1,259.96	-163.62	1,026.72
4190-22-000	Other Misc Admin Expenses	428.59	150.00	-278.59	-185.73	3,703.02	1,350.00	-2,353.02	-174.30	1,800.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	234.30	225.00	-9.30	-4.13	300.00
4190-25-000	Office Cleaning and Repairs	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4190-30-000	Equipment Service Contracts	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	7,785.46	6,634.98	-1,150.48	-17.34	199,889.70	59,714.82	-140,174.88	-234.74	79,619.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,670.74	22,874.19	-6,796.55	-29.71	378,473.53	205,867.71	-172,605.82	-83.84	274,490.28
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Functions	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	3,000.00
4230-00-000	Resident Services Exp	0.00	75.00	75.00	100.00	0.00	675.00	675.00	100.00	900.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	325.00	325.00	100.00	0.00	2,925.00	2,925.00	100.00	3,900.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,028.50	969.97	-58.53	-6.03	14,865.62	8,729.73	-6,135.89	-70.29	11,639.64
4320-00-000	Electricity	2,170.11	2,298.10	127.99	5.57	19,126.93	20,682.90	1,555.97	7.52	27,577.20
4340-00-000	Garbage/Trash Removal	6,175.99	4,638.55	-1,537.44	-33.14	55,180.20	41,746.95	-13,433.25	-32.18	55,662.60
4390-00-000	Sewer	1,785.98	2,086.65	300.67	14.41	25,227.61	18,779.85	-6,447.76	-34.33	25,039.80
4399-00-000	TOTAL UTILITY EXPENSES	11,160.58	9,993.27	-1,167.31	-11.68	114,400.36	89,939.43	-24,460.93	-27.20	119,919.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,638.50	4,270.21	1,631.71	38.21	45,141.44	38,431.89	-6,709.55	-17.46	51,242.52
4410-03-000	Maintenance - Compensated Absenc	0.00	0.00	0.00	N/A	-1,561.14	0.00	1,561.14	N/A	0.00
4410-06-000	401K-401A Maintenance	105.55	170.81	65.26	38.21	1,524.01	1,537.29	13.28	0.86	2,049.72
4410-07-000	Payroll Taxes Maintenance	204.50	341.62	137.12	40.14	3,281.42	3,074.58	-206.84	-6.73	4,099.44
4410-08-000	Health/Life Insurance Maint.	1,311.12	760.05	-551.07	-72.50	15,187.17	6,840.45	-8,346.72	-122.02	9,120.60
4410-09-000	Workers Comp Maintenance	90.74	170.81	80.07	46.88	1,105.33	1,537.29	431.96	28.10	2,049.72
4410-10-000	Payroll Prep Fees Maint.	25.05	42.70	17.65	41.33	376.57	384.30	7.73	2.01	512.40
4410-11-000	Legal Shield - Maint	0.00	97.78	97.78	100.00	379.95	880.02	500.07	56.82	1,173.36
4411-00-000	Maintenance Uniforms	105.50	235.22	129.72	55.15	1,740.75	2,116.98	376.23	17.77	2,822.64
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Gre	419.54	568.41	148.87	26.19	5,403.09	5,115.69	-287.40	-5.62	6,820.92
4419-00-000	Total General Maint Expense	4,900.50	6,657.61	1,757.11	26.39	72,578.59	59,918.49	-12,660.10	-21.13	79,891.32
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	490.92	225.00	-265.92	-118.19	300.00
4420-02-000	Supplies-Appliance Parts	133.43	75.00	-58.43	-77.91	298.75	675.00	376.25	55.74	900.00
4420-03-000	Supplies-Painting/Decorating	0.00	70.00	70.00	100.00	0.00	630.00	630.00	100.00	840.00

**AMP 1-LHA Owned (.amp1)
Budget Comparison**

Period = Sep 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-03-100	Hardware Doors/Windows/Locks	0.00	75.00	75.00	100.00	1,540.92	675.00	-865.92	-128.28	900.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	226.68	225.00	-1.68	-0.75	300.00
4420-04-000	Electrical - Supplies/Fixtures	-1,193.47	150.00	1,343.47	895.65	1,619.01	1,350.00	-269.01	-19.93	1,800.00
4420-05-000	Supplies-Exterminating	63.30	25.00	-38.30	-153.20	63.30	225.00	161.70	71.87	300.00
4420-06-000	Supplies-Janitorial/Cleaning	159.00	50.00	-109.00	-218.00	3,012.27	450.00	-2,562.27	-569.39	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	150.00	150.00	100.00	1,584.81	1,350.00	-234.81	-17.39	1,800.00
4420-08-000	Supplies-Plumbing	15.30	150.00	134.70	89.80	1,040.50	1,350.00	309.50	22.93	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	26.98	225.00	198.02	88.01	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4420-10-100	Countertops/Cabinets	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4420-11-000	Supplies- HVAC	0.00	225.00	225.00	100.00	713.36	2,025.00	1,311.64	64.77	2,700.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	1,057.61	225.00	-832.61	-370.05	300.00
4429-00-000	Total Materials	-822.44	1,195.00	2,017.44	168.82	11,675.11	10,755.00	-920.11	-8.56	14,340.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	100.00	100.00	100.00	0.00	850.00	850.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	459.00	400.00	-59.00	-14.75	1,798.00	3,600.00	1,802.00	50.06	4,800.00
4430-11-000	Contract-Plumbing	179.00	200.00	21.00	10.50	4,633.70	1,700.00	-2,933.70	-172.57	2,300.00
4430-13-000	Contract-HVAC - Repairs & Maint	200.00	800.00	600.00	75.00	1,209.98	7,200.00	5,990.02	83.19	9,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	1,800.00	1,800.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	1,800.00	1,800.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	8,300.00	4,500.00	-3,800.00	-84.44	51,200.00	40,500.00	-10,700.00	-26.42	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	2,000.00	2,000.00	100.00	3,500.00	18,000.00	14,500.00	80.56	24,000.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	9,000.00	9,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	850.00	0.00	-850.00	N/A	0.00
4430-27-000	Contract - Lease	2,221.38	1,110.69	-1,110.69	-100.00	9,996.21	9,996.21	0.00	0.00	13,328.28
4430-28-000	Unit Inspections	0.00	350.00	350.00	100.00	1,150.00	3,150.00	2,000.00	63.49	4,200.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
4439-00-000	Total Contract Costs	11,359.38	11,260.69	-98.69	-0.88	74,337.89	101,196.21	26,858.32	26.54	134,978.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	15,437.44	19,113.30	3,675.86	19.23	158,591.59	171,869.70	13,278.11	7.73	229,209.60
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,481.36	6,738.31	2,256.95	33.49	39,835.20	60,644.79	20,809.59	34.31	80,859.72
4510-01-000	General Liability Insurance - Auto	0.00	1,408.05	1,408.05	100.00	4,398.30	12,672.45	8,274.15	65.29	16,896.60
4599-00-000	TOTAL GENERAL EXPENSES	4,481.36	8,146.36	3,665.00	44.99	44,233.50	73,317.24	29,083.74	39.67	97,756.32
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	33.00	580.00	547.00	94.31	2,208.00	5,220.00	3,012.00	57.70	6,960.00
4715-03-000	FSS Escrow Payments	1,406.00	1,150.00	-256.00	-22.26	9,785.98	10,350.00	564.02	5.45	13,800.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,439.00	1,730.00	291.00	16.82	11,993.98	15,570.00	3,576.02	22.97	20,760.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.11	8,329.85	547.74	6.58	70,248.08	74,968.65	4,720.57	6.30	99,958.20
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,782.11	8,329.85	547.74	6.58	-24,501.28	74,968.65	99,469.93	132.68	99,958.20
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	0.00	0.00	N/A	929.00	0.00	-929.00	N/A	0.00
5600-14-000	Doors, Windows, Exterior	0.00	0.00	0.00	N/A	304.97	0.00	-304.97	N/A	0.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXP	0.00	0.00	0.00	N/A	1,233.97	0.00	-1,233.97	N/A	0.00
5700-02-000	Transfer Out	0.00	0.00	0.00	N/A	-148,827.36	0.00	148,827.36	N/A	0.00

AMP 1-LHA Owned (.amp1)
Budget Comparison

Period = Sep 2024
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	54,078.00	0.00	-54,078.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	69,971.23	70,511.97	540.74	0.77	779,175.01	634,457.73	-144,717.28	-22.81	845,993.64
9000-00-000	NET INCOME	-15,198.61	-19,356.40	4,157.79	21.48	-293,582.74	-174,057.60	-119,525.14	-68.67	-232,126.80
	NET INCOME BEFORE DEPRECIATION	-7,416.50				-66,176.10				

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	545,604.33	97,719.25	447,885.08
1111-15-000	Cash-Payroll	24,780.53	21,595.95	3,184.58
1111-90-000	Petty Cash	500.00	500.00	0.00
1111-90-100	Petty Cash Public Housing	300.00	300.00	0.00
1111-99-000	Total Unrestricted Cash	571,184.86	120,115.20	451,069.66
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	17,900.00	17,900.00	0.00
1112-02-000	Cash Restricted - FSS Escrow	51,622.42	50,446.58	1,175.84
1112-99-000	Total Restricted Cash	69,522.42	68,346.58	1,175.84
1118-00-000	Clearing	170.99	170.99	0.00
1119-00-000	TOTAL CASH	640,878.27	188,632.77	452,245.50
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	14,438.87	11,526.87	2,912.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,956.31	-9,956.31	0.00
1122-99-000	TOTAL: AR	4,482.56	1,570.56	2,912.00
1123-04-000	Waste Deposit	547.00	547.00	0.00
1128-99-000	Cleared Interfund Account	58,952.45	58,952.45	0.00
1129-00-099	Due From Williamstown	18,661.01	13,833.30	4,827.71
1129-05-000	Due from John Wright Homes	7,299.00	0.00	7,299.00
1129-06-000	Due from Cecil Gober	3,091.25	0.00	3,091.25
1129-11-000	A/R - ROSS/HUD	8,155.98	6,155.98	2,000.00
1129-16-000	Due from Dakota Park Non-ACC	20,141.24	14,201.93	5,939.31
1129-17-000	Due from Renaissance FAM Non ACC	80,845.43	60,747.19	20,098.24
1129-26-000	Due from Arbor Manor LTD	190.95	190.95	0.00
1129-28-000	Due from West Lake Management, LLC	-1,302.89	-1,302.89	0.00
1129-50-000	A/R - Capital Fund Grants/HUD	-1,109,785.81	-605,091.02	-504,694.79
1129-56-000	Due from Colton Meadow	1,302.89	1,302.89	0.00
1129-78-000	Due From FSS	125,914.64	119,914.64	6,000.00
1129-80-000	Due from Section 8 HCV	23,969.09	19,019.84	4,949.25
1129-96-000	Due from Central Office Cost Center	8,041.22	17,041.22	-9,000.00
1129-99-000	TOTAL: DUE FROM	-893,774.43	-414,186.16	-479,588.27
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00	251,000.00	0.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40	50,034.40	0.00
1131-00-000	Colton Meadow Mortgage	450,845.00	450,845.00	0.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00	1,009,877.00	0.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interes	890,519.89	884,208.16	6,311.73
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	1,902,782.30	2,353,048.60	-450,266.30
1160-00-000	OTHER CURRENT ASSETS			
1162-00-000	Investments-Unrestricted	38,346.00	38,346.00	0.00
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	-202.74	-202.74	0.00
1211-02-000	Prepaid Software Licenses	17,147.30	-0.10	17,147.40
1212-00-000	Insurance Deposit	37,400.00	37,400.00	0.00
1213-03-000	Utility Deposit - Electric	2,600.00	2,600.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	96,290.56	79,143.16	17,147.40
1300-00-000	TOTAL CURRENT ASSETS	2,639,951.13	2,620,824.53	19,126.60

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	1,466,869.23	1,466,869.23	0.00
1400-06-000	Buildings	388,223.77	388,223.77	0.00
1400-07-000	Machinery & Equipment	6,687.73	6,687.73	0.00
1400-07-001	Automobiles/Vehicles	124,883.93	124,883.93	0.00
1400-08-000	Furniture & Fixtures	3,402.00	3,402.00	0.00
1400-10-000	Site Improvement-Infrastructure	582,079.00	582,079.00	0.00
1400-15-000	Construction In Progress	56,576.45	56,576.45	0.00
1405-01-000	Accum Depreciation-Buildings	-10,083,644.14	-10,080,135.00	-3,509.14
1405-02-000	Accum Depreciation- Misc FF&E	-779,174.65	-774,901.68	-4,272.97
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00	-582,079.00	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,816,175.68	-8,808,393.57	-7,782.11
1430-01-000	Fees & Costs - Architect & Engineering	72,255.82	72,255.82	0.00
1450-01-000	Site Improvement	4,064,767.49	4,064,767.49	0.00
1460-01-000	Dwelling Structures	5,154,722.42	5,154,722.42	0.00
1465-01-000	Dwelling Equipment	26,717.87	26,717.87	0.00
1470-01-000	Non-Dwelling Structures	679,307.53	679,307.53	0.00
1475-01-000	Non-Dwelling Equipment	737,435.65	737,435.65	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	1,919,031.10	1,926,813.21	-7,782.11
1999-00-000	TOTAL ASSETS	4,558,982.23	4,547,637.74	11,344.49
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	25,393.39	17,727.29	7,666.10
2114-00-000	Tenant Security Deposits	17,300.00	17,300.00	0.00
2114-02-000	Security Deposit Clearing Account	1,131.28	1,131.28	0.00
2114-03-000	Security Deposit-Pet	900.00	900.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33	4,821.33	0.00
2138-00-001	Accrued audit fees - LHA	26,296.98	24,964.96	1,332.02
2145-00-000	Due to Federal Master	9,441.54	-948.71	10,390.25
2145-29-000	Due to Polk County Housing Dev.	30,500.00	30,500.00	0.00
2149-12-000	Due to Hampton Hills	57,497.99	57,497.99	0.00
2149-33-000	Due to Magnolia Pointe Sales	95,000.00	95,000.00	0.00
2149-96-000	Due to Central Office Cost Center	13,748.25	13,748.25	0.00
2160-00-000	Dakota Park Subsidy Payable	-467.00	-467.00	0.00
2160-00-100	DAK CARES ACT Subsidy Payable	440.00	440.00	0.00
2162-00-000	Hampton Hills Subsidy Payable	0.01	0.01	0.00
2164-00-200	Twin Lake II Subsidy Payable	107,392.01	102,644.12	4,747.89
2202-00-000	Resident Participation Funds - LHA	-514.01	-514.01	0.00
2240-00-000	Tenant Prepaid Rents	6,119.48	5,188.48	931.00
2255-00-004	State of FL Unclaimed Funds	-175.00	-175.00	0.00
2260-00-000	Accrued Compensated Absences-Curre	2,884.33	2,884.33	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	397,710.58	372,643.32	25,067.26

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	5,356.63	5,356.63	0.00
2307-00-000	FSS Due to Tenant Long Term	51,922.42	50,446.58	1,475.84
2310-00-000	Notes Payable-LT	303,000.00	303,000.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	360,279.05	358,803.21	1,475.84
2499-00-000	TOTAL LIABILITIES	757,989.63	731,446.53	26,543.10
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00	5,668,053.00	0.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	-1,867,060.40	-1,851,861.79	-15,198.61
2809-99-000	TOTAL RETAINED EARNINGS:	3,800,992.60	3,816,191.21	-15,198.61
2899-00-000	TOTAL EQUITY	3,800,992.60	3,816,191.21	-15,198.61
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,558,982.23	4,547,637.74	11,344.49

Dakota Park Partnership (.partdak)

Budget Comparison

Period = Sep 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,690.00	10,522.00	5,168.00	49.12	120,054.00	94,698.00	25,356.00	26.78	126,264.00
3112-02-000	Gain to Lease Sec8	568.00	2,962.00	-2,394.00	-80.82	20,591.00	26,658.00	-6,067.00	-22.76	35,544.00
3119-00-000	Total Rental Income	16,258.00	13,484.00	2,774.00	20.57	140,645.00	121,356.00	19,289.00	15.89	161,808.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,350.00	-1,350.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	1,625.00	-1,625.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	90.00	-90.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	425.00	-425.00	-100.00	575.00
3120-10-000	Application Fees	0.00	0.00	0.00	N/A	320.00	0.00	320.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	1,100.00	-1,100.00	-100.00	1,400.00
3129-00-000	Total Other Tenant Income	0.00	510.00	-510.00	-100.00	320.00	4,590.00	-4,270.00	-93.03	6,120.00
3199-00-000	TOTAL TENANT INCOME	16,258.00	13,994.00	2,264.00	16.18	140,965.00	125,946.00	15,019.00	11.92	167,928.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	10,566.67	10,758.50	-191.83	-1.78	95,100.00	96,826.50	-1,726.50	-1.78	129,102.00
3499-00-000	TOTAL GRANT INCOME	10,566.67	10,758.50	-191.83	-1.78	95,100.00	96,826.50	-1,726.50	-1.78	129,102.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	15.00	-15.00	-100.00	39.58	135.00	-95.42	-70.68	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	360.00	-360.00	-100.00	480.00
3699-00-000	TOTAL OTHER INCOME	0.00	55.00	-55.00	-100.00	39.58	495.00	-455.42	-92.00	660.00
3999-00-000	TOTAL INCOME	26,824.67	24,807.50	2,017.17	8.13	236,104.58	223,267.50	12,837.08	5.75	297,690.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	0.00	3,178.90	3,178.90	100.00	10,314.27	28,610.10	18,295.83	63.95	38,146.80
4110-00-001	401K-401A Admin	0.00	127.16	127.16	100.00	385.25	1,144.44	759.19	66.34	1,525.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	254.31	254.31	100.00	710.74	2,288.79	1,578.05	68.95	3,051.72
4110-00-004	Workers Comp Admin	0.00	127.16	127.16	100.00	263.10	1,144.44	881.34	77.01	1,525.92
4110-00-007	Payroll Prep Fees	0.00	31.79	31.79	100.00	102.29	286.11	183.82	64.25	381.48
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-480.40	0.00	480.40	N/A	0.00
4110-07-000	Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	1,800.00	1,800.00	100.00	2,400.00
4110-99-000	Total Administrative Salaries	0.00	3,919.32	3,919.32	100.00	11,295.25	35,273.88	23,978.63	67.98	47,031.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	32.50	100.00	67.50	67.50	32.50	900.00	867.50	96.39	1,200.00
4130-02-000	Criminal Background / Credit Checks/L	58.85	25.00	-33.85	-135.40	84.29	225.00	140.71	62.54	300.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	553.52	0.00	-553.52	N/A	0.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
4130-99-000	Total Legal Expense	91.35	225.00	133.65	59.40	670.31	2,025.00	1,354.69	66.90	2,700.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	90.00	90.00	100.00	120.00
4171-00-000	Auditing Fees	1,841.56	925.00	-916.56	-99.09	9,190.68	8,325.00	-865.68	-10.40	11,100.00
4173-00-000	Management Fee	1,986.60	1,986.60	0.00	0.00	17,879.40	17,879.40	0.00	0.00	23,839.20
4173-02-000	Asset Management Fee	500.00	500.00	0.00	0.00	4,500.00	4,500.00	0.00	0.00	6,000.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	710.12	0.00	-710.12	N/A	0.00

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4189-00-000	Total Other Admin Expenses	4,328.16	3,446.60	-881.56	-25.58	32,280.20	31,019.40	-1,260.80	-4.06	41,359.20
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	259.07	225.00	-34.07	-15.14	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	237.60	810.00	572.40	70.67	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	716.73	225.00	-491.73	-218.55	300.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
4190-08-000	Postage	0.00	50.00	50.00	100.00	165.49	450.00	284.51	63.22	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	1,333.33	1,117.58	83.82	9,549.13	11,999.97	2,450.84	20.42	15,999.96
4190-10-000	Copiers - Lease & Service	2.97	0.00	-2.97	N/A	9.34	0.00	-9.34	N/A	0.00
4190-13-000	Internet	94.27	100.00	5.73	5.73	754.16	900.00	145.84	16.20	1,200.00
4190-19-000	IT Contract Fees	177.90	177.90	0.00	0.00	1,779.00	1,601.10	-177.90	-11.11	2,134.80
4190-22-000	Other Misc Admin Expenses	217.21	100.00	-117.21	-117.21	3,226.59	900.00	-2,326.59	-258.51	1,200.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	210.00	210.00	100.00	0.00	1,890.00	1,890.00	100.00	2,520.00
4190-23-000	Compliance Fees	444.33	0.00	-444.33	N/A	1,956.33	0.00	-1,956.33	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	842.50	1,350.00	507.50	37.59	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	1,152.43	2,411.23	1,258.80	52.21	19,906.01	21,701.07	1,795.06	8.27	28,934.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,571.94	10,002.15	4,430.21	44.29	64,151.77	90,019.35	25,867.58	28.74	120,025.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	95.70	225.00	129.30	57.47	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	95.70	225.00	129.30	57.47	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	19.16	100.00	80.84	80.84	855.82	900.00	44.18	4.91	1,200.00
4320-00-000	Electricity	243.98	800.00	556.02	69.50	5,737.28	7,200.00	1,462.72	20.32	9,600.00
4340-00-000	Garbage/Trash Removal	1,081.61	1,100.00	18.39	1.67	9,432.81	9,900.00	467.19	4.72	13,200.00
4390-00-000	Sewer	92.60	150.00	57.40	38.27	2,358.00	1,350.00	-1,008.00	-74.67	1,800.00
4399-00-000	TOTAL UTILITY EXPENSES	1,437.35	2,150.00	712.65	33.15	18,383.91	19,350.00	966.09	4.99	25,800.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,198.35	2,911.77	-286.58	-9.84	55,628.59	26,205.93	-29,422.66	-112.27	34,941.24
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-892.16	0.00	892.16	N/A	0.00
4410-06-000	401K-401A Maintenance	132.28	116.47	-15.81	-13.57	2,116.60	1,048.23	-1,068.37	-101.92	1,397.64
4410-07-000	Payroll Taxes Maintenance	250.75	232.94	-17.81	-7.65	4,233.82	2,096.46	-2,137.36	-101.95	2,795.28
4410-08-000	Health/Life Insurance Maint.	426.61	100.00	-326.61	-326.61	5,311.27	900.00	-4,411.27	-490.14	1,200.00
4410-09-000	Workers Comp Maintenance	109.98	116.47	6.49	5.57	1,633.01	1,048.23	-584.78	-55.79	1,397.64
4410-10-000	Payroll Prep Fees Maint.	26.96	29.12	2.16	7.42	575.72	262.08	-313.64	-119.67	349.44
4411-00-000	Maintenance Uniforms	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	142.84	25.00	-117.84	-471.36	999.88	225.00	-774.88	-344.39	300.00
4419-00-000	Total General Maint Expense	4,287.77	3,556.77	-731.00	-20.55	69,606.73	32,010.93	-37,595.80	-117.45	42,681.24
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4420-02-000	Supplies-Appliance Parts	1,141.77	130.00	-1,011.77	-778.28	1,272.84	1,170.00	-102.84	-8.79	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	324.96	150.00	-174.96	-116.64	642.88	1,350.00	707.12	52.38	1,800.00
4420-03-200	Window Treatments	237.18	25.00	-212.18	-848.72	885.25	225.00	-660.25	-293.44	300.00
4420-04-000	Electrical - Supplies/Fixtures	299.70	50.00	-249.70	-499.40	1,304.60	450.00	-854.60	-189.91	600.00
4420-05-000	Supplies-Exterminating	63.30	0.00	-63.30	N/A	63.30	0.00	-63.30	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	25.00	25.00	100.00	467.04	225.00	-242.04	-107.57	300.00
4420-07-000	Repairs - Materials & Supplies	402.10	25.00	-377.10	-1,508.40	1,844.53	225.00	-1,619.53	-719.79	300.00
4420-08-000	Supplies-Plumbing	347.86	150.00	-197.86	-131.91	1,027.55	1,350.00	322.45	23.89	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	-137.54	225.00	362.54	161.13	300.00

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4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4420-11-000	Supplies- HVAC	319.93	250.00	-69.93	-27.97	341.31	2,250.00	1,908.69	84.83	3,000.00
4420-12-000	Supplies- Painting	405.26	40.00	-365.26	-913.15	16.78	360.00	343.22	95.34	480.00
4429-00-000	Total Materials	3,542.06	1,020.00	-2,522.06	-247.26	7,728.54	9,180.00	1,451.46	15.81	12,240.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	562.00	540.00	-22.00	-4.07	720.00
4430-03-000	Contract-Building Repairs - Exterior	839.00	100.00	-739.00	-739.00	1,118.00	900.00	-218.00	-24.22	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
4430-03-300	Repairs - Windows/Glass	1,048.50	50.00	-998.50	-1,997.00	1,199.85	450.00	-749.85	-166.63	600.00
4430-07-000	Contract-Exterminating/Pest Control	210.00	500.00	290.00	58.00	1,517.00	4,500.00	2,983.00	66.29	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	2,000.00	2,700.00	700.00	25.93	4,100.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	452.52	400.00	-52.52	-13.13	4,002.60	3,600.00	-402.60	-11.18	4,800.00
4430-23-000	Contract-Consultants	2,000.00	0.00	-2,000.00	N/A	2,000.00	0.00	-2,000.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	2,000.00	1,000.00	-1,000.00	-100.00	12,000.00	9,000.00	-3,000.00	-33.33	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	3,600.00
4430-24-400	Unit Turn Services	1,650.00	0.00	-1,650.00	N/A	11,400.00	0.00	-11,400.00	N/A	0.00
4430-26-000	Contract-Security Camera System	80.25	0.00	-80.25	N/A	80.25	0.00	-80.25	N/A	0.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4439-00-000	Total Contract Costs	8,280.27	3,760.00	-4,520.27	-120.22	35,879.70	33,840.00	-2,039.70	-6.03	45,620.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,110.10	8,336.77	-7,773.33	-93.24	113,214.97	75,030.93	-38,184.04	-50.89	100,541.24
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	5,939.31	2,905.59	-3,033.72	-104.41	31,437.57	26,150.31	-5,287.26	-20.22	34,867.08
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	2,562.13	2,362.50	-199.63	-8.45	3,150.00
4525-00-000	Real Estate Taxes	966.76	917.83	-48.93	-5.33	8,700.84	8,260.47	-440.37	-5.33	11,013.96
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	765.00	765.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	6,906.07	4,170.92	-2,735.15	-65.58	42,700.54	37,538.28	-5,162.26	-13.75	50,051.04
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	967.00	1,594.00	627.00	39.34	6,511.00	14,346.00	7,835.00	54.61	19,128.00
4715-03-000	FSS Escrow Payments	625.00	0.00	-625.00	N/A	5,000.00	0.00	-5,000.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,592.00	1,594.00	2.00	0.13	11,511.00	14,346.00	2,835.00	19.76	19,128.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	19,023.66	19,023.66	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	19,023.66	-51,176.34	-70,200.00	-137.17	-68,235.12
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	3,204.22	300.00	-2,904.22	-968.07	3,204.22	2,700.00	-504.22	-18.67	3,600.00
5600-02-000	Stoves/Ranges	0.00	200.00	200.00	100.00	664.05	1,800.00	1,135.95	63.11	2,400.00
5600-03-000	Roofs	0.00	1,000.00	1,000.00	100.00	0.00	9,000.00	9,000.00	100.00	12,000.00
5600-04-000	Hot Water Heaters	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	3,600.00
5600-05-000	Parking Lots/Paving	0.00	600.00	600.00	100.00	0.00	5,400.00	5,400.00	100.00	7,200.00
5600-06-000	Cabinet/Counter Tops	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	2,000.00	2,000.00	100.00	3,500.00	18,000.00	14,500.00	80.56	24,000.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5600-13-000	Community Room	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
5600-14-000	Doors, Windows, Exterior	87.14	100.00	12.86	12.86	87.14	900.00	812.86	90.32	1,200.00
5600-15-000	Play Ground Equipment	0.00	1,500.00	1,500.00	100.00	0.00	13,500.00	13,500.00	100.00	18,000.00

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5600-16-000	Interior Replacements	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
5600-17-000	Ceiling Fans	289.41	100.00	-189.41	-189.41	289.41	900.00	610.59	67.84	1,200.00
5600-18-000	Other Capital Replacement	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	3,580.77	7,800.00	4,219.23	54.09	7,744.82	70,200.00	62,455.18	88.97	93,600.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-7,800.00	-7,800.00	-100.00	0.00	-70,200.00	-70,200.00	-100.00	-93,600.00
8000-00-000	TOTAL EXPENSES	37,311.97	36,192.58	-1,119.39	-3.09	276,826.37	325,733.22	48,906.85	15.01	434,810.96
9000-00-000	NET INCOME	-10,487.30	-11,385.08	897.78	7.89	-40,721.79	-102,465.72	61,743.93	60.26	-137,120.96
	NET INCOME BEFORE DEPRECIATION	-8,373.56				-21698.13				

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	8,198.78	2,129.71	6,069.07
1111-15-000	Cash-Payroll	-6,227.56	-6,082.63	-144.93
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	2,571.22	-3,352.92	5,924.14
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	14,489.00	14,489.00	0.00
1112-02-000	Cash Restricted - FSS Escrow	7,088.00	6,463.00	625.00
1112-04-000	Cash Restricted-Reserve for Replac	9,103.75	8,437.08	666.67
1112-99-000	Total Restricted Cash	30,680.75	29,389.08	1,291.67
1119-00-000	TOTAL CASH	33,251.97	26,036.16	7,215.81
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	11,480.91	8,913.91	2,567.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-8,166.91	-8,166.91	0.00
1122-99-000	TOTAL: AR	3,314.00	747.00	2,567.00
1129-17-000	Due from Renaissance FAM Non ACC	5,424.10	5,424.10	0.00
1129-20-000	Due from LPHC	75,251.87	75,251.87	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	83,989.97	81,422.97	2,567.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-01-000	Prepaid Insurance	1,301.96	1,301.96	0.00
1211-02-000	Prepaid Software Licenses	2,248.28	-125.07	2,373.35
1213-00-000	Utility Deposit	7,060.00	7,060.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	11,110.24	8,736.89	2,373.35
1300-00-000	TOTAL CURRENT ASSETS	128,352.18	116,196.02	12,156.16
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	34,672.00	34,672.00	0.00
1400-06-000	Buildings	892,048.00	892,048.00	0.00
1400-06-200	Building Improvements	14,150.00	14,150.00	0.00
1400-08-000	Furniture & Fixtures	7,295.43	7,295.43	0.00
1405-01-000	Accum Depreciation-Buildings	-296,346.21	-294,319.32	-2,026.89
1405-02-000	Accum Depreciation- Misc FF&E	-8,598.15	-8,511.30	-86.85
1410-00-000	Intangible Assets			
1410-02-000	Compliance Fees	1,640.00	1,640.00	0.00
1410-03-000	Monitoring Fees	41,744.00	41,744.00	0.00
1411-01-000	AA Compliance Fees	-1,640.00	-1,640.00	0.00
1411-02-000	AA Monitoring Fees	-41,744.00	-41,744.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	643,221.07	645,334.81	-2,113.74
1499-00-000	TOTAL NONCURRENT ASSETS	643,221.07	645,334.81	-2,113.74
1999-00-000	TOTAL ASSETS	771,573.25	761,530.83	10,042.42
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	11,600.79	1,005.70	10,595.09
2114-00-000	Tenant Security Deposits	14,489.00	14,489.00	0.00
2119-92-000	Accrued Property Taxes	9,105.07	8,138.31	966.76
2119-94-000	Accrued Interest - HOPE VI	759,848.07	759,848.07	0.00
2131-00-000	Accrued Interest Payable	18,861.00	18,861.00	0.00
2134-00-000	Accrued Interest - Future Advance	16,608.00	16,608.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27	1,772.27	0.00
2138-00-000	Accrued Audit Fees	-16,835.41	-17,758.33	922.92
2138-00-001	Accrued audit fees - LHA	37.44	-881.20	918.64
2145-00-000	Due to Federal Master	20,141.24	14,201.93	5,939.31
2145-05-000	Due to (17) Renaissance Family Non-A	36,481.70	36,481.70	0.00
2146-00-000	Due to LPHC General	15,500.00	15,500.00	0.00
2240-00-000	Tenant Prepaid Rents	2,378.24	1,816.24	562.00
2250-00-000	Contract Retentions	19,974.37	19,974.37	0.00
2260-00-000	Accrued Compensated Absences-Curre	251.11	251.11	0.00
2298-00-002	Note Payable PCHD	239,503.97	239,503.97	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	1,149,716.86	1,129,812.14	19,904.72
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	466.36	466.36	0.00
2307-00-000	FSS Due to Tenant Long Term	7,088.00	6,463.00	625.00
2310-01-000	Due to Affiliates	149,859.50	149,859.50	0.00
2310-02-000	Due to Partner	19,033.64	19,033.64	0.00
2310-03-000	Due to GP	84,778.00	84,778.00	0.00
2310-04-000	Due to LP	21,142.00	21,142.00	0.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00	714,591.00	0.00
2310-30-000	Permanent Loan - LHA	101,380.00	101,380.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,098,338.50	1,097,713.50	625.00
2499-00-000	TOTAL LIABILITIES	2,248,055.36	2,227,525.64	20,529.72
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	-1,219,110.00	-1,219,110.00	0.00
2802-02-000	Capital - GP2	240,496.13	240,496.13	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-978,613.87	-978,613.87	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-497,868.24	-487,380.94	-10,487.30
2809-99-000	TOTAL RETAINED EARNINGS:	-497,868.24	-487,380.94	-10,487.30
2899-00-000	TOTAL EQUITY	-1,476,482.11	-1,465,994.81	-10,487.30
2999-00-000	TOTAL LIABILITIES AND EQUITY	771,573.25	761,530.83	10,042.42

Renaissance Partnership (.partren)
Budget Comparison

Period = Sep 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	70,342.00	67,448.00	2,894.00	4.29	600,303.00	607,032.00	-6,729.00	-1.11	809,376.00
3112-02-000	Gain to Lease Sec8	23,459.00	21,566.00	1,893.00	8.78	222,564.00	194,094.00	28,470.00	14.67	258,792.00
3119-00-000	Total Rental Income	93,801.00	89,014.00	4,787.00	5.38	822,867.00	801,126.00	21,741.00	2.71	1,068,168.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	420.07	0.00	420.07	N/A	3,278.38	0.00	3,278.38	N/A	0.00
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	428.00	1,350.00	-922.00	-68.30	1,800.00
3120-04-000	Late and Admin Charges	50.00	150.00	-100.00	-66.67	330.00	1,350.00	-1,020.00	-75.56	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,350.00	-1,350.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	30.00	225.00	-195.00	-86.67	300.00
3120-09-000	Misc.Tenant Income	25.00	15.00	10.00	66.67	241.00	135.00	106.00	78.52	180.00
3120-10-000	Application Fees	150.00	60.00	90.00	150.00	855.00	540.00	315.00	58.33	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	600.00	900.00	-300.00	-33.33	1,200.00
3129-00-000	Total Other Tenant Income	645.07	650.00	-4.93	-0.76	5,762.38	5,850.00	-87.62	-1.50	7,800.00
3199-00-000	TOTAL TENANT INCOME	94,446.07	89,664.00	4,782.07	5.33	828,629.38	806,976.00	21,653.38	2.68	1,075,968.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	37,039.89	0.00	37,039.89	N/A	333,360.00	0.00	333,360.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	37,039.89	0.00	37,039.89	N/A	333,360.00	0.00	333,360.00	N/A	0.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	90.00	-90.00	-100.00	0.00	810.00	-810.00	-100.00	1,080.00
3610-01-000	Interest Income - Unrestricted	3,623.17	10.00	3,613.17	36,131.70	32,382.20	90.00	32,292.20	35,880.22	120.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	15,652.53	0.00	15,652.53	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	3,623.17	100.00	3,523.17	3,523.17	48,034.73	900.00	47,134.73	5,237.19	1,200.00
3999-00-000	TOTAL INCOME	135,109.13	89,764.00	45,345.13	50.52	1,210,024.11	807,876.00	402,148.11	49.78	1,077,168.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	3,344.73	10,727.53	7,382.80	68.82	66,519.38	96,547.77	30,028.39	31.10	128,730.36
4110-00-001	401K-401A Admin	128.19	137.25	9.06	6.60	2,287.12	1,509.77	-777.35	-51.49	1,990.15
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	251.18	274.51	23.33	8.50	4,537.86	3,019.59	-1,518.27	-50.28	3,980.37
4110-00-004	Workers Comp Admin	115.03	137.25	22.22	16.19	1,638.21	1,509.77	-128.44	-8.51	1,990.15
4110-00-006	Legal Shield - Administrative	0.00	35.00	35.00	100.00	794.85	315.00	-479.85	-152.33	420.00
4110-00-007	Payroll Prep Fees	30.00	34.31	4.31	12.56	575.90	377.43	-198.47	-52.58	497.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-6,573.70	0.00	6,573.70	N/A	0.00
4110-07-000	Health/Life Insurance	885.34	890.08	4.74	0.53	16,159.55	8,010.72	-8,148.83	-101.72	10,680.96
4110-99-000	Total Administrative Salaries	4,754.47	12,235.93	7,481.46	61.14	85,939.17	111,290.05	25,350.88	22.78	148,289.51
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	1,110.00	1,110.00	100.00	4,625.70	9,990.00	5,364.30	53.70	13,320.00
4130-02-000	Criminal Background / Credit Checks/L	161.55	75.00	-86.55	-115.40	546.00	675.00	129.00	19.11	900.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	42.50	0.00	-42.50	N/A	0.00
4130-04-000	General Legal Expense	2,560.00	20.00	-2,540.00	-12,700.00	3,795.00	180.00	-3,615.00	-2,008.33	240.00
4130-99-000	Total Legal Expense	2,721.55	1,205.00	-1,516.55	-125.85	9,009.20	10,845.00	1,835.80	16.93	14,460.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	197.50	150.00	-47.50	-31.67	451.75	1,350.00	898.25	66.54	1,800.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	28.14	0.00	-28.14	N/A	0.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Sep 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4170-00-000	Accounting/Bookkeeping Fees	1,470.00	540.00	-930.00	-172.22	13,230.00	4,860.00	-8,370.00	-172.22	6,480.00
4171-00-000	Auditing Fees	3,403.24	775.00	-2,628.24	-339.13	23,245.80	6,975.00	-16,270.80	-233.27	9,300.00
4173-00-000	Management Fee	11,297.72	4,706.66	-6,591.06	-140.04	101,679.48	42,359.94	-59,319.54	-140.04	56,479.92
4173-02-000	Asset Management Fee	1,080.00	0.00	-1,080.00	N/A	9,720.00	0.00	-9,720.00	N/A	0.00
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	0.00	3,600.00	3,600.00	100.00	4,800.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	6,959.13	0.00	-6,959.13	N/A	0.00
4189-00-000	Total Other Admin Expenses	17,448.46	6,571.66	-10,876.80	-165.51	155,314.30	59,144.94	-96,169.36	-162.60	78,859.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	259.07	225.00	-34.07	-15.14	300.00
4190-02-000	Printing/Publications & Subscriptions	99.83	70.00	-29.83	-42.61	1,131.38	630.00	-501.38	-79.58	840.00
4190-03-000	Advertising Publications	0.00	200.00	200.00	100.00	0.00	1,800.00	1,800.00	100.00	2,400.00
4190-04-000	Stationery & Office Supplies	53.52	50.00	-3.52	-7.04	4,159.29	450.00	-3,709.29	-824.29	600.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	1,611.07	2,700.00	1,088.93	40.33	3,600.00
4190-07-000	Telephone	1,340.44	300.00	-1,040.44	-346.81	11,282.30	2,700.00	-8,582.30	-317.86	3,600.00
4190-08-000	Postage	0.00	60.00	60.00	100.00	1,317.05	540.00	-777.05	-143.90	720.00
4190-09-000	Computer Software License Fees/Exp	1,051.81	650.00	-401.81	-61.82	24,721.05	5,850.00	-18,871.05	-322.58	7,800.00
4190-10-000	Copiers - Lease & Service	334.53	130.00	-204.53	-157.33	3,684.88	1,170.00	-2,514.88	-214.95	1,560.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	366.48	0.00	-366.48	N/A	0.00
4190-13-000	Internet	649.75	260.00	-389.75	-149.90	6,668.10	2,340.00	-4,328.10	-184.96	3,120.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	167.36	0.00	-167.36	N/A	0.00
4190-19-000	IT Contract Fees	150.72	750.00	599.28	79.90	7,323.52	6,750.00	-573.52	-8.50	9,000.00
4190-22-000	Other Misc Admin Expenses	217.21	200.00	-17.21	-8.60	8,287.73	1,800.00	-6,487.73	-360.43	2,400.00
4190-22-001	Finance Manager Share Salary	0.00	0.00	0.00	N/A	21.40	0.00	-21.40	N/A	0.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	0.00	3,600.00	3,600.00	100.00	4,800.00
4190-23-000	Compliance Fees	863.40	0.00	-863.40	N/A	7,770.60	0.00	-7,770.60	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	2,011.20	900.00	-1,111.20	-123.47	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	4,761.21	3,495.00	-1,266.21	-36.23	80,761.08	31,455.00	-49,306.08	-156.75	41,940.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,685.69	23,507.59	-6,178.10	-26.28	331,045.15	212,734.99	-118,310.16	-55.61	283,549.43
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,725.66	1,600.00	-125.66	-7.85	13,215.68	14,400.00	1,184.32	8.22	19,200.00
4320-00-000	Electricity	558.09	4,200.00	3,641.91	86.71	31,911.90	37,800.00	5,888.10	15.58	50,400.00
4340-00-000	Garbage/Trash Removal	39.79	1,600.00	1,560.21	97.51	14,695.86	14,400.00	-295.86	-2.05	19,200.00
4390-00-000	Sewer	3,684.31	3,300.00	-384.31	-11.65	34,072.78	29,700.00	-4,372.78	-14.72	39,600.00
4399-00-000	TOTAL UTILITY EXPENSES	6,007.85	10,700.00	4,692.15	43.85	93,896.22	96,300.00	2,403.78	2.50	128,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	20,017.53	17,228.00	-2,789.53	-16.19	261,452.17	155,052.00	-106,400.17	-68.62	206,736.00
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-12,208.29	0.00	12,208.29	N/A	0.00
4410-06-000	401K-401A Maintenance	763.71	689.12	-74.59	-10.82	7,796.16	6,202.08	-1,594.08	-25.70	8,269.44
4410-07-000	Payroll Taxes Maintenance	1,515.17	279.05	-1,236.12	-442.97	19,062.90	2,930.01	-16,132.89	-550.61	3,906.68
4410-08-000	Health/Life Insurance Maint.	4,070.53	2,876.56	-1,193.97	-41.51	48,761.45	25,889.04	-22,872.41	-88.35	34,518.72
4410-09-000	Workers Comp Maintenance	688.41	139.52	-548.89	-393.41	6,964.10	1,464.99	-5,499.11	-375.37	1,953.32
4410-10-000	Payroll Prep Fees Maint.	184.33	34.88	-149.45	-428.47	2,342.99	366.24	-1,976.75	-539.74	488.32
4410-11-000	Legal Shield - Maint	0.00	40.00	40.00	100.00	1,467.35	360.00	-1,107.35	-307.60	480.00
4411-00-000	Maintenance Uniforms	144.24	70.00	-74.24	-106.06	2,387.03	870.00	-1,517.03	-174.37	1,160.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	903.95	400.00	-503.95	-125.99	6,643.20	3,300.00	-3,343.20	-101.31	4,400.00
4419-00-000	Total General Maint Expense	28,287.87	21,757.13	-6,530.74	-30.02	344,669.06	196,434.36	-148,234.70	-75.46	261,912.48
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	862.00	650.00	-212.00	-32.62	4,032.10	5,850.00	1,817.90	31.08	7,800.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Sep 2024
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-02-000	Supplies-Appliance Parts	210.59	250.00	39.41	15.76	8,880.30	2,250.00	-6,630.30	-294.68	3,000.00
4420-03-000	Supplies-Painting/Decorating	45.71	125.00	79.29	63.43	45.71	1,125.00	1,079.29	95.94	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	370.54	100.00	-270.54	-270.54	3,385.55	900.00	-2,485.55	-276.17	1,200.00
4420-03-200	Window Treatments	343.32	130.00	-213.32	-164.09	1,645.43	1,170.00	-475.43	-40.64	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	713.29	200.00	-513.29	-256.64	6,955.70	1,800.00	-5,155.70	-286.43	2,400.00
4420-05-000	Supplies-Exterminating	22.37	0.00	-22.37	N/A	210.58	0.00	-210.58	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	299.00	150.00	-149.00	-99.33	2,563.69	1,350.00	-1,213.69	-89.90	1,800.00
4420-07-000	Repairs - Materials & Supplies	735.29	100.00	-635.29	-635.29	2,855.02	900.00	-1,955.02	-217.22	1,200.00
4420-08-000	Supplies-Plumbing	193.56	270.00	76.44	28.31	6,934.16	2,430.00	-4,504.16	-185.36	3,240.00
4420-09-000	Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	418.79	1,350.00	931.21	68.98	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	1,608.97	2,700.00	1,091.03	40.41	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	588.87	400.00	-188.87	-47.22	1,076.94	3,600.00	2,523.06	70.08	4,800.00
4420-10-100	Countertops/Cabinets	2,405.00	0.00	-2,405.00	N/A	3,230.00	0.00	-3,230.00	N/A	0.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	138.76	0.00	-138.76	N/A	0.00
4420-11-000	Supplies- HVAC	603.97	300.00	-303.97	-101.32	3,378.38	2,700.00	-678.38	-25.13	3,600.00
4420-12-000	Supplies- Painting	439.84	200.00	-239.84	-119.92	2,976.88	1,800.00	-1,176.88	-65.38	2,400.00
4429-00-000	Total Materials	7,833.35	3,325.00	-4,508.35	-135.59	50,336.96	29,925.00	-20,411.96	-68.21	39,900.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	3,502.42	1,440.00	-2,062.42	-143.22	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	162.00	2,700.00	2,538.00	94.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	722.00	25.00	-697.00	-2,788.00	3,084.50	225.00	-2,859.50	-1,270.89	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	675.00	675.00	100.00	900.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	117.63	0.00	-117.63	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	595.00	500.00	-95.00	-19.00	7,504.00	4,500.00	-3,004.00	-66.76	6,000.00
4430-09-000	Contract-Other	0.00	0.00	0.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	350.00	0.00	-350.00	N/A	0.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	870.00	870.00	100.00	1,150.00	7,830.00	6,680.00	85.31	10,440.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	2,163.50	0.00	-2,163.50	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	1,359.87	499.99	-859.88	-171.98	15,017.10	4,499.91	-10,517.19	-233.72	5,999.88
4430-23-000	Contract-Consultants	4,250.00	0.00	-4,250.00	N/A	4,250.00	0.00	-4,250.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	0.00	2,585.00	2,585.00	100.00	32,000.00	23,265.00	-8,735.00	-37.55	31,020.00
4430-24-200	Grounds-Tree Cutting	0.00	0.00	0.00	N/A	11,000.00	0.00	-11,000.00	N/A	0.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	1,950.00	6,656.22	4,706.22	70.70	8,874.96
4430-24-400	Unit Turn Services	7,140.00	0.00	-7,140.00	N/A	26,738.00	0.00	-26,738.00	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4430-27-000	Contract - Lease	2,221.38	380.00	-1,841.38	-484.57	10,074.31	3,420.00	-6,654.31	-194.57	4,560.00
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	3,600.00	3,600.00	100.00	4,800.00
4439-00-000	Total Contract Costs	16,288.25	6,734.57	-9,553.68	-141.86	120,863.46	60,611.13	-60,252.33	-99.41	80,814.84
4499-00-000	TOTAL MAINTENANCE EXPENSES	52,409.47	31,816.70	-20,592.77	-64.72	515,869.48	286,970.49	-228,898.99	-79.76	382,627.32
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	20,511.14	7,361.42	-13,149.72	-178.63	159,939.88	66,252.78	-93,687.10	-141.41	88,337.04
4510-01-000	General Liability Insurance - Auto	0.00	2,605.32	2,605.32	100.00	3,202.20	23,447.88	20,245.68	86.34	31,263.84
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	20,511.14	10,216.74	-10,294.40	-100.76	163,142.08	91,950.66	-71,191.42	-77.42	122,600.88
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	0.00	0.00	0.00	N/A	862.00	0.00	-862.00	N/A	0.00
4715-01-002	Tenant Utility Payments - PH	1,856.00	1,900.00	44.00	2.32	20,425.00	17,100.00	-3,325.00	-19.44	22,800.00
4715-03-000	FSS Escrow Payments	3,292.01	800.00	-2,492.01	-311.50	33,793.97	7,200.00	-26,593.97	-369.36	9,600.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,148.01	2,700.00	-2,448.01	-90.67	55,080.97	24,300.00	-30,780.97	-126.67	32,400.00
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	3,000.00	0.00	-3,000.00	N/A	3,000.00	0.00	-3,000.00	N/A	0.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Sep 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4856-00-000	TD Bank Loan	20,639.37	20,639.37	0.00	0.00	185,394.76	184,404.33	-990.43	-0.54	246,322.44
4857-00-000	Debt Service Contra Account	-16,314.22	15,780.79	32,095.01	203.38	-146,167.28	142,027.11	288,194.39	202.92	189,369.48
4899-00-000	TOTAL FINANCING EXPENSES	7,325.15	36,420.16	29,095.01	79.89	42,227.48	326,431.44	284,203.96	87.06	435,691.92
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	57,653.22	0.00	0.00	518,878.98	518,878.98	0.00	0.00	691,838.64
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	2,231.91	2,231.91	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	43,881.21	-14,020.00	-31.95	521,110.89	394,930.89	-126,180.00	-31.95	526,574.52
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	1,313.96	900.00	-413.96	-46.00	3,862.77	8,100.00	4,237.23	52.31	10,800.00
5600-02-000	Stoves/Ranges	3,295.87	600.00	-2,695.87	-449.31	6,158.22	5,400.00	-758.22	-14.04	7,200.00
5600-03-000	Roofs	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	250.00	250.00	100.00	1,113.02	2,250.00	1,136.98	50.53	3,000.00
5600-05-000	Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5600-06-000	Cabinet/Counter Tops	0.00	400.00	400.00	100.00	3,355.00	3,600.00	245.00	6.81	4,800.00
5600-07-000	Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	13,500.00	13,500.00	100.00	18,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	4,000.00	4,000.00	100.00	52,802.87	36,000.00	-16,802.87	-46.67	48,000.00
5600-12-000	Carpet & Flooring Replacement	2,664.30	0.00	-2,664.30	N/A	16,727.28	0.00	-16,727.28	N/A	0.00
5600-13-000	Community Room	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	3,000.00
5600-14-000	Doors, Windows, Exterior	0.00	0.00	0.00	N/A	3,818.22	0.00	-3,818.22	N/A	0.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	22,500.00	22,500.00	100.00	30,000.00
5600-16-000	Interior Replacements	0.00	0.00	0.00	N/A	1,412.00	0.00	-1,412.00	N/A	0.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	1,080.00	1,080.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	0.00	2,500.00	2,500.00	100.00	27,487.84	22,500.00	-4,987.84	-22.17	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	7,274.13	14,020.00	6,745.87	48.12	116,737.22	126,180.00	9,442.78	7.48	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-126,180.00	-126,180.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	186,262.65	187,432.40	1,169.75	0.62	1,839,109.49	1,687,328.47	-151,781.02	-9.00	2,250,124.07
9000-00-000	NET INCOME	-51,153.52	-97,668.40	46,514.88	47.63	-629,085.38	-879,452.47	250,367.09	28.47	-1,172,956.07
	NET INCOME BEFORE DEPRECIATION	6,747.69				(107,974.49)				

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	2,792.79	104.41	2,688.38
1111-15-000	Cash-Payroll	22,797.35	10,791.50	12,005.85
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	26,590.14	11,895.91	14,694.23
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	61,520.99	60,920.99	600.00
1112-02-000	Cash Restricted - FSS Escrow	82,876.93	79,459.10	3,417.83
1112-04-000	Cash Restricted-Reserve for Replac	16,969.68	13,713.79	3,255.89
1112-06-000	Cash Restricted - Reserve/Escrow	1,760,396.74	1,756,999.86	3,396.88
1112-07-000	Restricted Cash - Partnership Devm	1,179.16	1,179.16	0.00
1112-08-000	Restricted Cash - OA Reserve	79,675.71	79,547.21	128.50
1112-09-000	Restricted Cash - AA Reserve	48,903.22	48,834.65	68.57
1112-99-000	Total Restricted Cash	2,051,522.43	2,040,654.76	10,867.67
1119-00-000	TOTAL CASH	2,078,112.57	2,052,550.67	25,561.90
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	56,547.98	55,433.00	1,114.98
1122-01-000	Allowance for Doubtful Accounts-Tenar	-28,628.73	-28,628.73	0.00
1122-99-000	TOTAL: AR	27,919.25	26,804.27	1,114.98
1129-00-000	A/R-Other	1,927.36	1,927.36	0.00
1129-16-000	Due from Dakota Park Non-ACC	36,481.70	36,481.70	0.00
1129-96-000	Due from Central Office Cost Center	65,458.31	65,458.31	0.00
1129-99-000	TOTAL: DUE FROM	101,940.01	101,940.01	0.00
1138-14-000	Renaissance Family-Operating Subsidy	1.00	1.00	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	131,787.62	130,672.64	1,114.98
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-01-000	Prepaid Insurance	3,421.89	3,421.89	0.00
1211-02-000	Prepaid Software Licenses	11,569.98	-0.08	11,570.06
1213-03-000	Utility Deposit - Electric	20,500.00	20,500.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	36,491.87	24,921.81	11,570.06
1300-00-000	TOTAL CURRENT ASSETS	2,246,392.06	2,208,145.12	38,246.94
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	21,105,584.03	21,105,584.03	0.00
1400-06-200	Building Improvements	438,566.64	438,566.64	0.00
1400-07-000	Machinery & Equipment	150,483.39	150,483.39	0.00
1400-07-001	Automobiles/Vehicles	9,799.80	9,799.80	0.00
1400-08-000	Furniture & Fixtures	596,258.81	596,258.81	0.00
1400-10-000	Site Improvement-Infrastructure	2,382,356.15	2,382,356.15	0.00
1405-01-000	Accum Depreciation-Buildings	-11,022,159.89	-10,975,113.72	-47,046.17
1405-02-000	Accum Depreciation- Misc FF&E	-761,992.17	-761,311.60	-680.57
1405-03-000	Accum Depreciation-Infrastructure	-2,500,925.64	-2,490,999.16	-9,926.48
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	91,968.00	91,968.00	0.00
1410-01-001	Amortization Loan Cost	-3,159.00	-3,159.00	0.00

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1410-02-000	Compliance Fees	100.00	100.00	0.00
1410-03-000	Monitoring Fees	131,658.00	131,658.00	0.00
1411-01-000	AA Compliance Fees	-75.60	-75.32	-0.28
1411-02-000	AA Monitoring Fees	-131,658.00	-131,658.00	0.00
1411-03-000	AA Loan Costs	-23,841.95	-23,594.24	-247.71
1420-00-000	TOTAL FIXED ASSETS (NET)	10,469,280.57	10,527,181.78	-57,901.21
1465-01-000	Dwelling Equipment	4,463.00	4,463.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,473,743.57	10,531,644.78	-57,901.21
1999-00-000	TOTAL ASSETS	12,720,135.63	12,739,789.90	-19,654.27
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	-16,190.84	-24,859.40	8,668.56
2114-00-000	Tenant Security Deposits	55,165.39	54,565.39	600.00
2114-02-000	Security Deposit Clearing Account	1,800.00	1,800.00	0.00
2114-03-000	Security Deposit-Pet	6,505.60	6,505.60	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17	10,976.17	0.00
2138-00-000	Accrued Audit Fees	-20,043.74	-20,966.66	922.92
2138-00-001	Accrued audit fees - LHA	-231.40	-2,711.72	2,480.32
2145-00-000	Due to Federal Master	80,846.02	60,747.18	20,098.84
2145-01-000	Due to (13) Dakota Park Public Housing	2,672.05	2,672.05	0.00
2145-04-000	Due to (16) Dakota Park Non-ACC	2,752.05	2,752.05	0.00
2146-00-000	Due to LPHC General	10,000.00	10,000.00	0.00
2149-27-000	Due to West Lake Mgmt.	40,998.00	40,998.00	0.00
2149-96-000	Due to Central Office Cost Center	355.13	355.13	0.00
2150-00-000	HAP Overpayments	900.00	900.00	0.00
2240-00-000	Tenant Prepaid Rents	7,381.42	7,815.44	-434.02
2250-00-000	Contract Retentions	38,732.51	38,732.51	0.00
2255-00-004	State of FL Unclaimed Funds	-971.00	-971.00	0.00
2260-00-000	Accrued Compensated Absences-Curren	14,959.13	14,959.13	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	236,606.49	204,269.87	32,336.62
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	27,741.24	27,741.24	0.00
2307-00-000	FSS Due to Tenant Long Term	82,876.93	79,459.10	3,417.83
2310-00-000	Notes Payable-LT	381,200.32	381,200.32	0.00
2310-40-000	Note Payable	1,882,205.71	1,882,205.71	0.00
2310-40-001	Short Term - Note Payable	13,117.33	17,372.53	-4,255.20
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,387,141.53	2,387,978.90	-837.37
2499-00-000	TOTAL LIABILITIES	2,623,748.02	2,592,248.77	31,499.25
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	6,924,129.41	6,924,129.41	0.00
2802-02-000	Capital - GP2	7,123,264.00	7,123,264.00	0.00

Renaissance Partnership (.partren)

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2803-00-000	GP Equity	1,308,453.00	1,308,453.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	15,355,846.41	15,355,846.41	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,259,458.80	-5,208,305.28	-51,153.52
2809-99-000	TOTAL RETAINED EARNINGS:	-5,259,458.80	-5,208,305.28	-51,153.52
2899-00-000	TOTAL EQUITY	10,096,387.61	10,147,541.13	-51,153.52
2999-00-000	TOTAL LIABILITIES AND EQUITY	12,720,135.63	12,739,789.90	-19,654.27

Colton Meadow, LLLP (56)
Budget Comparison

Period = Sep 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	44,512.50	47,030.00	-2,517.50	-5.35	395,488.00	423,270.00	-27,782.00	-6.56	564,360.00
3112-02-000	Gain to Lease Sec8	27,759.50	20,208.00	7,551.50	37.37	220,212.45	181,872.00	38,340.45	21.08	242,496.00
3119-00-000	Total Rental Income	72,272.00	67,238.00	5,034.00	7.49	615,700.45	605,142.00	10,558.45	1.74	806,856.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,350.00	-1,350.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	90.00	150.00	-60.00	-40.00	-62.99	1,350.00	-1,412.99	-104.67	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,350.00	-1,350.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	225.00	-225.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	15.00	-15.00	-100.00	0.00	135.00	-135.00	-100.00	180.00
3120-10-000	Application Fees	30.00	60.00	-30.00	-50.00	360.00	540.00	-180.00	-33.33	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	900.00	-900.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	120.00	650.00	-530.00	-81.54	297.01	5,850.00	-5,552.99	-94.92	7,800.00
3199-00-000	TOTAL TENANT INCOME	72,392.00	67,888.00	4,504.00	6.63	615,997.46	610,992.00	5,005.46	0.82	814,656.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	90.00	-90.00	-100.00	8,018.79	810.00	7,208.79	889.97	1,080.00
3610-01-000	Interest Income - Unrestricted	0.00	10.00	-10.00	-100.00	211.44	90.00	121.44	134.93	120.00
3699-00-000	TOTAL OTHER INCOME	0.00	100.00	-100.00	-100.00	8,230.23	900.00	7,330.23	814.47	1,200.00
3999-00-000	TOTAL INCOME	72,392.00	67,988.00	4,404.00	6.48	624,227.69	611,892.00	12,335.69	2.02	815,856.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,306.46	3,431.37	-875.09	-25.50	48,825.35	37,745.05	-11,080.30	-29.36	49,754.84
4110-00-001	401K-401A Admin	148.08	137.25	-10.83	-7.89	1,483.79	1,509.77	25.98	1.72	1,990.15
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	328.38	274.51	-53.87	-19.62	3,640.47	3,019.59	-620.88	-20.56	3,980.37
4110-00-004	Workers Comp Admin	148.10	137.25	-10.85	-7.91	1,321.91	1,509.77	187.86	12.44	1,990.15
4110-00-006	Legal Shield - Administrative	0.00	35.00	35.00	100.00	221.40	315.00	93.60	29.71	420.00
4110-00-007	Payroll Prep Fees	38.59	34.31	-4.28	-12.47	436.98	377.43	-59.55	-15.78	497.52
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,781.58	0.00	1,781.58	N/A	0.00
4110-07-000	Health/Life Insurance	1,349.46	838.46	-511.00	-60.95	12,145.14	7,546.14	-4,599.00	-60.95	10,061.52
4110-99-000	Total Administrative Salaries	6,319.07	4,888.15	-1,430.92	-29.27	66,293.46	52,022.75	-14,270.71	-27.43	68,694.55
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	1,110.00	1,110.00	100.00	2,452.40	9,990.00	7,537.60	75.45	13,320.00
4130-02-000	Criminal Background / Credit Checks/L	107.70	75.00	-32.70	-43.60	385.90	675.00	289.10	42.83	900.00
4130-04-000	General Legal Expense	0.00	20.00	20.00	100.00	1,235.00	180.00	-1,055.00	-586.11	240.00
4130-99-000	Total Legal Expense	107.70	1,205.00	1,097.30	91.06	4,073.30	10,845.00	6,771.70	62.44	14,460.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	150.00	150.00	100.00	1,680.27	1,350.00	-330.27	-24.46	1,800.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	7.59	0.00	-7.59	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	4,860.00	4,860.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	775.00	-147.92	-19.09	4,433.34	6,975.00	2,541.66	36.44	9,300.00
4173-00-000	Management Fee	5,017.25	4,706.66	-310.59	-6.60	41,869.81	42,359.94	490.13	1.16	56,479.92
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	3,600.00	600.00	16.67	4,800.00
4189-00-000	Total Other Admin Expenses	6,480.17	6,571.66	91.49	1.39	55,851.01	59,144.94	3,293.93	5.57	78,859.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	602.17	225.00	-377.17	-167.63	300.00

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4190-02-000	Printing/Publications & Subscriptions	45.26	70.00	24.74	35.34	857.62	630.00	-227.62	-36.13	840.00
4190-03-000	Advertising Publications	275.00	200.00	-75.00	-37.50	2,475.00	1,800.00	-675.00	-37.50	2,400.00
4190-04-000	Stationery & Office Supplies	0.00	50.00	50.00	100.00	1,152.22	450.00	-702.22	-156.05	600.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	410.07	2,700.00	2,289.93	84.81	3,600.00
4190-07-000	Telephone	100.98	300.00	199.02	66.34	1,306.41	2,700.00	1,393.59	51.61	3,600.00
4190-08-000	Postage	0.00	60.00	60.00	100.00	175.20	540.00	364.80	67.56	720.00
4190-09-000	Computer Software License Fees/Exp	388.86	650.00	261.14	40.18	4,938.86	5,850.00	911.14	15.58	7,800.00
4190-10-000	Copiers - Lease & Service	78.13	130.00	51.87	39.90	549.45	1,170.00	620.55	53.04	1,560.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	249.43	260.00	10.57	4.07	2,235.78	2,340.00	104.22	4.45	3,120.00
4190-19-000	IT Contract Fees	150.56	750.00	599.44	79.93	5,247.88	6,750.00	1,502.12	22.25	9,000.00
4190-22-000	Other Misc Admin Expenses	217.21	200.00	-17.21	-8.60	2,435.75	1,800.00	-635.75	-35.32	2,400.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	400.00	400.00	100.00	348.80	3,600.00	3,251.20	90.31	4,800.00
4190-23-000	Compliance Fees	348.80	0.00	-348.80	N/A	2,790.40	0.00	-2,790.40	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	1,261.60	900.00	-361.60	-40.18	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	1,854.23	3,495.00	1,640.77	46.95	26,909.37	31,455.00	4,545.63	14.45	41,940.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,761.17	16,159.81	1,398.64	8.66	153,127.14	153,467.69	340.55	0.22	203,954.47
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	150.00	150.00	100.00	94.36	1,350.00	1,255.64	93.01	1,800.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	100.00	94.36	1,350.00	1,255.64	93.01	1,800.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	739.58	600.00	-139.58	-23.26	4,683.27	5,400.00	716.73	13.27	7,200.00
4340-00-000	Garbage/Trash Removal	1,085.48	3,100.00	2,014.52	64.98	31,141.35	27,900.00	-3,241.35	-11.62	37,200.00
4390-01-100	Water/Sewer Combined	5,614.65	5,600.00	-14.65	-0.26	53,318.74	50,400.00	-2,918.74	-5.79	67,200.00
4399-00-000	TOTAL UTILITY EXPENSES	7,439.71	9,300.00	1,860.29	20.00	89,143.36	83,700.00	-5,443.36	-6.50	111,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,759.48	3,488.10	728.62	20.89	45,564.73	36,625.05	-8,939.68	-24.41	48,833.40
4410-01-020	Maint Grounds-Overtime	0.00	0.00	0.00	N/A	1,788.75	0.00	-1,788.75	N/A	0.00
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-3,308.65	0.00	3,308.65	N/A	0.00
4410-06-000	401K-401A Maintenance	110.39	139.52	29.13	20.88	1,543.25	1,464.99	-78.26	-5.34	1,953.32
4410-07-000	Payroll Taxes Maintenance	210.66	279.05	68.39	24.51	3,357.75	2,930.01	-427.74	-14.60	3,906.68
4410-08-000	Health/Life Insurance Maint.	1,111.84	568.92	-542.92	-95.43	14,398.07	5,120.28	-9,277.79	-181.20	6,827.04
4410-09-000	Workers Comp Maintenance	94.88	139.52	44.64	32.00	1,164.99	1,464.99	300.00	20.48	1,953.32
4410-10-000	Payroll Prep Fees Maint.	25.05	34.88	9.83	28.18	403.39	366.24	-37.15	-10.14	488.32
4410-11-000	Legal Shield - Maint	0.00	40.00	40.00	100.00	306.10	360.00	53.90	14.97	480.00
4411-00-000	Maintenance Uniforms	45.50	70.00	24.50	35.00	728.00	870.00	142.00	16.32	1,160.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	379.55	400.00	20.45	5.11	4,136.77	3,300.00	-836.77	-25.36	4,400.00
4419-00-000	Total General Maint Expense	4,737.35	5,159.99	422.64	8.19	70,083.15	52,501.56	-17,581.59	-33.49	70,002.08
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	650.00	650.00	100.00	6,284.22	5,850.00	-434.22	-7.42	7,800.00
4420-02-000	Supplies-Appliance Parts	924.34	250.00	-674.34	-269.74	10,022.58	2,250.00	-7,772.58	-345.45	3,000.00
4420-03-000	Supplies-Painting/Decorating	297.24	125.00	-172.24	-137.79	643.56	1,125.00	481.44	42.79	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	2,724.75	900.00	-1,824.75	-202.75	1,200.00
4420-03-200	Window Treatments	316.64	130.00	-186.64	-143.57	1,580.27	1,170.00	-410.27	-35.07	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	128.72	200.00	71.28	35.64	8,540.26	1,800.00	-6,740.26	-374.46	2,400.00
4420-05-000	Supplies-Exterminating	6.40	0.00	-6.40	N/A	238.08	0.00	-238.08	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	154.28	150.00	-4.28	-2.85	2,203.08	1,350.00	-853.08	-63.19	1,800.00
4420-06-001	Supplies-Janitorial (Emma Turner)	0.00	0.00	0.00	N/A	47.24	0.00	-47.24	N/A	0.00
4420-07-000	Repairs - Materials & Supplies	10.68	100.00	89.32	89.32	484.68	900.00	415.32	46.15	1,200.00
4420-08-000	Supplies-Plumbing	53.48	270.00	216.52	80.19	6,457.48	2,430.00	-4,027.48	-165.74	3,240.00
4420-09-000	Supplies- Tools Equipmt	25.51	150.00	124.49	82.99	510.71	1,350.00	839.29	62.17	1,800.00

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4420-09-100 Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	376.36	2,700.00	2,323.64	86.06	3,600.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	89.00	3,600.00	3,511.00	97.53	4,800.00
4420-11-000 Supplies- HVAC	123.00	300.00	177.00	59.00	4,623.53	2,700.00	-1,923.53	-71.24	3,600.00
4420-12-000 Supplies- Painting	67.39	200.00	132.61	66.31	3,837.86	1,800.00	-2,037.86	-113.21	2,400.00
4429-00-000 Total Materials	2,107.68	3,325.00	1,217.32	36.61	48,663.66	29,925.00	-18,738.66	-62.62	39,900.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	1,054.50	1,440.00	385.50	26.77	1,920.00
4430-03-000 Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	3,600.00
4430-03-100 Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
4430-03-300 Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4430-05-000 Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	675.00	675.00	100.00	900.00
4430-07-000 Contract-Exterminating/Pest Control	411.09	500.00	88.91	17.78	4,849.88	4,500.00	-349.88	-7.78	6,000.00
4430-13-000 Contract-HVAC - Repairs & Maint	3,225.00	870.00	-2,355.00	-270.69	21,645.00	7,830.00	-13,815.00	-176.44	10,440.00
4430-18-000 Contract-Alarm Monitoring	594.03	499.99	-94.04	-18.81	5,230.44	4,499.91	-730.53	-16.23	5,999.88
4430-24-000 Contract-Grounds-Landscaping	0.00	2,585.00	2,585.00	100.00	16,000.00	23,265.00	7,265.00	31.23	31,020.00
4430-24-300 Contract-Pressure Wash	0.00	739.58	739.58	100.00	7,360.00	6,656.22	-703.78	-10.57	8,874.96
4430-24-400 Unit Turn Services	1,425.00	0.00	-1,425.00	N/A	11,540.75	0.00	-11,540.75	N/A	0.00
4430-26-000 Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4430-27-000 Contract - Lease	2,637.50	380.00	-2,257.50	-594.08	6,178.30	3,420.00	-2,758.30	-80.65	4,560.00
4430-28-000 Unit Inspections	0.00	400.00	400.00	100.00	0.00	3,600.00	3,600.00	100.00	4,800.00
4439-00-000 Total Contract Costs	8,292.62	6,734.57	-1,558.05	-23.14	73,858.87	60,611.13	-13,247.74	-21.86	80,814.84
4499-00-000 TOTAL MAINTENANCE EXPENSES	15,137.65	15,219.56	81.91	0.54	192,605.68	143,037.69	-49,567.99	-34.65	190,716.92
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	9,377.71	7,361.42	-2,016.29	-27.39	69,368.97	66,252.78	-3,116.19	-4.70	88,337.04
4510-01-000 General Liability Insurance - Auto	658.75	2,605.32	1,946.57	74.72	6,658.38	23,447.88	16,789.50	71.60	31,263.84
4525-00-000 Real Estate Taxes	2,769.95	2,524.40	-245.55	-9.73	24,929.55	22,719.60	-2,209.95	-9.73	30,292.80
4570-00-000 Reduction in Rental Income	0.00	250.00	250.00	100.00	-2,851.00	2,250.00	5,101.00	226.71	3,000.00
4599-00-000 TOTAL GENERAL EXPENSES	12,806.41	12,741.14	-65.27	-0.51	98,105.90	114,670.26	16,564.36	14.45	152,893.68
4800-00-000 FINANCING EXPENSE									
4853-02-000 Loan Servicing Fee	0.00	669.59	669.59	100.00	1,339.18	6,026.31	4,687.13	77.78	8,035.08
4855-00-000 Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	9,235.71	9,235.71	0.00	0.00	12,314.28
4855-03-000 Interest Expense - Home Loan	152.16	152.16	0.00	0.00	1,369.44	1,369.44	0.00	0.00	1,825.92
4855-04-000 Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	25,362.00	25,362.00	0.00	0.00	33,816.00
4899-00-000 TOTAL FINANCING EXPENSES	3,996.35	4,665.94	669.59	14.35	37,306.33	41,993.46	4,687.13	11.16	55,991.28
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	39,177.19	39,177.19	0.00	0.00	352,594.71	352,594.71	0.00	0.00	470,126.28
5100-50-000 Amortization Expense	1,159.42	1,159.42	0.00	0.00	10,434.78	10,434.78	0.00	0.00	13,913.04
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	363,029.49	236,849.49	-126,180.00	-53.27	315,799.32
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000 Refrigerators	0.00	900.00	900.00	100.00	0.00	8,100.00	8,100.00	100.00	10,800.00
5600-02-000 Stoves/Ranges	0.00	600.00	600.00	100.00	12.52	5,400.00	5,387.48	99.77	7,200.00
5600-03-000 Roofs	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5600-04-000 Hot Water Heaters	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	3,000.00
5600-05-000 Parking Lots/Paving	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5600-06-000 Cabinet/Counter Tops	0.00	400.00	400.00	100.00	0.00	3,600.00	3,600.00	100.00	4,800.00
5600-07-000 Grounds Improvements	0.00	1,500.00	1,500.00	100.00	0.00	13,500.00	13,500.00	100.00	18,000.00
5600-08-000 HVAC(Buildings, units, etc...)	1,279.77	4,000.00	2,720.23	68.01	9,448.52	36,000.00	26,551.48	73.75	48,000.00
5600-13-000 Community Room	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	3,000.00
5600-15-000 Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	22,500.00	22,500.00	100.00	30,000.00
5600-17-000 Ceiling Fans	0.00	120.00	120.00	100.00	0.00	1,080.00	1,080.00	100.00	1,440.00
5600-18-000 Other Capital Replacement	5,251.88	2,500.00	-2,751.88	-110.08	21,000.72	22,500.00	1,499.28	6.66	30,000.00

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 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	6,531.65	14,020.00	7,488.35	53.41	30,461.76	126,180.00	95,718.24	75.86	168,240.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-14,020.00	-14,020.00	-100.00	0.00	-126,180.00	-126,180.00	-100.00	-168,240.00
8000-00-000	TOTAL EXPENSES	101,009.55	112,593.06	11,583.51	10.29	963,874.02	1,027,428.59	63,554.57	6.19	1,369,235.67
9000-00-000	NET INCOME	-28,617.55	-44,605.06	15,987.51	35.84	-339,646.33	-415,536.59	75,890.26	18.26	-553,379.67
	NET INCOME BEFORE DEPRECIATION	11,719.06				23,383.16				

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	34,362.77	22,567.71	11,795.06
1111-15-000	Cash-Payroll	34,723.55	45,354.92	-10,631.37
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	69,686.32	68,522.63	1,163.69
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	28,575.00	27,375.00	1,200.00
1112-03-000	Cash Restricted-Operating Reserve	446,909.75	446,909.75	0.00
1112-04-000	Cash Restricted-Reserve for Replac	237,378.18	235,046.11	2,332.07
1112-05-000	Cash-Tax & Insurance Escrow	91,598.11	77,513.85	14,084.26
1112-99-000	Total Restricted Cash	804,461.04	786,844.71	17,616.33
1119-00-000	TOTAL CASH	874,147.36	855,367.34	18,780.02
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	35,757.72	33,181.22	2,576.50
1122-01-000	Allowance for Doubtful Accounts-Tenar	-11,641.27	-11,641.27	0.00
1122-99-000	TOTAL: AR	24,116.45	21,539.95	2,576.50
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61	101,151.61	0.00
1129-99-000	TOTAL: DUE FROM	101,151.61	101,151.61	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	125,268.06	122,691.56	2,576.50
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	1,000.00	1,000.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	1,393.55	1,592.64	-199.09
1211-01-000	Prepaid Insurance	79,962.25	89,168.17	-9,205.92
1211-02-000	Prepaid Software Licenses	4,277.46	5.94	4,271.52
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	91,633.26	96,766.75	-5,133.49
1300-00-000	TOTAL CURRENT ASSETS	1,091,048.68	1,074,825.65	16,223.03
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	300,000.00	300,000.00	0.00
1400-06-000	Buildings	856,353.89	856,353.89	0.00
1400-06-100	Building Acquisition	2,010,000.00	2,010,000.00	0.00
1400-06-200	Building Improvements	5,861,925.11	5,861,925.11	0.00
1400-07-000	Machinery & Equipment	67,970.48	67,970.48	0.00
1400-07-001	Automobiles/Vehicles	15,484.50	15,484.50	0.00
1400-08-000	Furniture & Fixtures	1,503,657.00	1,503,657.00	0.00
1400-10-000	Site Improvement-Infrastructure	1,496,187.97	1,496,187.97	0.00
1405-01-000	Accum Depreciation-Buildings	-5,828,359.82	-5,789,182.63	-39,177.19
1410-00-000	Intangible Assets			
1410-02-001	Amortization Tax Credit Fees	-190,130.02	-188,970.60	-1,159.42
1410-03-000	Monitoring Fees	208,695.00	208,695.00	0.00
1420-00-000	TOTAL FIXED ASSETS (NET)	6,301,784.11	6,342,120.72	-40,336.61
1450-01-000	Site Improvement	16,364.00	16,364.00	0.00
1470-01-000	Non-Dwelling Structures	28,019.32	28,019.32	0.00
1475-01-000	Non-Dwelling Equipment	60,262.45	60,262.45	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	6,406,429.88	6,446,766.49	-40,336.61

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1999-00-000	TOTAL ASSETS	7,497,478.56	7,521,592.14	-24,113.58
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	14,438.20	16,941.45	-2,503.25
2114-00-000	Tenant Security Deposits	27,475.00	26,275.00	1,200.00
2114-02-000	Security Deposit Clearing Account	-2,851.00	-2,851.00	0.00
2114-03-000	Security Deposit-Pet	1,100.00	1,100.00	0.00
2119-92-000	Accrued Property Taxes	24,929.62	22,159.67	2,769.95
2119-96-000	Accrued Management Fee Payable	3,000.00	3,000.00	0.00
2131-00-000	Accrued Interest Payable	7,771.76	6,593.41	1,178.35
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30	3,283.30	0.00
2138-00-000	Accrued Audit Fees	-1,466.66	-2,389.58	922.92
2149-29-000	Due to Polk County Developers, Inc.	362,901.17	362,901.17	0.00
2240-00-000	Tenant Prepaid Rents	3,577.27	2,641.27	936.00
2260-00-000	Accrued Compensated Absences-Curre	1,754.03	1,754.03	0.00
2296-00-000	First Mortgage - TCAP	1,231,424.00	1,231,424.00	0.00
2296-01-000	Tax Credit Exchange Program (TCEP)	1,692,262.40	1,692,262.40	0.00
2296-02-000	HOME Funds	115,899.60	115,899.60	0.00
2297-00-000	Mortgage Note Payable	450,845.00	450,845.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	3,933,343.69	3,928,839.72	4,503.97
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,257.50	3,257.50	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	6,257.50	6,257.50	0.00
2499-00-000	TOTAL LIABILITIES	3,939,601.19	3,935,097.22	4,503.97
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-01-000	Capital - LP	1,205,286.00	1,205,286.00	0.00
2803-00-000	GP Equity	46.12	46.12	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12	1,205,332.12	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	2,352,545.25	2,381,162.80	-28,617.55
2809-99-000	TOTAL RETAINED EARNINGS:	2,352,545.25	2,381,162.80	-28,617.55
2899-00-000	TOTAL EQUITY	3,557,877.37	3,586,494.92	-28,617.55
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,497,478.56	7,521,592.14	-24,113.58

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Sep 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	43,062.00	42,218.00	844.00	2.00	396,410.00	381,097.00	15,313.00	4.02	507,751.00
3112-02-000	Gain to Lease Sec8	27,623.00	21,126.00	6,497.00	30.75	219,067.00	191,746.00	27,321.00	14.25	255,124.00
3119-00-000	Total Rental Income	70,685.00	63,344.00	7,341.00	11.59	615,477.00	572,843.00	42,634.00	7.44	762,875.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	1,110.00	65.00	1,045.00	1,607.69	1,110.00	585.00	525.00	89.74	780.00
3120-04-000	Late and Admin Charges	60.00	100.00	-40.00	-40.00	30.00	900.00	-870.00	-96.67	1,200.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	225.00	-225.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	225.00	-225.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	50.00	-50.00	-100.00	0.00	600.00	-600.00	-100.00	750.00
3120-10-000	Application Fees	30.00	50.00	-20.00	-40.00	290.00	450.00	-160.00	-35.56	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	900.00	-900.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	1,200.00	415.00	785.00	189.16	1,430.00	3,885.00	-2,455.00	-63.19	5,130.00
3199-00-000	TOTAL TENANT INCOME	71,885.00	63,759.00	8,126.00	12.74	616,907.00	576,728.00	40,179.00	6.97	768,005.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	10.00	-10.00	-100.00	8,652.36	180.00	8,472.36	4,706.87	210.00
3610-01-000	Interest Income - Unrestricted	33.43	10.00	23.43	234.30	302.65	205.00	97.65	47.63	235.00
3699-00-000	TOTAL OTHER INCOME	33.43	20.00	13.43	67.15	8,955.01	385.00	8,570.01	2,225.98	445.00
3999-00-000	TOTAL INCOME	71,918.43	63,779.00	8,139.43	12.76	625,862.01	577,113.00	48,749.01	8.45	768,450.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,393.61	5,471.18	1,077.57	19.70	50,177.48	57,447.39	7,269.91	12.65	76,596.52
4110-00-001	401K-401A Admin	151.56	218.85	67.29	30.75	1,521.15	2,297.91	776.76	33.80	3,063.88
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	332.89	437.69	104.80	23.94	3,783.83	4,595.76	811.93	17.67	6,127.68
4110-00-004	Workers Comp Admin	151.09	218.85	67.76	30.96	1,349.41	2,297.91	948.50	41.28	3,063.88
4110-00-006	Legal Shield - Administrative	0.00	45.85	45.85	100.00	418.90	412.65	-6.25	-1.51	550.20
4110-00-007	Payroll Prep Fees	39.38	54.71	15.33	28.02	445.97	574.47	128.50	22.37	765.96
4110-03-000	Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,049.92	0.00	1,049.92	N/A	0.00
4110-07-000	Health/Life Insurance	425.70	380.26	-45.44	-11.95	3,796.92	3,097.56	-699.36	-22.58	4,130.08
4110-99-000	Total Administrative Salaries	5,494.23	6,827.39	1,333.16	19.53	60,443.74	70,723.65	10,279.91	14.54	94,298.20
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	162.50	450.00	287.50	63.89	600.00
4130-02-000	Criminal Background / Credit Checks/L	17.95	50.00	32.05	64.10	233.35	450.00	216.65	48.14	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4130-99-000	Total Legal Expense	17.95	150.00	132.05	88.03	395.85	1,350.00	954.15	70.68	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	150.00	150.00	100.00	278.50	1,350.00	1,071.50	79.37	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	9.60	225.00	215.40	95.73	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	5,062.50	5,062.50	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	775.00	-147.92	-19.09	4,433.34	6,975.00	2,541.66	36.44	9,300.00
4173-00-000	Management Fee	4,636.94	4,434.08	-202.86	-4.58	42,097.44	40,099.01	-1,998.43	-4.98	53,401.25
4173-02-000	Asset Management Fee	0.00	0.00	0.00	N/A	10,354.91	0.00	-10,354.91	N/A	0.00
4173-03-000	Asset Management Fee-FHFC	0.00	850.00	850.00	100.00	3,000.00	7,650.00	4,650.00	60.78	10,200.00
4189-00-000	Total Other Admin Expenses	6,122.36	6,796.58	674.22	9.92	65,236.29	61,361.51	-3,874.78	-6.31	81,751.25
4190-00-000	Miscellaneous Admin Expenses									

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Sep 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-01-000	Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	259.07	450.00	190.93	42.43	600.00
4190-02-000	Printing/Publications & Subscriptions	45.26	50.00	4.74	9.48	643.55	450.00	-193.55	-43.01	600.00
4190-03-000	Advertising Publications	550.00	225.00	-325.00	-144.44	2,475.00	2,025.00	-450.00	-22.22	2,700.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	1,002.03	1,800.00	797.97	44.33	2,400.00
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	410.07	1,125.00	714.93	63.55	1,500.00
4190-07-000	Telephone	77.32	155.00	77.68	50.12	997.07	1,395.00	397.93	28.53	1,860.00
4190-08-000	Postage	59.61	65.00	5.39	8.29	314.38	585.00	270.62	46.26	780.00
4190-09-000	Computer Software License Fees/Exp	404.55	750.00	345.45	46.06	5,472.48	6,750.00	1,277.52	18.93	9,000.00
4190-10-000	Copiers - Lease & Service	76.81	150.00	73.19	48.79	721.55	1,350.00	628.45	46.55	1,800.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	122.16	0.00	-122.16	N/A	0.00
4190-13-000	Internet	209.33	200.00	-9.33	-4.66	1,862.75	1,800.00	-62.75	-3.49	2,400.00
4190-19-000	IT Contract Fees	150.56	800.00	649.44	81.18	4,820.92	7,200.00	2,379.08	33.04	9,600.00
4190-22-000	Other Misc Admin Expenses	217.21	220.00	2.79	1.27	2,393.65	1,980.00	-413.65	-20.89	2,640.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	350.00	350.00	100.00	361.25	3,150.00	2,788.75	88.53	4,200.00
4190-23-000	Compliance Fees	361.25	0.00	-361.25	N/A	2,890.00	0.00	-2,890.00	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	1,047.40	900.00	-147.40	-16.38	1,200.00
4191-00-000	Total Miscellaneous Admin Expenses	2,151.90	3,440.00	1,288.10	37.44	25,793.33	30,960.00	5,166.67	16.69	41,280.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	13,786.44	17,213.97	3,427.53	19.91	151,869.21	164,395.16	12,525.95	7.62	219,129.45
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	105.29	225.00	119.71	53.20	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	105.29	225.00	119.71	53.20	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	125.89	400.00	274.11	68.53	3,175.86	3,600.00	424.14	11.78	4,800.00
4340-00-000	Garbage/Trash Removal	2,560.88	3,000.00	439.12	14.64	28,931.58	27,000.00	-1,931.58	-7.15	36,000.00
4390-00-000	Sewer	5.02	0.00	-5.02	N/A	350.86	0.00	-350.86	N/A	0.00
4390-01-100	Water/Sewer Combined	4,493.58	4,600.00	106.42	2.31	41,439.67	41,400.00	-39.67	-0.10	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	7,185.37	8,000.00	814.63	10.18	73,897.97	72,000.00	-1,897.97	-2.64	96,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,595.21	3,453.82	858.61	24.86	36,829.34	36,265.11	-564.23	-1.56	48,353.48
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-4,438.15	0.00	4,438.15	N/A	0.00
4410-06-000	401K-401A Maintenance	103.81	138.15	34.34	24.86	1,289.51	1,450.59	161.08	11.10	1,934.12
4410-07-000	Payroll Taxes Maintenance	250.17	276.31	26.14	9.46	2,659.86	2,901.24	241.38	8.32	3,868.32
4410-08-000	Health/Life Insurance Maint.	699.92	693.76	-6.16	-0.89	6,290.48	8,135.88	1,845.40	22.68	10,847.84
4410-09-000	Workers Comp Maintenance	89.27	138.15	48.88	35.38	923.37	1,450.59	527.22	36.35	1,934.12
4410-10-000	Payroll Prep Fees Maint.	23.64	34.54	10.90	31.56	311.14	362.67	51.53	14.21	483.56
4410-11-000	Legal Shield - Maint	0.00	45.85	45.85	100.00	334.10	412.65	78.55	19.04	550.20
4411-00-000	Maintenance Uniforms	32.50	50.00	17.50	35.00	536.25	555.00	18.75	3.38	740.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	127.56	200.00	72.44	36.22	1,693.26	1,800.00	106.74	5.93	2,400.00
4419-00-000	Total General Maint Expense	3,922.08	5,030.58	1,108.50	22.04	46,429.16	53,333.73	6,904.57	12.95	71,111.64
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	250.00	250.00	100.00	2,901.10	2,250.00	-651.10	-28.94	3,000.00
4420-02-000	Supplies-Appliance Parts	366.48	675.00	308.52	45.71	4,071.75	6,075.00	2,003.25	32.98	8,100.00
4420-03-000	Supplies-Painting/Decorating	709.21	1,160.00	450.79	38.86	1,121.34	10,440.00	9,318.66	89.26	13,920.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	130.00	130.00	100.00	840.40	1,170.00	329.60	28.17	1,560.00
4420-03-200	Window Treatments	380.90	50.00	-330.90	-661.80	993.80	450.00	-543.80	-120.84	600.00
4420-04-000	Electrical - Supplies/Fixtures	141.88	700.00	558.12	79.73	5,797.92	6,300.00	502.08	7.97	8,400.00
4420-05-000	Supplies-Exterminating	152.14	0.00	-152.14	N/A	411.10	0.00	-411.10	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	110.00	110.00	100.00	1,847.07	990.00	-857.07	-86.57	1,320.00
4420-07-000	Repairs - Materials & Supplies	253.51	25.00	-228.51	-914.04	1,139.45	225.00	-914.45	-406.42	300.00
4420-08-000	Supplies-Plumbing	659.48	350.00	-309.48	-88.42	3,601.32	3,150.00	-451.32	-14.33	4,200.00
4420-09-000	Supplies- Tools Equipmt	102.59	100.00	-2.59	-2.59	583.78	900.00	316.22	35.14	1,200.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Sep 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4420-10-000	Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	810.00	1,125.00	315.00	28.00	1,500.00
4420-10-100	Countertops/Cabinets	355.00	0.00	-355.00	N/A	580.00	0.00	-580.00	N/A	0.00
4420-11-000	Supplies- HVAC	506.53	700.00	193.47	27.64	3,991.58	6,300.00	2,308.42	36.64	8,400.00
4420-12-000	Supplies- Painting	0.00	250.00	250.00	100.00	3,588.64	2,250.00	-1,338.64	-59.50	3,000.00
4429-00-000	Total Materials	3,627.72	4,625.00	997.28	21.56	32,279.25	41,625.00	9,345.75	22.45	55,500.00
4430-00-000	Contract Costs									
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	404.50	530.25	125.75	23.72	4,260.54	4,772.25	511.71	10.72	6,363.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	2,850.00	8,100.00	5,250.00	64.81	10,800.00
4430-18-000	Contract-Alarm Monitoring	570.82	525.00	-45.82	-8.73	4,901.98	4,725.00	-176.98	-3.75	6,300.00
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4430-24-000	Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	18,749.97	24,300.00	5,550.03	22.84	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	9,000.00	9,000.00	100.00	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	2,900.00	4,500.00	1,600.00	35.56	6,000.00
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	3,150.00	0.00	-3,150.00	N/A	0.00
4430-27-000	Contract - Lease	758.86	368.36	-390.50	-106.01	3,359.52	3,315.24	-44.28	-1.34	4,420.32
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	3,780.00	3,780.00	100.00	5,040.00
4439-00-000	Total Contract Costs	3,817.51	7,243.61	3,426.10	47.30	40,172.01	65,192.49	25,020.48	38.38	86,923.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	11,367.31	16,899.19	5,531.88	32.73	118,880.42	160,151.22	41,270.80	25.77	213,534.96
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,582.04	6,962.61	-2,619.43	-37.62	75,781.27	62,663.49	-13,117.78	-20.93	83,551.32
4510-01-000	General Liability Insurance - Auto	658.75	434.15	-224.60	-51.73	5,802.53	3,907.35	-1,895.18	-48.50	5,209.80
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4525-00-000	Real Estate Taxes	3,523.52	3,260.62	-262.90	-8.06	31,711.68	29,345.58	-2,366.10	-8.06	39,127.44
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	13,764.31	10,732.38	-3,031.93	-28.25	113,295.48	96,591.42	-16,704.06	-17.29	128,788.56
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	645.98	645.98	100.00	3,875.86	5,813.82	1,937.96	33.33	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	28,644.39	28,644.39	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	171.98	171.98	0.00	0.00	1,547.82	1,547.82	0.00	0.00	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	56,805.57	56,805.57	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	9,666.42	10,312.40	645.98	6.26	90,873.64	92,811.60	1,937.96	2.09	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	39,609.87	0.00	0.00	356,488.83	356,488.83	0.00	0.00	475,318.44
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	13,882.68	13,882.68	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	370,371.51	259,131.51	-111,240.00	-42.93	345,508.68
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	900.00	900.00	100.00	577.00	8,100.00	7,523.00	92.88	10,800.00
5600-02-000	Stoves/Ranges	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5600-04-000	Hot Water Heaters	0.00	390.00	390.00	100.00	0.00	3,510.00	3,510.00	100.00	4,680.00
5600-06-000	Cabinet/Counter Tops	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	5,000.00	5,000.00	100.00	30,185.60	45,000.00	14,814.40	32.92	60,000.00
5600-11-000	Furnace Replacement	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
5600-13-000	Community Room	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	3,600.00
5600-15-000	Play Ground Equipment	0.00	2,500.00	2,500.00	100.00	0.00	22,500.00	22,500.00	100.00	30,000.00
5600-17-000	Ceiling Fans	0.00	120.00	120.00	100.00	0.00	1,080.00	1,080.00	100.00	1,440.00
5600-18-000	Other Capital Replacement	3,167.68	2,000.00	-1,167.68	-58.38	48,177.14	18,000.00	-30,177.14	-167.65	24,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	3,167.68	12,360.00	9,192.32	74.37	78,939.74	111,240.00	32,300.26	29.04	148,320.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-12,360.00	-12,360.00	-100.00	0.00	-111,240.00	-111,240.00	-100.00	-148,320.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Sep 2024
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8000-00-000	TOTAL EXPENSES	100,089.92	116,695.33	16,605.41	14.23	998,233.26	1,067,785.91	69,552.65	6.51	1,423,650.45
9000-00-000	NET INCOME	-28,171.49	-52,916.33	24,744.84	46.76	-372,371.25	-490,672.91	118,301.66	24.11	-655,200.45
	NET INCOME BEFORE DEPRECIATION	12,980.90				(1,999.74)				

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	12,086.75	21,992.40	-9,905.65
1111-15-000	Cash-Payroll	62,353.97	71,610.22	-9,256.25
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	75,040.72	94,202.62	-19,161.90
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	30,525.00	30,975.00	-450.00
1112-03-000	Cash Restricted-Operating Reserve	466,530.17	466,530.17	0.00
1112-04-000	Cash Restricted-Reserve for Replac	279,916.25	277,470.42	2,445.83
1112-05-000	Cash-Tax & Insurance Escrow	87,656.36	73,270.42	14,385.94
1112-99-000	Total Restricted Cash	864,627.78	848,246.01	16,381.77
1119-00-000	TOTAL CASH	939,668.50	942,448.63	-2,780.13
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	20,168.00	21,746.00	-1,578.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,945.00	-5,945.00	0.00
1122-99-000	TOTAL: AR	14,223.00	15,801.00	-1,578.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	14,223.00	15,801.00	-1,578.00
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	1,501.50	1,716.00	-214.50
1211-01-000	Prepaid Insurance	84,294.91	93,705.16	-9,410.25
1211-02-000	Prepaid Software Licenses	4,450.01	0.00	4,450.01
1213-00-000	Utility Deposit	5,000.00	5,000.00	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	95,746.42	100,921.16	-5,174.74
1300-00-000	TOTAL CURRENT ASSETS	1,049,637.92	1,059,170.79	-9,532.87
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	300,000.00	300,000.00	0.00
1400-06-000	Buildings	11,478,455.60	11,478,455.60	0.00
1400-06-200	Building Improvements	20,181.47	20,181.47	0.00
1400-07-000	Machinery & Equipment	498.98	498.98	0.00
1400-07-001	Automobiles/Vehicles	24,842.11	24,842.11	0.00
1400-08-000	Furniture & Fixtures	437,374.39	437,374.39	0.00
1400-10-000	Site Improvement-Infrastructure	688,655.00	688,655.00	0.00
1405-01-000	Accum Depreciation-Buildings	-5,782,201.78	-5,746,654.80	-35,546.98
1405-02-000	Accum Depreciation- Misc FF&E	-461,189.82	-460,952.79	-237.03
1405-03-000	Accum Depreciation-Infrastructure	-625,954.38	-622,128.52	-3,825.86
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	41,419.00	41,419.00	0.00
1410-01-001	Amortization Loan Cost	28,495.94	28,323.36	172.58
1410-02-000	Compliance Fees	246,589.00	246,589.00	0.00
1410-02-001	Amortization Tax Credit Fees	-226,041.46	-224,671.52	-1,369.94
1420-00-000	TOTAL FIXED ASSETS (NET)	6,114,132.17	6,155,284.56	-41,152.39
1499-00-000	TOTAL NONCURRENT ASSETS	6,114,132.17	6,155,284.56	-41,152.39
1999-00-000	TOTAL ASSETS	7,163,770.09	7,214,455.35	-50,685.26

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	13,831.20	50,647.83	-36,816.63
2114-00-000	Tenant Security Deposits	28,325.00	28,175.00	150.00
2114-03-000	Security Deposit-Pet	2,600.00	2,800.00	-200.00
2119-92-000	Accrued Property Taxes	33,295.55	29,772.03	3,523.52
2119-96-000	Accrued Management Fee Payable	11,369.00	11,369.00	0.00
2131-00-000	Accrued Interest Payable	28,380.86	25,026.17	3,354.69
2131-03-000	Accrued Interest - Home Loan	2,064.00	2,064.00	0.00
2132-00-000	Accrued Interest - 2nd Mortgage	890,519.89	884,208.16	6,311.73
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94	4,132.94	0.00
2138-00-000	Accrued Audit Fees	-1,466.66	-2,389.58	922.92
2240-00-000	Tenant Prepaid Rents	4,449.00	4,209.00	240.00
2260-00-000	Accrued Compensated Absences-Curre	2,077.35	2,077.35	0.00
2296-00-000	First Mortgage - TCAP	3,819,255.00	3,819,255.00	0.00
2296-02-000	HOME Funds	131,028.00	131,028.00	0.00
2297-00-000	Mortgage Note Payable	1,009,877.00	1,009,877.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	5,968,369.13	5,990,882.90	-22,513.77
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,857.94	3,857.94	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	15,226.94	15,226.94	0.00
2499-00-000	TOTAL LIABILITIES	5,983,596.07	6,006,109.84	-22,513.77
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-00-000	Contributed Capital	-57,442.26	-57,442.26	0.00
2802-01-000	Capital - LP	6,807,962.00	6,807,962.00	0.00
2803-00-000	GP Equity	-162.00	-162.00	0.00
2804-00-000	Syndication Costs	-40,000.00	-40,000.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74	6,710,357.74	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,530,183.72	-5,502,012.23	-28,171.49
2809-99-000	TOTAL RETAINED EARNINGS:	-5,530,183.72	-5,502,012.23	-28,171.49
2899-00-000	TOTAL EQUITY	1,180,174.02	1,208,345.51	-28,171.49
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,163,770.09	7,214,455.35	-50,685.26

The Manor at West Bartow (62)
Budget Comparison

Period = Sep 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	22,563.65	21,956.00	607.65	2.77	201,270.65	197,604.00	3,666.65	1.86	504,988.00
3112-02-000 Gain to Lease Sec8	65,773.00	67,968.00	-2,195.00	-3.23	593,993.65	611,712.00	-17,718.35	-2.90	1,563,264.00
3119-00-000 Total Rental Income	88,336.65	89,924.00	-1,587.35	-1.77	795,264.30	809,316.00	-14,051.70	-1.74	2,068,252.00
3120-00-000 Other Tenant Income									
3120-01-100 Laundry Room Income	229.89	175.00	54.89	31.37	1,382.16	1,575.00	-192.84	-12.24	4,025.00
3120-03-000 Damages & Cleaning	150.00	30.00	120.00	400.00	595.00	270.00	325.00	120.37	690.00
3120-04-000 Late and Admin Charges	30.00	10.00	20.00	200.00	60.00	90.00	-30.00	-33.33	230.00
3120-06-000 NSF Charges	0.00	10.00	-10.00	-100.00	0.00	90.00	-90.00	-100.00	230.00
3120-06-100 Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-9,000.00	-9,000.00	0.00	0.00	-23,000.00
3120-09-000 Misc.Tenant Income	0.00	25.00	-25.00	-100.00	25.00	225.00	-200.00	-88.89	575.00
3120-10-000 Application Fees	0.00	100.00	-100.00	-100.00	0.00	900.00	-900.00	-100.00	2,300.00
3120-11-000 Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	450.00	-450.00	-100.00	1,150.00
3129-00-000 Total Other Tenant Income	-590.11	-600.00	9.89	1.65	-6,937.84	-5,400.00	-1,537.84	-28.48	-13,800.00
3199-00-000 TOTAL TENANT INCOME	87,746.54	89,324.00	-1,577.46	-1.77	788,326.46	803,916.00	-15,589.54	-1.94	2,054,452.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	77.58	235.00	-157.42	-66.99	1,664.30	2,115.00	-450.70	-21.31	5,405.00
3610-01-000 Interest Income - Unrestricted	62.01	10.00	52.01	520.10	957.36	90.00	867.36	963.73	230.00
3699-00-000 TOTAL OTHER INCOME	139.59	245.00	-105.41	-43.02	2,621.66	2,205.00	416.66	18.90	5,635.00
3999-00-000 TOTAL INCOME	87,886.13	89,569.00	-1,682.87	-1.88	790,948.12	806,121.00	-15,172.88	-1.88	2,060,087.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	8,664.20	8,202.66	461.54	-5.63	86,347.36	85,178.94	1,168.42	-1.37	218,941.18
4110-00-001 401K-401A Admin	346.56	328.11	18.45	-5.62	3,336.38	3,255.79	80.59	-2.48	8,152.09
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	656.66	656.21	0.45	-0.07	6,718.01	6,814.29	96.28	1.41	17,515.26
4110-00-004 Workers Comp Admin	297.96	328.11	30.15	9.19	2,458.88	3,407.19	948.31	27.83	8,757.69
4110-00-006 Legal Shield - Administrative	0.00	0.00	0.00	N/A	526.80	0.00	-526.80	N/A	0.00
4110-00-007 Payroll Prep Fees	77.70	82.03	4.33	5.28	830.38	851.82	21.44	2.52	2,189.45
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-1,031.56	0.00	1,031.56	N/A	0.00
4110-07-000 Health/Life Insurance	1,721.40	1,438.90	282.50	-19.63	15,439.02	12,950.10	2,488.92	-19.22	33,094.70
4110-99-000 Total Administrative Salaries	11,764.48	11,036.02	728.46	-6.60	114,625.27	112,458.13	2,167.14	-1.93	288,650.37
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	200.00	200.00	100.00	986.30	1,800.00	813.70	45.21	4,600.00
4130-02-000 Criminal Background / Credit Checks/C	0.00	35.00	35.00	100.00	0.00	315.00	315.00	100.00	805.00
4130-03-000 Tenant Screening	349.30	15.00	334.30	-2,228.67	1,032.95	135.00	897.95	-665.15	345.00
4130-04-000 General Legal Expense	1,008.00	300.00	708.00	-236.00	3,944.00	2,700.00	1,244.00	-46.07	6,900.00
4130-99-000 Total Legal Expense	1,357.30	550.00	807.30	-146.78	5,963.25	4,950.00	1,013.25	-20.47	12,650.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	0.00	200.00	200.00	100.00	155.25	1,800.00	1,644.75	91.38	4,600.00
4140-00-100 Travel/Mileage	0.00	25.00	25.00	100.00	22.78	225.00	202.22	89.88	575.00
4171-00-000 Auditing Fees	922.92	775.00	147.92	-19.09	4,433.34	6,975.00	2,541.66	36.44	17,825.00
4173-00-000 Management Fee	5,142.36	5,395.44	253.08	4.69	47,173.59	48,558.96	1,385.37	2.85	124,095.12

The Manor at West Bartow (62)
Budget Comparison

Period = Sep 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4182-00-000	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	1,150.00
4189-00-000	6,065.28	6,445.44	380.16	5.90	51,784.96	58,008.96	6,224.00	10.73	148,245.12
4190-00-000									
4190-01-000	0.00	10.00	10.00	100.00	920.12	90.00	-830.12	-922.36	230.00
4190-02-000	0.00	25.00	25.00	100.00	237.61	225.00	-12.61	-5.60	575.00
4190-03-000	275.00	185.00	-90.00	-48.65	2,475.00	1,665.00	-810.00	-48.65	4,255.00
4190-04-000	129.67	200.00	70.33	35.16	894.02	1,800.00	905.98	50.33	4,600.00
4190-06-000	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	1,137.30	975.00	-162.30	-16.65	9,695.33	8,775.00	-920.33	-10.49	22,425.00
4190-08-000	0.00	65.00	65.00	100.00	586.97	585.00	-1.97	-0.34	1,495.00
4190-09-000	539.40	875.00	335.60	38.35	7,159.43	7,875.00	715.57	9.09	20,125.00
4190-10-000	220.11	162.82	-57.29	-35.19	1,523.79	1,465.38	-58.41	-3.99	3,744.86
4190-11-001	0.00	0.00	0.00	N/A	191.96	0.00	-191.96	N/A	0.00
4190-13-000	126.46	134.00	7.54	5.63	1,158.14	1,206.00	47.86	3.97	3,082.00
4190-19-000	648.88	790.00	141.12	17.86	6,327.68	7,110.00	782.32	11.00	18,170.00
4190-20-000	27.00	25.00	-2.00	-8.00	243.00	225.00	-18.00	-8.00	575.00
4190-20-100	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	575.00
4190-22-000	217.21	185.00	-32.21	-17.41	2,344.13	1,665.00	-679.13	-40.79	4,255.00
4190-24-000	0.00	25.00	25.00	100.00	864.75	225.00	-639.75	-284.33	575.00
4190-30-000	5,545.58	600.00	-4,945.58	-824.26	13,084.21	5,400.00	-7,684.21	-142.30	13,800.00
4191-00-000	8,866.61	4,281.82	-4,584.79	-107.08	48,116.21	38,536.38	-9,579.83	-24.86	98,481.86
4199-00-000	28,053.67	22,313.28	-5,740.39	-25.73	220,489.69	213,953.47	-6,536.22	-3.06	548,027.35
4200-00-000									
4230-00-000	84.52	90.00	5.48	6.09	758.84	810.00	51.16	6.32	2,070.00
4299-00-000	84.52	90.00	5.48	6.09	758.84	810.00	51.16	6.32	2,070.00
4300-00-000									
4310-00-000	0.00	1,700.00	1,700.00	100.00	13,446.03	15,300.00	1,853.97	12.12	39,100.00
4320-00-000	285.32	2,600.00	2,314.68	89.03	17,828.23	23,400.00	5,571.77	23.81	59,800.00
4320-01-000	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	575.00
4330-00-000	679.93	800.00	120.07	15.01	7,274.71	7,200.00	-74.71	-1.04	18,400.00
4340-00-000	0.00	1,300.00	1,300.00	100.00	8,503.10	11,700.00	3,196.90	27.32	29,900.00
4390-00-000	0.00	2,800.00	2,800.00	100.00	22,774.00	25,200.00	2,426.00	9.63	64,400.00
4399-00-000	965.25	9,225.00	8,259.75	89.54	69,826.07	83,025.00	13,198.93	15.90	212,175.00
4400-00-000									
4400-99-000									
4410-00-000	7,403.75	7,515.67	111.92	1.49	78,655.82	79,425.02	769.20	0.97	203,387.05
4410-03-000	0.00	0.00	0.00	N/A	-580.04	0.00	580.04	N/A	0.00
4410-06-000	263.37	300.63	37.26	12.39	2,344.48	3,177.02	832.54	26.21	8,135.50
4410-07-000	526.97	601.25	74.28	12.35	5,986.40	6,353.98	367.58	5.78	16,270.94
4410-08-000	1,659.96	1,632.14	-27.82	-1.70	14,856.78	14,689.26	-167.52	-1.14	37,539.22
4410-09-000	254.58	300.63	46.05	15.32	2,227.50	3,177.02	949.52	29.89	8,135.50
4410-10-000	65.33	75.16	9.83	13.08	742.10	794.27	52.17	6.57	2,033.89
4410-11-000	0.00	0.00	0.00	N/A	228.40	0.00	-228.40	N/A	0.00
4411-00-000	159.12	137.00	-22.12	-16.15	1,523.97	1,233.00	-290.97	-23.60	3,151.00
4412-00-000	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	575.00
4413-00-000	475.39	226.00	-249.39	-110.35	3,089.03	2,034.00	-1,055.03	-51.87	5,198.00
4419-00-000	10,808.47	10,788.48	-19.99	-0.19	109,074.44	110,883.57	1,809.13	1.63	283,851.10
4420-00-000									
4420-01-000	0.00	40.00	40.00	100.00	374.33	360.00	-14.33	-3.98	920.00
4420-02-000	804.41	180.00	-624.41	-346.89	2,272.17	1,620.00	-652.17	-40.26	4,140.00
4420-03-000	0.00	175.00	175.00	100.00	0.00	1,575.00	1,575.00	100.00	4,025.00
4420-03-100	0.00	175.00	175.00	100.00	1,849.89	1,575.00	-274.89	-17.45	4,025.00

The Manor at West Bartow (62)
Budget Comparison

Period = Sep 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-03-200	Window Treatments	276.92	85.00	-191.92	-225.79	1,249.15	765.00	-484.15	-63.29	1,955.00
4420-04-000	Electrical - Supplies/Fixtures	2,069.07	600.00	-1,469.07	-244.84	6,458.20	5,400.00	-1,058.20	-19.60	13,800.00
4420-06-000	Supplies-Janitorial/Cleaning	1,108.99	400.00	-708.99	-177.25	4,395.46	3,600.00	-795.46	-22.10	9,200.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	17.10	225.00	207.90	92.40	575.00
4420-08-000	Supplies-Plumbing	977.59	360.00	-617.59	-171.55	1,928.30	3,240.00	1,311.70	40.48	8,280.00
4420-09-000	Supplies- Tools Equipmt	0.00	280.00	280.00	100.00	42.78	2,520.00	2,477.22	98.30	6,440.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	985.00	985.00	100.00	0.00	8,865.00	8,865.00	100.00	22,655.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	14.70	0.00	-14.70	N/A	0.00
4420-11-000	Supplies- HVAC	776.67	250.00	-526.67	-210.67	1,527.66	2,250.00	722.34	32.10	5,750.00
4420-12-000	Supplies- Painting	22.17	115.00	92.83	80.72	1,533.19	1,035.00	-498.19	-48.13	2,645.00
4429-00-000	Total Materials	6,035.82	3,695.00	-2,340.82	-63.35	21,662.93	33,255.00	11,592.07	34.86	84,985.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	75.00	75.00	100.00	889.17	675.00	-214.17	-31.73	1,725.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	575.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	1,150.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	1,150.00
4430-04-000	Contract-Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	1,150.00
4430-05-200	Painting Contract - Cycle Paint	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	1,150.00
4430-07-000	Contract-Exterminating/Pest Control	225.00	450.00	225.00	50.00	3,200.00	4,050.00	850.00	20.99	10,350.00
4430-11-000	Contract-Plumbing	3,182.00	50.00	-3,132.00	-6,264.00	3,407.00	450.00	-2,957.00	-657.11	1,150.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	3,800.00	10,125.00	6,325.00	62.47	25,875.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	1,800.00	1,800.00	100.00	4,600.00
4430-17-000	Contract-Elevator Monitoring	570.02	545.00	-25.02	-4.59	5,072.47	4,905.00	-167.47	-3.41	12,535.00
4430-18-000	Contract-Alarm Monitoring	518.93	700.00	181.07	25.87	12,673.95	6,300.00	-6,373.95	-101.17	16,100.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	1,135.00	2,500.00	1,365.00	54.60	9,670.00	22,500.00	12,830.00	57.02	57,500.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	3,750.03	3,750.03	100.00	9,583.41
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	9,000.00	9,000.00	100.00	23,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	11,500.00
4430-26-000	Contract-Security Camera System	2,082.25	50.00	-2,032.25	-4,064.50	3,022.78	450.00	-2,572.78	-571.73	1,150.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	5,249.97	5,249.97	100.00	13,416.59
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	1,150.00
4439-00-000	Total Contract Costs	7,713.20	8,470.00	756.80	8.94	42,035.37	76,230.00	34,194.63	44.86	194,810.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	24,557.49	22,953.48	-1,604.01	-6.99	172,772.74	220,368.57	47,595.83	21.60	563,646.10
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	12,293.36	11,190.00	-1,103.36	-9.86	107,036.37	100,710.00	-6,326.37	-6.28	257,370.00
4510-01-000	General Liability Insurance - Auto	658.75	434.15	-224.60	-51.73	5,802.53	3,907.35	-1,895.18	-48.50	9,985.45
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	10.00	10.00	100.00	34.00	90.00	56.00	62.22	230.00
4525-00-000	Real Estate Taxes	119.62	811.50	691.88	85.26	1,076.58	7,303.50	6,226.92	85.26	18,664.50
4570-00-000	Reduction in Rental Income	0.00	332.00	332.00	100.00	0.00	2,988.00	2,988.00	100.00	7,636.00
4599-00-000	TOTAL GENERAL EXPENSES	13,071.73	12,777.65	-294.08	-2.30	113,949.48	114,998.85	1,049.37	0.91	293,885.95
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	1,646.43	2,025.00	378.57	18.69	5,175.00
4855-00-000	Interest Expense-Mortgage	14,995.92	15,519.86	523.94	3.38	135,831.01	139,678.74	3,847.73	2.75	356,956.78
4855-01-000	Interest - Third Mortgage	464.28	484.17	19.89	4.11	4,297.86	4,357.53	59.67	1.37	11,135.91
4899-00-000	TOTAL FINANCING EXPENSES	15,460.20	16,229.03	768.83	4.74	141,775.30	146,061.27	4,285.97	2.93	373,267.69
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	279,033.66	279,033.66	0.00	0.00	713,086.02
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	23,991.30	23,991.30	0.00	0.00	61,311.10
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	281,126.22	202,449.96	-78,676.26	-38.86	517,372.12
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									

The Manor at West Bartow (62)
Budget Comparison

Period = Sep 2024
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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5600-01-000	Refrigerators	0.00	800.00	800.00	100.00	0.00	7,200.00	7,200.00	100.00	18,400.00
5600-02-000	Stoves/Ranges	0.00	300.00	300.00	100.00	1,345.20	2,700.00	1,354.80	50.18	6,900.00
5600-03-000	Roofs	0.00	1,000.00	1,000.00	100.00	0.00	9,000.00	9,000.00	100.00	23,000.00
5600-05-000	Parking Lots/Paving	0.00	1,250.00	1,250.00	100.00	0.00	11,250.00	11,250.00	100.00	28,750.00
5600-06-000	Cabinet/Counter Tops	0.00	75.00	75.00	100.00	0.00	675.00	675.00	100.00	1,725.00
5600-07-000	Grounds Improvements	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	11,500.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	5,000.00	5,000.00	100.00	1,362.11	45,000.00	43,637.89	96.97	115,000.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	2,897.55	4,500.00	1,602.45	35.61	11,500.00
5600-13-000	Community Room	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	6,900.00
5600-14-000	Doors, Windows, Exterior	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	100.00	2,875.00
5600-16-000	Interior Replacements	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	100.00	2,875.00
5600-17-000	Ceiling Fans	0.00	200.00	200.00	100.00	0.00	1,800.00	1,800.00	100.00	4,600.00
5600-18-000	Other Capital Replacement	0.00	1,000.00	1,000.00	100.00	0.00	9,000.00	9,000.00	100.00	23,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	0.00	11,175.00	11,175.00	100.00	5,604.86	100,575.00	94,970.14	94.43	257,025.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-11,175.00	-11,175.00	-100.00	-21,898.74	-100,575.00	-78,676.26	-78.23	-257,025.00
8000-00-000	TOTAL EXPENSES	115,862.30	128,432.88	12,570.58	9.79	1,028,201.94	1,182,817.12	154,615.18	13.07	3,024,494.21
9000-00-000	NET INCOME	-27,976.17	-38,863.88	10,887.71	28.02	-237,253.82	-376,696.12	139,442.30	37.02	-964,407.21
	NET INCOME BEFORE DEPRECIATION	5,693.27				43,872.40				

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	22,529.97	31,982.22	-9,452.25
1111-15-000	Cash-Payroll	2,170.03	2,108.47	61.56
1111-90-000	Petty Cash	600.00	600.00	0.00
1111-99-000	Total Unrestricted Cash	25,300.00	34,690.69	-9,390.69
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	11,200.00	11,000.00	200.00
1112-03-000	Cash Restricted-Operating Reserve	19.62	19.62	0.00
1112-04-000	Cash Restricted-Reserve for Replac	153,616.17	150,699.50	2,916.67
1112-05-000	Cash-Tax & Insurance Escrow	106,176.88	92,745.06	13,431.82
1112-12-000	Restricted Investment	157,807.18	157,756.60	50.58
1112-99-000	Total Restricted Cash	428,819.85	412,220.78	16,599.07
1119-00-000	TOTAL CASH	454,119.85	446,911.47	7,208.38
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	2,461.65	4,050.00	-1,588.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-134.00	-134.00	0.00
1122-99-000	TOTAL: AR	2,327.65	3,916.00	-1,588.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,327.65	3,916.00	-1,588.35
1160-00-000	OTHER CURRENT ASSETS			
1170-01-000	Eviction Deposit Acct.	500.00	500.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	3,990.13	4,560.15	-570.02
1211-01-000	Prepaid Insurance	86,700.19	98,821.76	-12,121.57
1211-02-000	Prepaid Software Licenses	5,933.35	0.00	5,933.35
1299-00-000	TOTAL OTHER CURRENT ASSETS	97,123.67	103,881.91	-6,758.24
1300-00-000	TOTAL CURRENT ASSETS	553,571.17	554,709.38	-1,138.21
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-05-000	Land	432,717.00	432,717.00	0.00
1400-06-000	Buildings	12,796,743.00	12,796,743.00	0.00
1400-06-200	Building Improvements	53,499.32	53,499.32	0.00
1400-08-100	Furn, Fixt, & Equip	1,212,730.94	1,212,730.94	0.00
1405-01-000	Accum Depreciation-Buildings	-4,915,777.86	-4,888,651.72	-27,126.14
1405-02-000	Accum Depreciation- Misc FF&E	-1,220,943.64	-1,220,031.03	-912.61
1405-03-000	Accum Depreciation-Infrastructure	-542,594.07	-539,629.08	-2,964.99
1410-00-000	Intangible Assets			
1410-01-000	Loan Costs	335,121.42	335,121.42	0.00
1410-01-001	Amortization Loan Cost	283,907.57	282,356.08	1,551.49
1410-02-000	Compliance Fees	200,558.00	200,558.00	0.00
1410-02-001	Amortization Tax Credit Fees	-203,892.53	-202,778.32	-1,114.21
1420-00-000	TOTAL FIXED ASSETS (NET)	7,864,254.01	7,897,923.45	-33,669.44
1450-01-000	Site Improvement	711,597.00	711,597.00	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,575,851.01	8,609,520.45	-33,669.44
1999-00-000	TOTAL ASSETS	9,129,422.18	9,164,229.83	-34,807.65
2000-00-000	LIABILITIES & EQUITY			

Balance Sheet (With Period Change)

Period = Sep 2024

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	Balance	Beginning	Net	
	Current Period	Balance	Change	
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	36,150.84	36,707.88	-557.04
2114-00-000	Tenant Security Deposits	9,900.00	9,900.00	0.00
2114-02-000	Security Deposit Clearing Account	-75.00	-75.00	0.00
2114-03-000	Security Deposit-Pet	1,200.00	1,200.00	0.00
2119-92-000	Accrued Property Taxes	-119.55	-239.17	119.62
2131-01-000	Accrued Interest NLP Loan	2,721.67	2,257.39	464.28
2131-02-000	Accrued Interest - Pacific Life Loan	16,077.00	16,077.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31	5,309.31	0.00
2138-00-000	Accrued Audit Fees	-1,466.66	-2,389.58	922.92
2149-29-000	Due to Polk County Developers, Inc.	61,150.00	61,150.00	0.00
2240-00-000	Tenant Prepaid Rents	634.00	1,191.00	-557.00
2260-00-000	Accrued Compensated Absences-Curre	245.95	245.95	0.00
2297-00-000	Mortgage Note Payable	2,568,951.75	2,576,176.01	-7,224.26
2297-02-000	Second Mortgage Payable	850,000.00	850,000.00	0.00
2297-03-000	Third Mortgage Payable	260,521.56	260,521.56	0.00
2297-04-000	Fourth Mortgage Payable	400,000.00	400,000.00	0.00
2298-00-000	Note Payable-City of Bartow Impact Fe	564,621.00	564,621.00	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	4,775,821.87	4,782,653.35	-6,831.48
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	456.77	456.77	0.00
2310-01-000	Due to Affiliates	-1,032.00	-1,032.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	-575.23	-575.23	0.00
2499-00-000	TOTAL LIABILITIES	4,775,246.64	4,782,078.12	-6,831.48
2800-00-000	EQUITY			
2801-00-000	CONTRIBUTED CAPITAL			
2802-02-001	Capital Private Investors	5,437,398.00	5,437,398.00	0.00
2803-00-000	GP Equity	-89.00	-89.00	0.00
2803-01-000	Special LP Equity	1,530,905.56	1,530,905.56	0.00
2804-00-000	Syndication Costs	-30,000.00	-30,000.00	0.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56	6,938,214.56	0.00
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,584,039.02	-2,556,062.85	-27,976.17
2809-99-000	TOTAL RETAINED EARNINGS:	-2,584,039.02	-2,556,062.85	-27,976.17
2899-00-000	TOTAL EQUITY	4,354,175.54	4,382,151.71	-27,976.17
2999-00-000	TOTAL LIABILITIES AND EQUITY	9,129,422.18	9,164,229.83	-34,807.65

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3415-00-000	Other Government Grants	0.00	41,667.00	-41,667.00	-100.00	208,823.37	375,003.00	-166,179.63	-44.31	500,004.00
3499-00-000	TOTAL GRANT INCOME	0.00	41,667.00	-41,667.00	-100.00	208,823.37	375,003.00	-166,179.63	-44.31	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	66.51	0.00	66.51	N/A	0.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	5,000.00	0.00	5,000.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	5,066.51	0.00	5,066.51	N/A	0.00
3999-00-000	TOTAL INCOME	0.00	41,667.00	-41,667.00	-100.00	213,889.88	375,003.00	-161,113.12	-42.96	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	19,414.09	14,162.00	-5,252.09	-37.09	231,878.07	127,458.00	-104,420.07	-81.93	169,944.00
4110-00-001	401K-401A Admin	628.87	566.00	-62.87	-11.11	8,262.25	5,094.00	-3,168.25	-62.20	6,792.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,474.62	1,133.00	-341.62	-30.15	17,467.58	10,197.00	-7,270.58	-71.30	13,596.00
4110-00-004	Workers Comp Admin	667.63	566.00	-101.63	-17.96	6,429.39	5,094.00	-1,335.39	-26.22	6,792.00
4110-00-006	Legal Shield - Administrative	0.00	35.00	35.00	100.00	602.45	315.00	-287.45	-91.25	420.00
4110-00-007	Payroll Prep Fees	174.11	142.00	-32.11	-22.61	2,179.90	1,278.00	-901.90	-70.57	1,704.00
4110-07-000	Health/Life Insurance	3,421.58	1,400.00	-2,021.58	-144.40	46,693.86	12,600.00	-34,093.86	-270.59	16,800.00
4110-99-000	Total Administrative Salaries	25,780.90	18,004.00	-7,776.90	-43.20	313,513.50	162,036.00	-151,477.50	-93.48	216,048.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/E	55.00	0.00	-55.00	N/A	55.00	0.00	-55.00	N/A	0.00
4130-99-000	Total Legal Expense	55.00	0.00	-55.00	N/A	55.00	0.00	-55.00	N/A	0.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	12,824.43	5,922.00	-6,902.43	-116.56	73,195.75	53,298.00	-19,897.75	-37.33	71,064.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	79.37	1,269.00	1,189.63	93.75	1,692.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	1,242.00	1,242.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	12,824.43	6,201.00	-6,623.43	-106.81	73,275.12	55,809.00	-17,466.12	-31.30	74,412.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	259.07	0.00	-259.07	N/A	0.00
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	237.61	0.00	-237.61	N/A	0.00
4190-04-000	Stationery & Office Supplies	1,080.07	2,288.00	1,207.93	52.79	2,651.10	20,592.00	17,940.90	87.13	27,456.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	Telephone	158.44	250.00	91.56	36.62	2,647.72	2,250.00	-397.72	-17.68	3,000.00
4190-08-000	Postage	0.00	30.00	30.00	100.00	167.51	270.00	102.49	37.96	360.00
4190-09-000	Computer Software License Fees/Exp	64.73	0.00	-64.73	N/A	487.76	0.00	-487.76	N/A	0.00
4190-10-000	Copiers - Lease & Service	258.96	289.00	30.04	10.39	2,954.17	2,601.00	-353.17	-13.58	3,468.00
4190-11-000	Admin Service Contracts	0.00	1,514.00	1,514.00	100.00	4,954.02	13,626.00	8,671.98	63.64	18,168.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	436.28	0.00	-436.28	N/A	0.00
4190-19-000	IT Contract Fees	150.81	150.00	-0.81	-0.54	1,729.10	1,350.00	-379.10	-28.08	1,800.00
4190-22-000	Other Misc Admin Expenses	371.37	0.00	-371.37	N/A	5,770.95	0.00	-5,770.95	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	2,084.38	4,521.00	2,436.62	53.90	22,705.36	40,689.00	17,983.64	44.20	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	40,744.71	28,726.00	-12,018.71	-41.84	409,548.98	258,534.00	-151,014.98	-58.41	344,712.00
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	0.00	6,605.00	6,605.00	100.00	129,881.17	59,445.00	-70,436.17	-118.49	79,260.00

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

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4210-00-002	Payroll Taxes - Tenant Svc	0.00	528.00	528.00	100.00	11,146.51	4,752.00	-6,394.51	-134.56	6,336.00
4210-00-004	Workers Comp - Tenant Svc	0.00	264.00	264.00	100.00	3,460.51	2,376.00	-1,084.51	-45.64	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	0.00	66.00	66.00	100.00	1,290.46	594.00	-696.46	-117.25	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	29,223.00	29,223.00	100.00	38,964.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	10,710.00	10,710.00	100.00	145,778.65	96,390.00	-49,388.65	-51.24	128,520.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	275.00	275.00	100.00	0.00	2,475.00	2,475.00	100.00	3,300.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	2,475.00	2,475.00	100.00	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	161.10	300.00	138.90	46.30	4,067.76	2,700.00	-1,367.76	-50.66	3,600.00
4419-00-000	Total General Maint Expense	161.10	300.00	138.90	46.30	4,067.76	2,700.00	-1,367.76	-50.66	3,600.00
4420-00-000	Materials									
4420-06-000	Supplies-Janitorial/Cleaning	722.30	0.00	-722.30	N/A	722.30	0.00	-722.30	N/A	0.00
4429-00-000	Total Materials	722.30	0.00	-722.30	N/A	722.30	0.00	-722.30	N/A	0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	883.40	300.00	-583.40	-194.47	4,790.06	2,700.00	-2,090.06	-77.41	3,600.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	755.88	1,255.00	499.12	39.77	9,371.56	11,295.00	1,923.44	17.03	15,060.00
4510-01-000	General Liability Insurance - Auto	0.00	400.00	400.00	100.00	2,923.80	3,600.00	676.20	18.78	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	755.88	1,655.00	899.12	54.33	12,295.36	14,895.00	2,599.64	17.45	19,860.00
8000-00-000	TOTAL EXPENSES	42,383.99	41,666.00	-717.99	-1.72	572,413.05	374,994.00	-197,419.05	-52.65	499,992.00
9000-00-000	NET INCOME	-42,383.99	1.00	-42,384.99	-4,238,499.00	-358,523.17	9.00	-358,532.17	-3,983,690.78	12.00

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	-6,462.86	-15,246.15	8,783.29
1111-15-000	Cash-Payroll	-121,852.28	-128,701.51	6,849.23
1111-90-000	Petty Cash	1,000.00	1,000.00	0.00
1111-99-000	Total Unrestricted Cash	-127,315.14	-142,947.66	15,632.52
1119-00-000	TOTAL CASH	-127,315.14	-142,947.66	15,632.52
1129-27-000	Due from West Lake Realty	-280.07	-280.07	0.00
1129-99-000	TOTAL: DUE FROM	-280.07	-280.07	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07	-280.07	0.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	-2,221.57	-2,221.57	0.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	-2,221.57	-2,221.57	0.00
1300-00-000	TOTAL CURRENT ASSETS	-129,816.78	-145,449.30	15,632.52
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	5,780.25	5,780.25	0.00
1400-07-001	Automobiles/Vehicles	21,299.00	21,299.00	0.00
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00	-21,299.00	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	5,780.25	5,780.25	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	5,780.25	5,780.25	0.00
1999-00-000	TOTAL ASSETS	-124,036.53	-139,669.05	15,632.52
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	3,914.76	5,898.25	-1,983.49
2149-33-000	Due to Magnolia Pointe Sales	276,600.00	216,600.00	60,000.00
2149-96-000	Due to Central Office Cost Center	32,922.34	32,922.34	0.00
2255-00-004	State of FL Unclaimed Funds	-100.00	-100.00	0.00
2298-03-000	Deferred Revenue	3,972.45	3,972.45	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	317,309.55	259,293.04	58,016.51
2499-00-000	TOTAL LIABILITIES	317,309.55	259,293.04	58,016.51
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	-454,618.08	-412,234.09	-42,383.99
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00	13,272.00	0.00
2809-99-000	TOTAL RETAINED EARNINGS:	-441,346.08	-398,962.09	-42,383.99
2899-00-000	TOTAL EQUITY	-441,346.08	-398,962.09	-42,383.99
2999-00-000	TOTAL LIABILITIES AND EQUITY	-124,036.53	-139,669.05	15,632.52

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Sep 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	12,604.00	12,384.00	220.00	1.78	115,058.00	111,456.00	3,602.00	3.23	148,608.00
3119-00-000 Total Rental Income	12,604.00	12,384.00	220.00	1.78	115,058.00	111,456.00	3,602.00	3.23	148,608.00
3120-00-000 Other Tenant Income									
3120-01-100 Laundry Room Income	0.00	450.00	-450.00	-100.00	0.00	4,050.00	-4,050.00	-100.00	5,400.00
3120-03-000 Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	450.00	-450.00	-100.00	600.00
3120-04-000 Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	225.00	-225.00	-100.00	300.00
3129-00-000 Total Other Tenant Income	0.00	525.00	-525.00	-100.00	0.00	4,725.00	-4,725.00	-100.00	6,300.00
3199-00-000 TOTAL TENANT INCOME	12,604.00	12,909.00	-305.00	-2.36	115,058.00	116,181.00	-1,123.00	-0.97	154,908.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	13,149.23	11,660.00	1,489.23	12.77	118,343.00	104,940.00	13,403.00	12.77	139,920.00
3499-00-000 TOTAL GRANT INCOME	13,149.23	11,660.00	1,489.23	12.77	118,343.00	104,940.00	13,403.00	12.77	139,920.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	165.24	10.00	155.24	1,552.40	963.10	90.00	873.10	970.11	120.00
3699-00-000 TOTAL OTHER INCOME	165.24	10.00	155.24	1,552.40	963.10	90.00	873.10	970.11	120.00
3999-00-000 TOTAL INCOME	25,918.47	24,579.00	1,339.47	5.45	234,364.10	221,211.00	13,153.10	5.95	294,948.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	2,179.08	2,455.34	276.26	11.25	23,581.52	25,781.04	2,199.52	8.53	34,374.72
4110-00-001 401K-401A Admin	87.17	98.21	11.04	11.24	875.31	1,031.22	155.91	15.12	1,374.96
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	166.04	196.43	30.39	15.47	1,665.08	2,062.50	397.42	19.27	2,750.00
4110-00-004 Workers Comp Admin	74.94	98.21	23.27	23.69	643.17	1,031.22	388.05	37.63	1,374.96
4110-00-007 Payroll Prep Fees	19.52	24.55	5.03	20.49	214.12	257.79	43.67	16.94	343.72
4110-03-000 Compensated Absences - Admin	0.00	0.00	0.00	N/A	-820.81	0.00	820.81	N/A	0.00
4110-07-000 Health/Life Insurance	0.00	120.06	120.06	100.00	0.00	1,080.54	1,080.54	100.00	1,440.72
4110-99-000 Total Administrative Salaries	2,526.75	2,992.80	466.05	15.57	26,158.39	31,244.31	5,085.92	16.28	41,659.08
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	10.00	10.00	100.00	632.50	90.00	-542.50	-602.78	120.00
4130-02-000 Criminal Background / Credit Checks/E	0.00	10.00	10.00	100.00	0.00	90.00	90.00	100.00	120.00
4130-04-000 General Legal Expense	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
4130-99-000 Total Legal Expense	0.00	170.00	170.00	100.00	632.50	1,530.00	897.50	58.66	2,040.00
4139-00-000 Other Admin Expenses									
4140-00-100 Travel/Mileage	0.00	0.00	0.00	N/A	20.10	0.00	-20.10	N/A	0.00
4170-00-000 Accounting/Bookkeeping Fees	360.00	360.00	0.00	0.00	3,240.00	3,240.00	0.00	0.00	4,320.00
4171-00-000 Auditing Fees	2,025.28	1,877.36	-147.92	-7.88	19,043.50	16,896.24	-2,147.26	-12.71	22,528.32
4173-00-000 Management Fee	3,567.84	3,567.84	0.00	0.00	32,110.56	32,110.56	0.00	0.00	42,814.08
4173-02-000 Asset Management Fee	480.00	480.00	0.00	0.00	4,320.00	4,320.00	0.00	0.00	5,760.00
4174-00-001 Marketing Exp - Brochures & Other Ad	0.00	0.00	0.00	N/A	900.00	0.00	-900.00	N/A	0.00
4182-00-000 Consultants	902.50	0.00	-902.50	N/A	2,606.77	0.00	-2,606.77	N/A	0.00
4189-00-000 Total Other Admin Expenses	7,335.62	6,285.20	-1,050.42	-16.71	62,240.93	56,566.80	-5,674.13	-10.03	75,422.40
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	259.07	0.00	-259.07	N/A	0.00
4190-02-000 Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4190-04-000 Stationery & Office Supplies	0.00	25.00	25.00	100.00	136.96	225.00	88.04	39.13	300.00

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

Period = Sep 2024
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	410.07	0.00	-410.07	N/A	0.00
4190-07-000	Telephone	1,470.01	1,300.00	-170.01	-13.08	13,204.17	11,700.00	-1,504.17	-12.86	15,600.00
4190-08-000	Postage	0.00	25.00	25.00	100.00	129.48	225.00	95.52	42.45	300.00
4190-09-000	Computer Software License Fees/Exp	261.65	520.00	258.35	49.68	3,878.34	4,680.00	801.66	17.13	6,240.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	52.35	0.00	-52.35	N/A	0.00
4190-13-000	Internet	0.00	1,332.62	1,332.62	100.00	0.00	11,993.58	11,993.58	100.00	15,991.44
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4190-22-000	Other Misc Admin Expenses	217.21	25.00	-192.21	-768.84	1,967.32	225.00	-1,742.32	-774.36	300.00
4190-22-100	Other Misc Expenses	0.00	0.00	0.00	N/A	15.43	0.00	-15.43	N/A	0.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	192.00	192.00	100.00	0.00	1,728.00	1,728.00	100.00	2,304.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	508.75	450.00	-58.75	-13.06	600.00
4191-00-000	Total Miscellaneous Admin Expenses	1,948.87	3,519.62	1,570.75	44.63	20,561.94	31,676.58	11,114.64	35.09	42,235.44
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	11,811.24	12,967.62	1,156.38	8.92	109,593.76	121,017.69	11,423.93	9.44	161,356.92
4300-00-000	UTILITIES									
4310-00-000	Water	337.06	1,000.00	662.94	66.29	10,466.41	9,000.00	-1,466.41	-16.29	12,000.00
4320-00-000	Electricity	228.40	300.00	71.60	23.87	1,984.22	2,700.00	715.78	26.51	3,600.00
4340-00-000	Garbage/Trash Removal	545.68	545.68	0.00	0.00	4,911.12	4,911.12	0.00	0.00	6,548.16
4390-00-000	Sewer	549.22	620.00	70.78	11.42	5,042.51	5,580.00	537.49	9.63	7,440.00
4399-00-000	TOTAL UTILITY EXPENSES	1,660.36	2,465.68	805.32	32.66	22,404.26	22,191.12	-213.14	-0.96	29,588.16
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,482.58	2,376.28	-106.30	-4.47	24,966.30	25,400.94	434.64	1.71	33,867.92
4410-03-000	Maintenance - Compensated Absences	0.00	0.00	0.00	N/A	-1,524.36	0.00	1,524.36	N/A	0.00
4410-06-000	401K-401A Maintenance	99.31	95.05	-4.26	-4.48	1,008.57	1,016.04	7.47	0.74	1,354.72
4410-07-000	Payroll Taxes Maintenance	222.44	190.10	-32.34	-17.01	1,951.51	2,032.05	80.54	3.96	2,709.40
4410-08-000	Health/Life Insurance Maint.	622.70	374.04	-248.66	-66.48	5,599.46	3,366.36	-2,233.10	-66.34	4,488.48
4410-09-000	Workers Comp Maintenance	85.34	95.05	9.71	10.22	736.97	1,016.04	279.07	27.47	1,354.72
4410-10-000	Payroll Prep Fees Maint.	22.32	23.76	1.44	6.06	240.60	253.98	13.38	5.27	338.64
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	242.30	50.00	-192.30	-384.60	2,127.15	450.00	-1,677.15	-372.70	600.00
4419-00-000	Total General Maint Expense	3,776.99	3,204.28	-572.71	-17.87	35,106.20	33,535.41	-1,570.79	-4.68	44,713.88
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	100.00	100.00	100.00	86.80	900.00	813.20	90.36	1,200.00
4420-02-000	Supplies-Appliance Parts	0.00	50.00	50.00	100.00	376.18	450.00	73.82	16.40	600.00
4420-03-000	Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	73.68	450.00	376.32	83.63	600.00
4420-03-200	Window Treatments	0.00	0.00	0.00	N/A	228.68	0.00	-228.68	N/A	0.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	165.93	450.00	284.07	63.13	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	92.20	225.00	132.80	59.02	300.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	24.90	0.00	-24.90	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4420-11-000	Supplies- HVAC	234.29	50.00	-184.29	-368.58	688.84	450.00	-238.84	-53.08	600.00
4420-12-000	Supplies- Painting	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4429-00-000	Total Materials	234.29	525.00	290.71	55.37	1,737.21	4,725.00	2,987.79	63.23	6,300.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	1,343.00	25.00	-1,318.00	-5,272.00	1,343.00	225.00	-1,118.00	-496.89	300.00
4430-07-000	Contract-Exterminating/Pest Control	145.00	165.00	20.00	12.12	1,160.00	1,485.00	325.00	21.89	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	125.00	125.00	100.00	450.00	1,125.00	675.00	60.00	1,500.00
4430-18-000	Contract-Alarm Monitoring	189.29	185.00	-4.29	-2.32	2,644.46	1,665.00	-979.46	-58.83	2,220.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	475.00	0.00	-475.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	10,000.00	9,900.00	-100.00	-1.01	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	400.00	400.00	100.00	5,700.00	3,600.00	-2,100.00	-58.33	4,800.00

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

Period = Sep 2024
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-24-400 Unit Turn Services	0.00	0.00	0.00	N/A	500.00	0.00	-500.00	N/A	0.00
4430-28-000 Unit Inspections	0.00	280.00	280.00	100.00	0.00	2,520.00	2,520.00	100.00	3,360.00
4439-00-000 Total Contract Costs	2,677.29	2,280.00	-397.29	-17.42	22,272.46	20,520.00	-1,752.46	-8.54	27,360.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	6,688.57	6,009.28	-679.29	-11.30	59,115.87	58,780.41	-335.46	-0.57	78,373.88
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	4,827.71	1,855.13	-2,972.58	-160.24	31,404.71	17,911.08	-13,493.63	-75.34	23,476.47
4570-00-000 Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	4,827.71	1,905.13	-2,922.58	-153.41	31,404.71	18,361.08	-13,043.63	-71.04	24,076.47
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-001 Tenant Utility Payments-PH	23.00	0.00	-23.00	N/A	279.00	0.00	-279.00	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	23.00	0.00	-23.00	N/A	279.00	0.00	-279.00	N/A	0.00
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	7,814.69	7,956.86	142.17	1.79	70,332.21	71,611.74	1,279.53	1.79	95,482.32
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	7,814.69	1,056.86	-6,757.83	-639.43	70,332.21	9,511.74	-60,820.47	-639.43	12,682.32
5600-00-100 CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000 Refrigerators	0.00	300.00	300.00	100.00	1,477.26	2,700.00	1,222.74	45.29	3,600.00
5600-02-000 Stoves/Ranges	0.00	300.00	300.00	100.00	893.50	2,700.00	1,806.50	66.91	3,600.00
5600-06-000 Cabinet/Counter Tops	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	3,600.00
5600-07-000 Grounds Improvements	0.00	1,250.00	1,250.00	100.00	0.00	11,250.00	11,250.00	100.00	15,000.00
5600-08-000 HVAC(Buildings, units, etc...)	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	3,600.00
5600-12-000 Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
5600-14-000 Doors, Windows, Exterior	0.00	750.00	750.00	100.00	0.00	6,750.00	6,750.00	100.00	9,000.00
5600-16-000 Interior Replacements	0.00	400.00	400.00	100.00	0.00	3,600.00	3,600.00	100.00	4,800.00
5600-17-000 Ceiling Fans	0.00	300.00	300.00	100.00	0.00	2,700.00	2,700.00	100.00	3,600.00
5600-18-000 Other Capital Replacement	0.00	2,500.00	2,500.00	100.00	0.00	22,500.00	22,500.00	100.00	30,000.00
5699-00-000 TOTAL CAPITAL/OPER REPLACEMENT EXPEN	0.00	6,900.00	6,900.00	100.00	2,370.76	62,100.00	59,729.24	96.18	82,800.00
5699-01-000 Rmbrs. Replacement Reserve	0.00	-6,900.00	-6,900.00	-100.00	0.00	-62,100.00	-62,100.00	-100.00	-82,800.00
8000-00-000 TOTAL EXPENSES	32,825.57	38,204.57	5,379.00	14.08	295,500.57	354,062.04	58,561.47	16.54	471,677.75
9000-00-000 NET INCOME	-6,907.10	-13,625.57	6,718.47	49.31	-61,136.47	-132,851.04	71,714.57	53.98	-176,729.75
NET BEFORE DEPRECIATION	907.59				9,195.74				

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	59,657.98	51,431.06	8,226.92
1111-15-000	Cash-Payroll	66,280.73	72,342.17	-6,061.44
1111-99-000	Total Unrestricted Cash	125,938.71	123,773.23	2,165.48
1112-00-000	Restricted Cash			
1112-01-000	Cash Restricted-Security Deposits	14,400.00	14,700.00	-300.00
1112-04-000	Cash Restricted-Reserve for Replac	65,515.51	64,420.56	1,094.95
1112-99-000	Total Restricted Cash	79,915.51	79,120.56	794.95
1118-00-000	Clearing	0.00	-1,999.68	1,999.68
1119-00-000	TOTAL CASH	205,854.22	200,894.11	4,960.11
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1122-00-000	A/R-Tenants/Vendors	4,154.00	3,741.00	413.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,143.00	-5,143.00	0.00
1122-99-000	TOTAL: AR	-989.00	-1,402.00	413.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-989.00	-1,402.00	413.00
1160-00-000	OTHER CURRENT ASSETS			
1211-01-000	Prepaid Insurance	0.11	0.11	0.00
1211-02-000	Prepaid Software Licenses	2,878.15	32.88	2,845.27
1299-00-000	TOTAL OTHER CURRENT ASSETS	2,878.26	32.99	2,845.27
1300-00-000	TOTAL CURRENT ASSETS	207,743.48	199,525.10	8,218.38
1400-00-000	NONCURRENT ASSETS			
1400-01-000	FIXED ASSETS			
1400-06-000	Buildings	3,751,341.13	3,751,341.13	0.00
1400-08-000	Furniture & Fixtures	8,494.29	8,494.29	0.00
1405-01-000	Accum Depreciation-Buildings	-540,919.65	-533,104.96	-7,814.69
1405-02-000	Accum Depreciation- Misc FF&E	-7,078.59	-7,078.59	0.00
1410-00-000	Intangible Assets			
1420-00-000	TOTAL FIXED ASSETS (NET)	3,211,837.18	3,219,651.87	-7,814.69
1499-00-000	TOTAL NONCURRENT ASSETS	3,211,837.18	3,219,651.87	-7,814.69
1999-00-000	TOTAL ASSETS	3,419,580.66	3,419,176.97	403.69
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES			
2100-00-000	CURRENT LIABILITIES			
2111-00-000	A/P Vendors and Contractors	5,702.78	4,942.98	759.80
2114-00-000	Tenant Security Deposits	14,100.00	14,400.00	-300.00
2114-03-000	Security Deposit-Pet	300.00	300.00	0.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82	2,203.82	0.00
2138-00-000	Accrued Audit Fees	7,797.26	6,874.34	922.92
2138-00-001	Accrued audit fees - LHA	30,317.67	29,215.31	1,102.36
2145-00-000	Due to Federal Master	18,661.01	13,833.30	4,827.71
2240-00-000	Tenant Prepaid Rents	1,010.00	1,012.00	-2.00
2260-00-000	Accrued Compensated Absences-Curre	1,647.08	1,647.08	0.00
2299-00-000	TOTAL CURRENT LIABILITIES	81,739.62	74,428.83	7,310.79

Micro Cottages at Williamstown (99)

Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2300-00-000	NONCURRENT LIABILITIES			
2305-00-000	Accrued Compensated Absences-LT	3,058.85	3,058.85	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,058.85	3,058.85	0.00
2499-00-000	TOTAL LIABILITIES	84,798.47	77,487.68	7,310.79
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS			
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,334,782.19	3,341,689.29	-6,907.10
2809-99-000	TOTAL RETAINED EARNINGS:	3,334,782.19	3,341,689.29	-6,907.10
2899-00-000	TOTAL EQUITY	3,334,782.19	3,341,689.29	-6,907.10
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,419,580.66	3,419,176.97	403.69

West Lake I, LTD (30004200)

Income Statement

Period = Aug 2024

Book = Accrual ; Tree = ysj_is

		Period to Date	%	Year to Date	%
40000-100	OPERATING REVENUE				
41028-000	Gross Mkt Rent Potential	74,628.00	-290.08	560,736.00	172.62
41099-999	Total Gross Mkt Rent Potential	74,628.00	-290.08	560,736.00	172.62
41100-000	Vacancy Losses				
41104-000	Gain/Loss To Lease	28,006.00	-108.86	257,713.00	79.34
41106-000	Vacancy Loss	0.00	0.00	167.28	0.05
41199-999	Total Vacancy Losses	28,006.00	-108.86	257,880.28	79.39
41999-999	Total Rent Revenue	102,634.00	-398.94	818,616.28	252.01
42000-000	Tenant Recovery Revenue				
42700-000	Direct Billable Revenue				
42702-056	Direct Bill Rev-Other Reimb Costs	0.00	0.00	2,475.00	0.76
42704-002	Direct Bill Rev-Electric	0.00	0.00	6.80	0.00
42704-022	Direct Bill Rev-Water & Sewer	3,227.61	-12.55	25,652.55	7.90
42799-999	Total Direct Billable Revenue	3,227.61	-12.55	28,134.35	8.66
42999-999	Total Tenant Recovery Revenue	3,227.61	-12.55	28,134.35	8.66
43000-000	Other Operating Revenue				
43014-000	Government Subsidy	0.00	0.00	41,961.30	12.92
43024-000	Locks & Keys	0.00	0.00	50.00	0.02
43032-000	Late Fee	0.00	0.00	300.00	0.09
43036-000	NSF Fee	0.00	0.00	350.00	0.11
43038-000	Application Fee	0.00	0.00	360.00	0.11
43042-000	Forfeited Security Deposit	0.00	0.00	200.00	0.06
43052-000	Damages/Cleaning	0.00	0.00	125.00	0.04
43054-000	Other Operating Income	380.00	-1.48	380.00	0.12
43082-000	Cable Service	854.74	-3.32	1,694.64	0.52
43086-000	Washer / Dryer Tenant Income	5,616.77	-21.83	44,596.87	13.73
43999-999	Total Other Operating Revenue	6,851.51	-26.63	90,017.81	27.71
49999-999	TOTAL OPERATING REVENUE	112,713.12	-438.12	936,768.44	288.39
50000-000	OPERATING EXPENSES				
51000-000	Admin & General Expense				
51106-000	Equipment Lease	44.95	-0.17	1,712.06	0.53
51206-000	Office Supplies	14.80	-0.06	452.45	0.14
51208-000	Safety Supplies	9.87	-0.04	1,521.02	0.47
51212-000	Postal/Express Mail	188.73	-0.73	1,560.17	0.48
51220-000	Background/Credit Check	15.00	-0.06	294.50	0.09
51224-000	Uniforms	0.00	0.00	180.00	0.06
51230-000	Meetings & Seminars	0.00	0.00	1,551.95	0.48
51232-000	Dues And Subscriptions	118.02	-0.46	413.07	0.13
51234-000	Trainings	258.00	-1.00	2,064.00	0.64
51308-000	Meals	67.24	-0.26	403.38	0.12
51310-000	Entertainment	0.00	0.00	101.01	0.03
51314-000	Other Travel Exp	760.38	-2.96	4,272.57	1.32
51402-000	Bad Debt Expense - Government	0.00	0.00	-2,876.10	-0.89
51712-000	Compliance Administration Fee	927.00	-3.60	7,416.00	2.28
51820-000	Onsite-Hardware	0.00	0.00	1,242.09	0.38
51822-000	Onsite-Software	1,536.54	-5.97	12,181.63	3.75
51902-000	Licenses	26.11	-0.10	1,557.36	0.48

West Lake I, LTD (30004200)

Income Statement

Period = Aug 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
51999-999	Total Admin & General Expense	3,966.64	-15.42	34,047.16	10.48
52102-000	Prop Mgmt Salaries/Wages				
52102-002	Prop Mgmt Salaries/Wages	13,305.75	-51.72	74,812.97	23.03
52104-002	Prop Mgmt Benefits & Other	2,639.59	-10.26	17,330.30	5.34
52104-014	Prop Mgmt Workers Comp	443.24	-1.72	2,361.50	0.73
52104-016	Prop Mgmt Bonus	620.71	-2.41	1,899.18	0.58
52104-018	Prop Mgmt Taxes	1,002.19	-3.90	5,755.04	1.77
52106-002	Prop Mgmt Payroll Processing Fees	108.87	-0.42	674.17	0.21
52199-999	Total Prop Mgmt Payroll	18,120.35	-70.43	102,833.16	31.66
54000-000	Sales & Marketing Expense				
54021-100	Online Advertising	0.00	0.00	82.98	0.03
54023-000	Gifts & Gift Cards	0.00	0.00	50.25	0.02
54024-000	Resident Functions/Parties	24.82	-0.10	615.57	0.19
54029-000	Prospect Functions/Supplies	0.00	0.00	64.76	0.02
54099-999	Total Sales & Marketing Expense	24.82	-0.10	813.56	0.25
55000-000	Repairs, Unit Turns & Contract Services				
55005-000	Repairs & Supplies				
55112-000	Elevator & Escalator	682.98	-2.65	682.98	0.21
55114-000	Doors & Windows	0.00	0.00	538.64	0.17
55120-000	Painting	0.00	0.00	449.27	0.14
55124-000	Plumbing	0.00	0.00	1,078.02	0.33
55128-000	Lighting	0.00	0.00	580.03	0.18
55142-000	Locks & Keys	0.00	0.00	110.20	0.03
55148-000	Tools & Supplies	7.46	-0.03	401.37	0.12
55150-000	Other Direct Maint Expenses	150.00	-0.58	150.00	0.05
55202-000	Fire Alarm & Sprinklers	0.00	0.00	567.10	0.17
55204-000	Elec Supplies/Installation	0.00	0.00	367.06	0.11
55208-000	HVAC	0.00	0.00	6,297.63	1.94
55216-000	Appliance	126.41	-0.49	1,121.40	0.35
55308-000	Irrigation/Drainage	0.00	0.00	200.00	0.06
55519-000	Pest Control (Non-Contract)	0.00	0.00	750.00	0.23
55522-000	Cleaning Supplies	0.00	0.00	876.35	0.27
55599-999	Total Repairs & Supplies	966.85	-3.76	14,170.05	4.36
55800-000	Property Contract Services				
55802-000	Elevator & Escalator Contract	503.21	-1.96	3,997.13	1.23
55810-000	Fire Alarm & Sprinklers Contract	0.00	0.00	2,659.49	0.82
55816-000	Landscape Contract	1,450.00	-5.64	11,600.00	3.57
55820-000	Pest Control Contract	142.50	-0.55	1,140.00	0.35
55822-000	Termite Bond	130.83	-0.51	1,046.72	0.32
55899-999	Total Property Contract Services	2,226.54	-8.65	20,443.34	6.29
55999-999	Total Repairs, Unit Turns & Contract Services	3,193.39	-12.41	34,613.39	10.66
56000-000	Utilities Expense				
56010-000	Utilities				
56012-000	Utilities-Electric	1,365.76	-5.31	8,692.01	2.68
56018-000	Utilities-Trash	1,579.00	-6.14	12,843.83	3.95
56020-000	Utilities-Telephone	347.85	-1.35	2,782.50	0.86
56042-000	Utilities-Other Utility Costs	486.83	-1.89	3,702.28	1.14
56099-999	Total Utilities	3,779.44	-14.69	28,020.62	8.63
56100-000	Vacant Expense				

West Lake I, LTD (30004200)

Income Statement

Period = Aug 2024

Book = Accrual ; Tree = ysj_is

		Period to Date	%	Year to Date	%
56102-000	Vacant-Electric	0.00	0.00	171.05	0.05
56199-999	Total Vacant Expense	0.00	0.00	171.05	0.05
56200-000	Direct Billable Utility Expense				
56212-000	Direct Bill-Water & Sewer	3,616.73	-14.06	28,153.09	8.67
56299-999	Total Direct Billable Utility Expense	3,616.73	-14.06	28,153.09	8.67
56999-999	Total Utilities Expense	7,396.17	-28.75	56,344.76	17.35
57000-000	Capitalized Expenditure				
57011-000	In Unit Capital Expenditure				
57022-000	CAP-Doors & Windows	534.32	-2.08	534.32	0.16
57042-000	CAP-Microwaves	0.00	0.00	425.86	0.13
57399-999	Total In Unit Capital Expenditure	534.32	-2.08	960.18	0.30
57999-999	Total Non-Cap Expenditure	534.32	-2.08	960.18	0.30
59100-000	Management Fees				
59102-000	Property Management Fees	3,381.39	-13.14	28,103.07	8.65
59104-000	Other Management Fees	3,381.39	-13.14	28,103.07	8.65
59199-999	Total Management Fee Expenses	6,762.78	-26.29	56,206.14	17.30
59999-999	Total Operating Controllable Expenses	39,998.47	-155.47	285,818.35	87.99
61000-000	Property Tax Ins & Other Expenses				
61300-000	Property Insurance Expense				
61302-002	Property Insurance	12,837.91	-49.90	101,151.99	31.14
61302-999	Total Property Insurance	12,837.91	-49.90	101,151.99	31.14
61399-999	Total Capitalized RE Tax & Ins Contra	12,837.91	-49.90	101,151.99	31.14
61999-999	Total Property Tax Ins & Other Exp	12,837.91	-49.90	101,151.99	31.14
79999-998	TOTAL OPERATING EXPENSES	52,836.38	-205.38	386,970.34	119.13
79999-999	NET OPERATING INCOME (LOSS)	59,876.74	-232.74	549,798.10	169.26
80000-000	NON-OPERATING INCOME (LOSS)				
80000-100	NON-OPERATING REVENUE				
80100-000	Interest Income & Other				
80200-000	Interest Income-Checking & MM				
80202-000	Int Inc-Checking & MM	2,157.56	-8.39	13,029.37	4.01
80299-999	Total Interest Inc-Checking&MM	2,157.56	-8.39	13,029.37	4.01
80999-999	Total Interest Income & Other	2,157.56	-8.39	13,029.37	4.01
82999-999	TOTAL NON-OPERATING REVENUE	2,157.56	-8.39	13,029.37	4.01
83000-000	NON-OPERATING EXPENSES				
83100-000	Interest Expense & Finan Fees				
83200-000	Interest Expense-N/P & LOC				
83202-000	Int Exp-N/P-Promissory	21,428.14	-83.29	171,917.12	52.92
83299-999	Total Interest Exp-N/P & LOC	21,428.14	-83.29	171,917.12	52.92
83500-000	Financing Fee Expense				
83502-000	Loan Servicing Fee	550.00	-2.14	4,079.00	1.26
83506-000	SAIL Loan Svc and Compliance Fee	916.50	-3.56	7,332.00	2.26

West Lake I, LTD (30004200)

Income Statement

Period = Aug 2024

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
83520-000	ELI Loan Svc and Compliance Fee	287.50	-1.12	2,300.00	0.71
83522-000	Trustee Ordinary Fees	354.20	-1.38	2,833.36	0.87
83524-000	Issuer Administration Fee	833.35	-3.24	6,666.68	2.05
83599-999	Total Financing Fee Expense	2,941.55	-11.43	23,211.04	7.15
83799-999	Total Interest Exp & Fin Fees	24,369.69	-94.73	195,128.16	60.07
83800-000	Audit & Tax Filing Fees				
83802-000	Audit Fee	515.00	-2.00	4,120.00	1.27
83806-000	Tax Preparation Fee	240.00	-0.93	1,920.00	0.59
83899-999	Total Audit & Tax Filing Fees	755.00	-2.93	6,040.00	1.86
84000-000	Depreciation & Amortization				
84100-000	Dep/Amort-Fixed Assets				
84102-000	Depr-FA-Leasehold Improvements	46,860.32	-182.15	374,882.56	115.41
84199-999	Total Dep/Amort-Fixed Assets	46,860.32	-182.15	374,882.56	115.41
84400-000	Amort-Intangible Assets				
84402-000	Amort-Intangible Assets	2,079.88	-8.08	16,639.04	5.12
84499-999	Total Amort-Intangible Assets	2,079.88	-8.08	16,639.04	5.12
84999-999	Total Deprec & Amort	48,940.20	-190.23	391,521.60	120.53
86100-000	Partnership Fee				
86102-000	Asset Management Fee	460.42	-1.79	3,683.36	1.13
86112-000	Incentive Management Fee	-38,217.74	148.55	286,058.74	88.06
86134-000	Prior Year Adj (income)/Expense	0.00	0.00	5,227.50	1.61
86999-999	Total Prtnrsh Fees & Other Adjustments	-37,757.32	146.76	294,969.60	90.81
89999-999	TOTAL NON-OPERATING EXPENSES	36,307.57	-141.13	887,659.36	273.27
99997-999	TOTAL NON-OP INCOME (LOSS)	-34,150.01	132.74	-874,629.99	-269.26
99998-999	NET INCOME (LOSS)	25,726.73	-100.00	-324,831.89	-100.00

West Lake I, LTD (30004200)

Balance Sheet

Period = Aug 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
10000-000	ASSETS	
10003-000	Cash	
10010-000	Operating Cash-Owner	
10018-000	Operating Cash - Chase/Truist	77,259.29
10019-000	Security Deposit - Chase/Truist	32,241.00
10049-999	Total Operating Cash-Owner	<u>109,500.29</u>
10099-999	Total Cash	109,500.29
10400-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10506-000	Operating Deficit Reserve	360,936.31
10515-000	ACC Reserve	26,160.00
10529-999	Total Operating Impound Resrve	<u>387,096.31</u>
10530-000	Bond Reserve Accounts	
10531-000	Bond Fund - Interest Fund	0.19
10532-000	Bond Fund - Principal	651.53
10536-000	Bond Fund - Escrow Account	107,898.81
10537-000	Bond Fund - Replacement Reserve	142,410.08
10541-000	Bond Fund - Revenue	9.65
10542-000	Bond Fund - Debt Service	0.01
10545-000	Bond Fund - Subordinate Loan	0.41
10551-000	Bond Fund - Admin Fund	11,217.88
10569-999	Total Bond Reserve Accounts	<u>262,188.56</u>
10600-000	Investing Impound Reserve	
10650-000	Other Escrow	21,889.33
10699-999	Total Investing Impound Resrve	<u>21,889.33</u>
10999-999	Total Restricted Cash	671,174.20
11010-000	A/R-Accounts Receivable	
11011-000	A/R-Resident	411.77
11012-000	A/R-Subsidy	86.00
11039-999	Total A/R-Accounts Receivable	<u>497.77</u>
11099-999	Total Accounts Receivable	497.77
11800-000	Intercompany-Net	
11810-000	Due from/to Intercompany	-4,569.67
11899-999	Total Intercompany-Net	<u>-4,569.67</u>
11999-999	Total Accounts Receivable-Net	-4,071.90
12100-000	Prepaid Expenses	

West Lake I, LTD (30004200)

Balance Sheet

Period = Aug 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
12200-000	Prepaid Operating Expense	
12210-000	Prepaid Cost of RE Operations	
12213-000	Prepaid Property Insurance	89,413.35
12217-000	Prepaid Admin & General	5,407.57
12239-999	Total Prepaid Cost of RE Ops	<u>94,820.92</u>
12299-999	Total Prepaid Operating Expense	<u>94,820.92</u>
12999-999	Total Prepaid Expenses	<u>94,820.92</u>
16000-000	Operating Property-Net	
16001-000	Operating Property	
16010-000	OP-Land	
16010-100	OP-Land-Acquisition	184,375.00
16019-999	Total OP-Land	<u>184,375.00</u>
16020-000	OP-Site Improvements	
16020-100	OP-SI-Acquisition	1,504,669.88
16029-999	Total OP-Site Improvements	<u>1,504,669.88</u>
16030-000	OP-Building	
16030-100	OP-Bldg-Acquisition	12,354,187.00
16039-999	Total OP-Building	<u>12,354,187.00</u>
16099-999	Total Operating Property	<u>14,043,231.88</u>
16200-000	Accumulated Depreciation	
16210-000	A/D-OP-Site Improvements	
16210-700	A/D-OP-SI-Amort	-531,092.20
16219-999	Total A/D-OP-Site Improvements	<u>-531,092.20</u>
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-1,635,214.16
16229-999	Total A/D-OP-Building	<u>-1,635,214.16</u>
16299-999	Total Accumulated Depreciation	<u>-2,166,306.36</u>
16399-999	Total Operating Property-Net	<u>11,876,925.52</u>
17000-000	Fixed Assets-Net	
17001-000	Fixed Assets	
17020-000	FA-Furniture	
17020-200	FA-Furniture-Addition	765,789.40
17029-999	Total FA-Furniture	<u>765,789.40</u>
17099-999	Total Fixed Assets	<u>765,789.40</u>
17100-000	Accumulated Deprec & Amort	
17120-000	A/D-FA-Furniture	

West Lake I, LTD (30004200)

Balance Sheet

Period = Aug 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
17120-700	A/D-FA-Furniture-Amort	-810,886.00
17129-999	Total A/D-FA-Furniture	-810,886.00
17199-999	Total Accum Deprec & Amort	-810,886.00
17299-999	Total Fixed Assets-Net	-45,096.60
18500-000	Other Assets & Deposits	
18501-000	Assets Deposits	
18513-200	Utility Deposits	5,592.00
18519-900	Total Assets Deposits	5,592.00
18599-999	Total Other Assets & Deposits	5,592.00
19000-000	Goodwill & Intangibles-Net	
19200-000	Intangible Assets	
19250-000	Tax Credit Fee	
19250-200	Tax Credit Fee-addition	87,874.00
19259-999	Total Tax Credit Fee	87,874.00
19299-999	Total Intangible Assets	87,874.00
19300-000	Accumulated Amortization	
19350-000	A/A-Tax credit Fees	
19350-700	A/A-Tax Credit Fees-Amort	-31,016.36
19359-999	Total A/A-Franchise Licenses	-31,016.36
19399-999	Total Accumulated Amortization	-31,016.36
19499-999	Total Goodwill&Intngibles-Net	56,857.64
19900-000	Suspense	
19901-000	Suspense Clearing	
19915-050	A/R Clearing-Subsidy Suspense	-1,825.00
19919-999	Total Suspense Clearing	-1,825.00
19999-900	Total Suspense	-1,825.00
19999-999	TOTAL ASSETS	12,763,877.07
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	

West Lake I, LTD (30004200)

Balance Sheet

Period = Aug 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
20111-000	A/P-Trade	10,921.68
20119-999	Total Accounts Payable-Trade	10,921.68
20399-999	Total Accounts Payable-Net	10,921.68
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	
20510-680	Accrued Audit Fee	4,120.00
20510-700	Accrued Tax Consulting Fee	2,720.00
20510-720	Accrued Assets Management Fees	-1,841.64
20519-999	Total Accrued Operating Cost	4,998.36
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	17,499.64
20539-999	Total Accrued Prop Mgmt Salaries/Wages	17,499.64
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	2,125.00
20641-725	Accrued Issuer Fees	5,000.00
20641-735	Accrued Service Fee	3,030.00
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	9,632.00
20649-999	Total Accrued Financing Cost	19,787.00
20900-000	Other Liabilities	
20999-999	Total Accrued Exp & Other Liab	42,285.00
21500-000	Interest Payable-Net	
21501-000	Int Payable-N/P-Promissory	
21510-000	I/P-N/P-Promissory	
21510-200	I/P-N/P-Promissory-Int Payment	-100,000.00
21510-700	I/P-N/P-Promissory-Accrual	133,333.36
21519-999	Total I/P-N/P-Promissory	33,333.36
21600-000	Int Payable-N/P-Affiliate	
21700-000	Int Payable-LOC-Secured	
21800-000	Int Payable-LOC-Unsecured	
21900-000	Int Payable-LOC-Affiliate	
21999-999	Total Interest Payable-Net	33,333.36
23000-000	Notes Payable-Net	
23001-000	Note Payable-Promissory	
23010-000	N/P-Promissory	
23010-100	N/P-Promissory-Initial Advance	10,244,160.07

West Lake I, LTD (30004200)

Balance Sheet

Period = Aug 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
23010-200	N/P-Promissory-Payment	-118,236.35
23019-999	Total N/P-Promissory	10,125,923.72
23050-000	Loan Fee-N/P-Promissory	
23050-200	Loan Fee-N/P-Promissory-Addn	-573,006.22
23059-999	Total Loan Fee-N/P-Promissory	-573,006.22
23060-000	A/A-Loan Fee-N/P-Promissory	
23060-700	A/A-Loan Fee-N/P-Prom-Amort	91,055.36
23069-999	Total A/A-Loan Fee-N/P-Prom	91,055.36
23099-999	Total Note Payable-Promissory	9,643,972.86
23199-999	Total Notes Payable-Net	9,643,972.86
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	1,230.66
27099-999	Total Unearned Tenant Rent	1,230.66
27399-999	Total Unearned Revenue	1,230.66
28500-000	Liability Deposits	
28501-000	Other Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	32,241.00
28529-999	Total Tenant Security Deposits	32,241.00
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	1,690.53
28569-999	Total Deposits & Other Liabilities	1,690.53
28599-900	Total Other Liability Deposits	33,931.53
28599-999	Total Liability Deposits	33,931.53
29999-999	TOTAL LIABILITIES	9,765,675.09
30000-000	EQUITY	
30100-000	Controlling Ptnr Equity-Net	
30101-000	Controlling Partner Equity	
30110-300	Contributions-Gross Capital Call	6,053,521.00
30120-210	Distributions-Return on Capital	-110,157.47
30199-900	Total Control Partner Equity	5,943,363.53
30199-999	Total Control Ptnr Equity-Net	5,943,363.53
39000-000	Retained Earnings	

West Lake I, LTD (30004200)

Balance Sheet

Period = Aug 2024

Book = Accrual ; Tree = ysi_bs

		Current Balance
39001-000	Retained Earnings	
39010-700	Retained Earnings	-2,945,161.55
39099-900	Total Retained Earnings	-2,945,161.55
39099-999	Total Retained Earnings	-2,945,161.55
39999-990	TOTAL EQUITY	2,998,201.98
39999-998	TOTAL LIABILITIES & EQUITY	12,763,877.07

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of October 23, 2024

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2011	07-15-11	08-03-13	08-02-15	\$ 562,980.00	\$ 506,682.00	\$ 562,980.00	\$ 562,980.00	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 608,069.00	\$ 608,069.00	\$ -
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ 954,294.29	\$ 328,848.81	\$ 642,333.19
CFP - 2020	03-26-20	03-25-24	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ 1,115,701.00	\$ 334,710.00	\$ 780,991.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,088,977.00	\$ 980,079.30	\$ 984,260.60	\$ 1,085,963.00	\$ 3,014.00
CFP - 2022	05-12-22	05-11-24	05-11-26	\$ 892,964.00	\$ 803,667.60	\$ 875,588.37	\$ 312,537.40	\$ 580,426.60
CFP - 2023	02-17-23	02-16-25	02-16-27	\$ 932,646.00	\$ 839,381.40	\$ -	\$ -	\$ 932,646.00
CFP - 2024	05-06-24	05-05-26	05-05-28	\$ 967,926.00	\$ 871,133.40	\$ -	\$ -	\$ 967,926.00
			CFP Total:	\$ 9,699,096.00	\$ 8,729,186.40	\$ 7,659,544.26	\$ 5,791,759.21	\$ 3,907,336.79
Replacement Housing Factor (HUD)								
RHF - 2009(a)	09-15-09	10-29-16	07-29-17	\$ 282,108.00	\$ 253,897.20	\$ 282,108.00	\$ 282,108.00	\$ -
RHF - 2009(b)	04-02-10	10-29-16	07-29-17	\$ 149,804.00	\$ 134,823.60	\$ 149,804.00	\$ 149,804.00	\$ -
RHF - 2010	07-15-10	10-29-16	07-29-18	\$ 441,385.00	\$ 397,246.50	\$ 441,385.00	\$ 441,385.00	\$ -
RHF - 2011	08-03-11	10-29-16	10-29-18	\$ 380,321.00	\$ 342,288.90	\$ 380,321.00	\$ 380,321.00	\$ -
RHF - 2012(b)	03-12-12	10-29-16	10-29-18	\$ 70,661.00	\$ 63,594.90	\$ 70,661.00	\$ 70,661.00	\$ -
RHF - 2013(a)	09-09-13	10-29-18	09-12-19	\$ 208,904.00	\$ 188,013.60	\$ 208,904.00	\$ 208,904.00	\$ -
RHF - 2013(b)	09-09-13	10-29-16	10-29-18	\$ 62,529.00	\$ 56,276.10	\$ 62,529.00	\$ 62,529.00	\$ -
RHF - 2014	05-13-14	10-29-18	04-12-19	\$ 185,710.00	\$ 167,139.00	\$ 185,710.00	\$ 185,710.00	\$ -
RHF - 2015	04-13-15	10-29-18	04-12-19	\$ 187,612.00	\$ 168,850.80	\$ 187,612.00	\$ 187,612.00	\$ -
RHF - 2016	04-13-16	10-29-18	04-12-20	\$ 193,574.00	\$ 174,216.60	\$ 193,574.00	\$ 193,574.00	\$ -
			RHF Total:	\$ 2,162,608.00	\$ 1,946,347.20	\$ 2,162,608.00	\$ 2,162,608.00	\$ -
HOPE VI (HUD)	04-05-00		12-31-17	\$ 21,842,801.00	\$ 19,658,520.90	\$ 21,842,801.00	\$ 21,842,801.00	\$ -
Safety & Security Grant (HUD)	03-20-13	03-19-14	03-19-15	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
			Safety & Security Total:	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Family Self Sufficiency 2023	01-01-2024	12-31-2024	12-31-24	\$ 147,347.00	\$ 132,612.30	\$ -	\$ -	\$ 147,347.00
			ROSS Total:	\$ 147,347.00	\$ 132,612.30	\$ -	\$ -	\$ 147,347.00
YouthBuild 2018 Grant (DOL)	01-01-19		08-31-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
YouthBuild 2021 Grant	05-01-22		09-01-25	\$ 1,500,000.00	\$ 1,350,000.00	\$ 1,076,616.18	\$ 1,076,616.18	\$ 423,383.82
			YouthBuild Total:	\$ 2,575,472.00	\$ 2,317,924.80	\$ 2,152,088.18	\$ 2,152,088.18	\$ 423,383.82
Operating Fund (Shortfall)								
FL011-2011SF22D	01-01-22	N/A	09-30-2030	\$ 171,162.00	\$ 154,045.80	\$ 171,162.00	\$ 171,162.00	\$ -
FL011-2021SF22D	01-01-22	N/A	09-30-2030	\$ 171,161.00	\$ 154,044.90	\$ -	\$ -	\$ 171,161.00
			CARES Act Total:	\$ 342,323.00	\$ 308,090.70	\$ 171,162.00	\$ 171,162.00	\$ 171,161.00
Emergency Rental Assistance Program (ERAP-Polk County)	06-01-21	10-31-22	12-31-21	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -
			ERAP Total:	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -

LAKELAND HOUSING AUTHORITY (FL011)

All Contracts
9/11/2024

Item #	Contract #	Contractor	M/WBE	Section 3	Small Business Concern	Contract Date	End of Term As Extended	Existing Contract Amount
1	LHA-07-21-C003	NaturZone-Pest Control	No	No	No	7/7/2021	7/7/2024	\$ 39,096.00
2	LHA-07-21-C004	NaturZone-Bed Bugs	No	No	No	7/7/2021	7/7/2024	\$ 23,136.00
3	LHA-02-23-C002	Saxon Gilmore & Carraway, P.A.	Yes	No	Yes	2/1/2023	1/31/2025	\$ 124,317.00
4	LHA-02-23-C003	Elaine Johnson James, P.A.	Yes	No	Yes	2/1/2023	1/31/2025	\$ 9,367.71
5	LHA-04-23-C001	Paw Materials, Inc. dba Paw Demolition	No	No	No	4/5/2023	N/A	\$ 204,346.38
6	LHA-04-23-C004	All County Pavement Management Solutions	No	No	No	4/11/2023	12/31/2023	\$ 126,050.27
7	LPHC-06-21-C01	Carras Community Investment, Inc.						\$ 30,000.00
8	LHA-11-23-C005	1919 Architects				12/1/2023	11/4/2028	
9	LHA-11-23-C006	Bessolo Design Group, Inc.	No	No	Yes	12/1/2023	11/4/2028	
10	LHA-11-23-C007	CMHM Architects, Inc.				12/1/2023	11/4/2028	
11	LHA-11-23-C008	Jerel McCants Architecture, Inc.	Yes			12/1/2023	11/4/2028	
12	LHA-11-23-C009	The Lunz Group	No	No	No	12/1/2023	11/4/2028	
13	LHA-11-23-C010	Robert Reid Wedding Architects & Planners, AIA, Inc.				12/1/2023	11/4/2023	
14	LHA-11-23-C011	Torti Gallas + Partners				12/1/2023	11/4/2023	
15	LHA-02-24-C001	F.H. Paschen, S.N. Nielsen & Associates LLC West Lake Phase III Asbestos and Lead Abatement	No	No	No	2/28/2024	N/A	\$ 277,566.00
16	LHA-02-24-C002	F.H. Paschen, S.N. Nielsen & Associates LLC Cecil Gober Fire Units Renovation	No	No	No	2/28/2024	N/A	\$ 508,903.00
17	RWR PO #47241	Nichols Contracting, Inc. RWR Senior Building Elevator Repair	No	No	No	4/30/2024	N/A	\$ 8,166.72
18	RWR-05-24-C001	Nichols Contracting, Inc. RWR Senior Building Elevator Modernization	No	No	No	5/7/2024	N/A	\$ 424,446.03
19	RWR-05-24-C002	Advanced Roofing	No	No	No	5/8/2024	N/A	\$ 130,438.22
20	RWR-05-24-C003	Advanced Roofing	No	No	No	7/24/2024	N/A	\$ 1,416,424.72
TOTAL								\$ 3,322,258.05

M/WBE	\$ 133,684.71	4%
Section 3	\$ -	0%
Small Business Concern	\$ 124,317.00	4%

RESOLUTIONS

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

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

Re: Resolution #24-1550

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to enter into an agreement with Advanced Roofing Inc. for roof replacements at 12 multifamily buildings located within the Lake Ridge neighborhood at Renaissance at Washington Ridge, LTD. LLLP.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: *Roof replacements at 12 multifamily buildings located within the Lake Ridge portion of the Renaissance at Washington Ridge, LTD LLLP community. Service addresses for this neighborhood are located at Martin Luther King, Jr. Blvd, 4th Street, and W 2nd Street, in Lakeland, Polk County, Florida.*
- C. Originator: Valerie Turner

3. Cost Estimate:

Not to Exceed \$518,241

Narrative:

The Housing Authority of the City of Lakeland (LHA) determined that it has a need to contract for replacement of roofs at 12 multifamily buildings located within the Lake Ridge portion of the Renaissance at Washington Ridge, LTD LLLP community. On March 20, 2024, staff contacted the Gordian Group to piggyback from a cooperative Sourcewell IFB# 111821-IDIQ and Contract No. FL-R6-RW01-111821-ADR with the Contract to provide a proposal for roofing replacement throughout the community. Staff determined that Advanced Roofing, Inc., via its May 8, 2024, proposal to the procured Sourcewell EZIOC Contract No. FL-R6-RW01-111821-ADR that was issued for the above-described project offers to provide the appropriate procured goods and services necessary to satisfy the items in the Piggyback Justification. Staff also determined that qualifications of the Contractor to be responsible and responsive to perform the work. Accordingly, LHA desires to engage the Contractor to perform roof replacements throughout the community for a not to exceed value of Five Hundred Eighteen Thousand Two Hundred Forty-One Dollars and Zero Cents (\$518,241.00).

Replacement of the roofs is necessary since the buildings were initially constructed in 2003 as part of the HOPE VI revitalization project known as Renaissance at Washington Ridge. The buildings are approximately 21 years old. The partnership also has not performed a roof replacement for the 12 multifamily buildings. However, during Calendar Year 2023, the insurance carrier determined that the senior community known as The Manor at Washington Ridge had extensive wind damage on or around June 15, 2023. Accordingly, LHA's insurance carrier authorized the replacement of the roof for the senior building on August 24, 2023. Although the insurance carrier noted that there was extensive storm damage to roofs associated with the multifamily buildings, the damage was determined to have occurred prior to June 2023. Subsequently, the carrier recommended that LHA apply for funding from either the Federal Emergency Management Agency or the Department of Housing and Urban Development (HUD) for repairs.

LHA has \$3,907,337 remaining within its Capital Fund Program Grants Years 2019-2024. A total of \$3,218,721 of these funds are already obligated via active contracts for other projects. Accordingly, the available balance remaining for the roofing project proposed for the Lake Ridge neighborhood is \$688,616. Note that Board approval of Resolution #24-1550 will result in a total contingency of \$170,375 for all LHA active capital projects. Due to the extensive storm damage that just recently occurred to the overall Renaissance at Washington Ridge community as a result of the aftermath of Hurricane Milton, staff agree that the roofing project proposed for the Lake Ridge neighborhood is the highest and best use of these funds.

RESOLUTION NO. 24-1550

AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH ADVANCED ROOFING INC. FOR ROOF REPLACEMENTS AT 12 MULTIFAMILY BUILDINGS LOCATED WITHIN THE LAKE RIDGE PORTION OF THE RENAISSANCE AT WASHINGTON RIDGE, LTD., LLLP COMMUNITY

WHEREAS, the Housing Authority of the City of Lakeland determined that it has a need to contract for roof replacement at 12 multifamily buildings located throughout the Lake Ridge portion of the Renaissance at Washington Ridge, LTD, LLLP community; and

WHEREAS, on March 20, 2024, staff contacted the Gordian Group to piggyback from a cooperative Sourcewell IFB# 111821-IDIQ and Contract No. FL-R6-RW01-111821-ADR with the Contract to provide a proposal for roofing replacement throughout the community; and

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

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

WHEREAS, replacement of the roofs is necessary since the buildings were initially constructed in 2003 as part of the HOPE VI revitalization project known as Renaissance at Washington Ridge; and

WHEREAS, the buildings are approximately 21 years old, and the partnership has not performed a roof replacement for the 12 multifamily buildings located throughout the Lake Ridge neighborhood during this time; and

WHEREAS, during Calendar Year 2023, the insurance carrier determined that the senior community known as The Manor at Washington Ridge had extensive wind damage on or around June 15, 2023; and

WHEREAS, the insurance carrier authorized the replacement of the roof for the senior building on August 24, 2023; and

WHEREAS, the insurance carrier noted that there was extensive storm damage to roofs associated with the multifamily buildings, the damage was determined to have occurred prior to June 2023; and

WHEREAS, the carrier recommended that the Housing Authority of the City of Lakeland apply for funding from either the Federal Emergency Management Agency or the Department of Housing and Urban Development for repairs; and

WHEREAS, the Housing Authority of the City of Lakeland has \$3,907,337 remaining within its Capital Fund Program Grants Years 2019-2024; and

WHEREAS, a total of \$3,218,721 of these funds are already obligated via active contracts for other projects; and

WHEREAS, the available balance remaining for the roofing project proposed for the Lake Ridge neighborhood is \$688,616; and

WHEREAS, Board approval of Resolution #24-1550 will result in a total contingency of \$170,375 for all LHA active capital projects; and

WHEREAS, due to the extensive storm damage that just recently occurred to the overall Renaissance at Washington Ridge community as a result of the aftermath of Hurricane Milton the highest and best use of these funds is the roofing project that was proposed for the Lake Ridge neighborhood.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Lakeland, hereby, authorizes the Executive Director to enter into an agreement with Advanced Roofing Inc. to perform roof replacements at 12 multifamily buildings located throughout the Lake Ridge neighborhood for a not to exceed value of **Five Hundred Eighteen Thousand Two Hundred Forty One Dollars and Zero Cents (\$518,241.00)**.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 24-1550 dated October 28, 2024.

Attested by:

Benjamin Stevenson, Secretary

Shelly Asbury, Chairman

LAKELAND HOUSING AUTHORITY
Capital Fund Program Report
Updated as of October 24, 2024

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ 954,294.29	\$ 328,848.81	\$ 642,333.19
CFP - 2020	03-26-20	03-25-24	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ 1,115,701.00	\$ 334,710.00	\$ 780,991.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,088,977.00	\$ 980,079.30	\$ 984,260.60	\$ 1,085,963.00	\$ 3,014.00
CFP - 2022	05-12-22	05-11-24	05-11-26	\$ 892,964.00	\$ 803,667.60	\$ 875,588.37	\$ 312,537.40	\$ 580,426.60
CFP - 2023	02-17-23	02-16-25	02-16-27	\$ 932,646.00	\$ 839,381.40	\$ -	\$ -	\$ 932,646.00
CFP - 2024	05-06-24	05-05-26	05-05-28	\$ 967,926.00	\$ 871,133.40	\$ -	\$ -	\$ 967,926.00
			CFP Total:	\$ 5,969,396.00	\$ 5,372,456.40	\$ 3,929,844.26	\$ 2,062,059.21	\$ 3,907,336.79
Outstanding Funding Obligations								
F. H. Paschen, S. N. Nielsen & Associates, LLC West Lake Phase III Asbestos and Lead Abatement						\$ 277,566.00	\$ -	\$ 277,566.00
F. H. Paschen, S. N. Nielsen & Associates, LLC Cecil Gober Fire Damaged Building						\$ 508,903.00	\$ -	\$ 508,903.00
Nichols Contracting, Inc. RWR Senior Building Elevator Repairs						\$ 8,166.72	\$ -	\$ 8,166.72
Nichols Contracting, Inc. RWR Senior Building Elevator Modernization						\$ 424,445.03	\$ -	\$ 424,445.03
Advanced Roofing RWR Senior Building Metal Canopy Replacement and Emma Turner Community Center Roof Replacement						\$ 130,438.22	\$ 117,394.39	\$ 13,043.83
Advanced Roofing Renaissance at Washington Oaks Neighborhood Roof Replacements at 40 Buildings						\$ 1,416,424.72	\$ -	\$ 1,416,424.72
LHA Administration and Operations Fees for Oversight of CFP 2023 Grant						\$ 279,793.80	\$ -	\$ 279,793.80
LHA Administration and Operations Fees for Oversight of CFP 2024 Grant						\$ 290,377.80	\$ -	\$ 290,377.80
CFP Outstanding Obligations:								\$ 3,218,720.90
								\$ -
CFP Funds Available to Replace Roofs at Lake Ridge Neighborhood								\$ 688,615.89
Amount of Funds Request Per Resolution #24-1550								\$ 518,241.00
Total Contingency Remaining for Ongoing Projects								\$ 170,374.89



Work Order Signature Document

EZIQC Contract No.: FL-R6-RW01-111821-ADR

New Work Order **Modify an Existing Work Order**

Work Order Number.: 128940.00 Work Order Date: 05/08/2024

Work Order Title: LHA - Lake Ridge Roofs

Owner Name: City of Lakeland - Housing Authority Contractor Name: Advanced Roofing Inc

Contact: Lori Halula-Eyer Contact: Steve Schoen

Phone: 863.687.2911 Phone: 954-522-6868

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No FL-R6-RW01-111821-ADR.

Brief Work Order Description:

Roof Replacements in the Lake Ridge Community

Time of Performance Estimated Start Date:
Estimated Completion Date:

Liquidated Damages Will apply: Will not apply:

Work Order Firm Fixed Price: \$431,867.32

Owner Purchase Order Number:

Approvals

Owner Date

Contractor Date



Detailed Scope of Work

To: Steve Schoen
Advanced Roofing Inc
1950 NW 22nd Street
Fort Lauderdale, FL 33311
954-522-6868

From: Lori Halula-Eyer
City of Lakeland - Housing Authority
430 South Hartsell Ave
Lakeland, FL 33802
863.687.2911

Date Printed: May 08, 2024

Work Order Number: 128940.00

Work Order Title: LHA - Lake Ridge Roofs

Brief Scope: Roof Replacements in the Lake Ridge Community

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

See attached detailed scope of work.

Subject to the terms and conditions of JOC Contract **FL-R6-RW01-111821-ADR**.

Contractor Date

Owner Date

Contractor's Price Proposal - Summary

Date: May 08, 2024

Re: IQC Master Contract #: FL-R6-RW01-111821-ADR
Work Order #: 128940.00
Owner PO #:
Title: LHA - Lake Ridge Roofs
Contractor: Advanced Roofing Inc
Proposal Value: \$431,867.32

Building 001 - 450 5th St.	\$33,715.61
Building 002 - 1181 - 1187 MLK Blvd	\$41,624.09
Building 003 - 1175 - 1177 MLK Blvd	\$34,159.93
Building 004 - 491 - 493 4th St	\$34,159.93
Building 005 - 492 - 494 4th St	\$34,159.93
Building 006 - 484 - 486 4th St	\$34,159.93
Building 007 - 1141 - 1147 MLK Blvd	\$41,624.09
Building 008 - 1133 - 1135 MLK Blvd	\$34,159.93
Building 009 - 1123 - 1129 MLK Blvd	\$41,624.09
Building 010 - 421 - 423 W 2nd St	\$34,159.93
Building 011 - 415 - 417 W 2nd St	\$34,159.93
Building 012 - 407 - 409 W 2nd St	\$34,159.93
Proposal Total	\$431,867.32

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: May 08, 2024

Re: IQC Master Contract #: FL-R6-RW01-111821-ADR
 Work Order #: 128940.00
 Owner PO #:
 Title: LHA - Lake Ridge Roofs
 Contractor: Advanced Roofing Inc
 Proposal Value: \$431,867.32

Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)		
Building 001 - 450 5th St.					
1	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$550.00
			Installation	Quantity Unit Price Factor = Total	
				500.00 x 1.00 x 1.1000 = 550.00	
			Permit Fees		
2	01 22 20 00 0062		HR	Engineer	\$604.85
			Installation	Quantity Unit Price Factor = Total	
				4.00 x 135.00 x 1.1201 = 604.85	
			Roof attachment calculations		
3	01 22 23 00 1063		WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator	\$7,256.55
			Installation	Quantity Unit Price Factor = Total	
				1.50 x 4,318.99 x 1.1201 = 7,256.55	
4	01 56 26 00 0007		LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months	\$913.55
			Installation	Quantity Unit Price Factor = Total	
				40.00 x 20.39 x 1.1201 = 913.55	
5	01 71 13 00 0003		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.	\$1,447.14
			Installation	Quantity Unit Price Factor = Total	
				1.00 x 1,291.97 x 1.1201 = 1,447.14	
6	01 74 19 00 0015		EA	30 CY Dumpster (4 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$1,522.01
			Installation	Quantity Unit Price Factor = Total	
				2.00 x 679.41 x 1.1201 = 1,522.01	
7	01 74 19 00 0032		TON	Traditional Building Construction Materials, Landfill Dump Fee	\$418.56
			Installation	Quantity Unit Price Factor = Total	
				8.00 x 46.71 x 1.1201 = 418.56	
8	07 31 13 13 0004		SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)	\$2,632.97
			Installation	Quantity Unit Price Factor = Total	
				0.00 x 245.26 x 1.1201 = 0.00	
			Demolition	Quantity Unit Price Factor = Total	
				26.00 x 90.41 x 1.1201 = 2,632.97	
			Demo of the existing roof system only.		

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 001 - 450 5th St.

9	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)						\$6,915.74	
		Installation	Quantity	Unit Price	Factor	=	Total			
			26.00	x 237.47	x 1.1201	=	6,915.74			
			Shingles to be GAF Timberline HDZ shingles.							
10	07 31 13 13 0020	LF	Hip And Ridge Roll VentExcludes shingles.						\$424.52	
		Installation	Quantity	Unit Price	Factor	=	Total			
			50.00	x 7.58	x 1.1201	=	424.52			
			Cobra III Ridge Vent installed at ridge locations only, not at hips.							
11	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42	
		Installation	Quantity	Unit Price	Factor	=	Total			
			200.00	x 3.14	x 1.1201	=	703.42			
12	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$4,060.86	
		Installation	Quantity	Unit Price	Factor	=	Total			
			26.00	x 139.44	x 1.1201	=	4,060.86			
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.							
13	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,213.82	
		Installation	Quantity	Unit Price	Factor	=	Total			
			300.00	x 12.54	x 1.1201	=	4,213.82			
14	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$230.56	
		Installation	Quantity	Unit Price	Factor	=	Total			
			4.00	x 51.46	x 1.1201	=	230.56			
15	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$1,821.06	
		Installation	Quantity	Unit Price	Factor	=	Total			
			110.00	x 14.78	x 1.1201	=	1,821.06			

Subtotal for Building 001 - 450 5th St. \$33,715.61

Building 002 - 1181 - 1187 MLK Blvd

16	01 22 16 00 0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$550.00	
		Installation	Quantity	Unit Price	Factor	=	Total			
			500.00	x 1.00	x 1.1000	=	550.00			
			Permit Fees							
17	01 22 20 00 0062	HR	Engineer						\$604.85	
		Installation	Quantity	Unit Price	Factor	=	Total			
			4.00	x 135.00	x 1.1201	=	604.85			
			For roof attachment calcs.							
18	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator						\$9,675.40	
		Installation	Quantity	Unit Price	Factor	=	Total			
			2.00	x 4,318.99	x 1.1201	=	9,675.40			
19	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months						\$1,141.94	
		Installation	Quantity	Unit Price	Factor	=	Total			
			50.00	x 20.39	x 1.1201	=	1,141.94			

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 002 - 1181 - 1187 MLK Blvd

20	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.						\$1,447.14
		Installation	Quantity	Unit Price	Factor	=	Total		
			1.00	1,291.97	1.1201		1,447.14		
21	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						\$2,283.02
		Installation	Quantity	Unit Price	Factor	=	Total		
			3.00	679.41	1.1201		2,283.02		
22	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee						\$627.84
		Installation	Quantity	Unit Price	Factor	=	Total		
			12.00	46.71	1.1201		627.84		
23	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)						\$3,240.58
		Installation	Quantity	Unit Price	Factor	=	Total		
			0.00	245.26	1.1201		0.00		
		Demolition	Quantity	Unit Price	Factor	=	Total		
			32.00	90.41	1.1201		3,240.58		
24	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)						\$8,511.68
		Installation	Quantity	Unit Price	Factor	=	Total		
			32.00	237.47	1.1201		8,511.68		
									Shingles to be GAF Timberline HDZ shingles.
25	07 31 13 13 0020	LF	Hip And Ridge Roll VentExcludes shingles.						\$594.33
		Installation	Quantity	Unit Price	Factor	=	Total		
			70.00	7.58	1.1201		594.33		
									Cobra III Ridge Vent installed at ridge locations only, not at hips.
26	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42
		Installation	Quantity	Unit Price	Factor	=	Total		
			200.00	3.14	1.1201		703.42		
27	07 31 16 00 0013	LF	Galvanized Steel Shingles, Ridge Or Valley						\$915.46
		Installation	Quantity	Unit Price	Factor	=	Total		
			110.00	7.43	1.1201		915.46		
									Metal at valleys to be installed below GAF Timberline HDZ shingles.
28	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$4,997.98
		Installation	Quantity	Unit Price	Factor	=	Total		
			32.00	139.44	1.1201		4,997.98		
									PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.
29	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,213.82
		Installation	Quantity	Unit Price	Factor	=	Total		
			300.00	12.54	1.1201		4,213.82		
30	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$461.12
		Installation	Quantity	Unit Price	Factor	=	Total		
			8.00	51.46	1.1201		461.12		

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 002 - 1181 - 1187 MLK Blvd

31	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$1,655.51
		Installation	Quantity	x	Unit Price	x	Factor	=	Total
			100.00		14.78		1.1201		1,655.51

Subtotal for Building 002 - 1181 - 1187 MLK Blvd **\$41,624.09**

Building 003 - 1175 - 1177 MLK Blvd

32	01 22 16 00 0002	EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$550.00
		Installation	Quantity	x	Unit Price	x	Factor	=	Total
			500.00		1.00		1.1000		550.00
		Permit Fees							
33	01 22 20 00 0062	HR	Engineer						\$604.85
		Installation	Quantity	x	Unit Price	x	Factor	=	Total
			4.00		135.00		1.1201		604.85
		Roof attachment calcs.							
34	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator						\$7,256.55
		Installation	Quantity	x	Unit Price	x	Factor	=	Total
			1.50		4,318.99		1.1201		7,256.55
35	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months						\$1,141.94
		Installation	Quantity	x	Unit Price	x	Factor	=	Total
			50.00		20.39		1.1201		1,141.94
36	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.						\$1,447.14
		Installation	Quantity	x	Unit Price	x	Factor	=	Total
			1.00		1,291.97		1.1201		1,447.14
37	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						\$1,522.01
		Installation	Quantity	x	Unit Price	x	Factor	=	Total
			2.00		679.41		1.1201		1,522.01
38	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee						\$418.56
		Installation	Quantity	x	Unit Price	x	Factor	=	Total
			8.00		46.71		1.1201		418.56
39	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)						\$2,531.71
		Installation	Quantity	x	Unit Price	x	Factor	=	Total
			0.00		245.26		1.1201		0.00
		Demolition	Quantity	x	Unit Price	x	Factor	=	Total
			25.00		90.41		1.1201		2,531.71
									For the demo of the existing roof system only.

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 003 - 1175 - 1177 MLK Blvd

40	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)						\$6,649.75	
		Installation	Quantity	Unit Price	Factor	=	Total			
			25.00	237.47	1.1201		6,649.75			
			x	x						
			Shingles to be GAF Timberline HDZ shingles.							
41	07 31 13 13 0020	LF	Hip And Ridge Roll VentExcludes shingles.						\$551.87	
		Installation	Quantity	Unit Price	Factor	=	Total			
			65.00	7.58	1.1201		551.87			
			x	x						
			Cobra III Ridge Vent installed at ridge locations only, not at hips.							
42	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42	
		Installation	Quantity	Unit Price	Factor	=	Total			
			200.00	3.14	1.1201		703.42			
			x	x						
43	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$3,904.67	
		Installation	Quantity	Unit Price	Factor	=	Total			
			25.00	139.44	1.1201		3,904.67			
			x	x						
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.							
44	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,494.74	
		Installation	Quantity	Unit Price	Factor	=	Total			
			320.00	12.54	1.1201		4,494.74			
			x	x						
45	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$230.56	
		Installation	Quantity	Unit Price	Factor	=	Total			
			4.00	51.46	1.1201		230.56			
			x	x						
46	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$2,152.16	
		Installation	Quantity	Unit Price	Factor	=	Total			
			130.00	14.78	1.1201		2,152.16			
			x	x						

Subtotal for Building 003 - 1175 - 1177 MLK Blvd **\$34,159.93**

Building 004 - 491 - 493 4th St

47	01 22 16 00 0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$550.00	
		Installation	Quantity	Unit Price	Factor	=	Total			
			500.00	1.00	1.1000		550.00			
			x	x						
			Permit Fees							
48	01 22 20 00 0062	HR	Engineer						\$604.85	
		Installation	Quantity	Unit Price	Factor	=	Total			
			4.00	135.00	1.1201		604.85			
			x	x						
			Roof attachment calcs.							
49	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator						\$7,256.55	
		Installation	Quantity	Unit Price	Factor	=	Total			
			1.50	4,318.99	1.1201		7,256.55			
			x	x						
50	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months						\$1,141.94	
		Installation	Quantity	Unit Price	Factor	=	Total			
			50.00	20.39	1.1201		1,141.94			
			x	x						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 004 - 491 - 493 4th St

51	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.						\$1,447.14	
		Installation	Quantity	Unit Price	Factor	=	Total			
			1.00	1,291.97	1.1201	x	1,447.14			
52	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						\$1,522.01	
		Installation	Quantity	Unit Price	Factor	=	Total			
			2.00	679.41	1.1201	x	1,522.01			
53	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee						\$418.56	
		Installation	Quantity	Unit Price	Factor	=	Total			
			8.00	46.71	1.1201	x	418.56			
54	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)						\$2,531.71	
		Installation	Quantity	Unit Price	Factor	=	Total			
			0.00	245.26	1.1201	x	0.00			
		Demolition	Quantity	Unit Price	Factor	=	Total			
			25.00	90.41	1.1201	x	2,531.71			
			For the demo of the existing roof system only.							
55	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)						\$6,649.75	
		Installation	Quantity	Unit Price	Factor	=	Total			
			25.00	237.47	1.1201	x	6,649.75			
			Shingles to be GAF Timberline HDZ shingles.							
56	07 31 13 13 0020	LF	Hip And Ridge Roll VentExcludes shingles.						\$551.87	
		Installation	Quantity	Unit Price	Factor	=	Total			
			65.00	7.58	1.1201	x	551.87			
			Cobra III Ridge Vent installed at ridge locations only, not at hips.							
57	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42	
		Installation	Quantity	Unit Price	Factor	=	Total			
			200.00	3.14	1.1201	x	703.42			
58	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$3,904.67	
		Installation	Quantity	Unit Price	Factor	=	Total			
			25.00	139.44	1.1201	x	3,904.67			
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.							
59	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,494.74	
		Installation	Quantity	Unit Price	Factor	=	Total			
			320.00	12.54	1.1201	x	4,494.74			
60	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$230.56	
		Installation	Quantity	Unit Price	Factor	=	Total			
			4.00	51.46	1.1201	x	230.56			
61	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$2,152.16	
		Installation	Quantity	Unit Price	Factor	=	Total			
			130.00	14.78	1.1201	x	2,152.16			

Subtotal for Building 004 - 491 - 493 4th St

\$34,159.93

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 005 - 492 - 494 4th St

62	01 22 16 00 0002	EA	Reimbursable Fees	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.					\$550.00
		Installation	Quantity	Unit Price	Factor	=	Total		
			500.00	1.00	1.1000		550.00		
		Permit Fees							
63	01 22 20 00 0062	HR	Engineer						\$604.85
		Installation	Quantity	Unit Price	Factor	=	Total		
			4.00	135.00	1.1201		604.85		
		Roof attachment calcs.							
64	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator						\$7,256.55
		Installation	Quantity	Unit Price	Factor	=	Total		
			1.50	4,318.99	1.1201		7,256.55		
65	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months						\$1,141.94
		Installation	Quantity	Unit Price	Factor	=	Total		
			50.00	20.39	1.1201		1,141.94		
66	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed	Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.					\$1,447.14
		Installation	Quantity	Unit Price	Factor	=	Total		
			1.00	1,291.97	1.1201		1,447.14		
67	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris"	Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.					\$1,522.01
		Installation	Quantity	Unit Price	Factor	=	Total		
			2.00	679.41	1.1201		1,522.01		
68	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee						\$418.56
		Installation	Quantity	Unit Price	Factor	=	Total		
			8.00	46.71	1.1201		418.56		
69	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)						\$2,531.71
		Installation	Quantity	Unit Price	Factor	=	Total		
			0.00	245.26	1.1201		0.00		
		Demolition	Quantity	Unit Price	Factor	=	Total		
			25.00	90.41	1.1201		2,531.71		
		For the demo of the existing roof system only.							
70	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)						\$6,649.75
		Installation	Quantity	Unit Price	Factor	=	Total		
			25.00	237.47	1.1201		6,649.75		
		Shingles to be GAF Timberline HDZ shingles.							
71	07 31 13 13 0020	LF	Hip And Ridge Roll Vent	Excludes shingles.					\$551.87
		Installation	Quantity	Unit Price	Factor	=	Total		
			65.00	7.58	1.1201		551.87		
		Cobra III Ridge Vent installed at ridge locations only, not at hips.							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 005 - 492 - 494 4th St								
72	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles				\$703.42	
		Installation	Quantity	Unit Price	Factor	=	Total	
			200.00	3.14	1.1201		703.42	
			x	x				
73	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)				\$3,904.67	
		Installation	Quantity	Unit Price	Factor	=	Total	
			25.00	139.44	1.1201		3,904.67	
			x	x				
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.					
74	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge				\$4,494.74	
		Installation	Quantity	Unit Price	Factor	=	Total	
			320.00	12.54	1.1201		4,494.74	
			x	x				
75	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing				\$230.56	
		Installation	Quantity	Unit Price	Factor	=	Total	
			4.00	51.46	1.1201		230.56	
			x	x				
76	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet				\$2,152.16	
		Installation	Quantity	Unit Price	Factor	=	Total	
			130.00	14.78	1.1201		2,152.16	
			x	x				
Subtotal for Building 005 - 492 - 494 4th St							\$34,159.93	
Building 006 - 484 - 486 4th St								
77	01 22 16 00 0002	EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.				\$550.00	
		Installation	Quantity	Unit Price	Factor	=	Total	
			500.00	1.00	1.1000		550.00	
			x	x				
			Permit Fees					
78	01 22 20 00 0062	HR	Engineer				\$604.85	
		Installation	Quantity	Unit Price	Factor	=	Total	
			4.00	135.00	1.1201		604.85	
			x	x				
			Roof attachment calcs.					
79	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator				\$7,256.55	
		Installation	Quantity	Unit Price	Factor	=	Total	
			1.50	4,318.99	1.1201		7,256.55	
			x	x				
80	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months				\$1,141.94	
		Installation	Quantity	Unit Price	Factor	=	Total	
			50.00	20.39	1.1201		1,141.94	
			x	x				
81	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.				\$1,447.14	
		Installation	Quantity	Unit Price	Factor	=	Total	
			1.00	1,291.97	1.1201		1,447.14	
			x	x				

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 006 - 484 - 486 4th St									
82	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						\$1,522.01
		Installation	Quantity	Unit Price	Factor	=	Total		
			2.00	679.41	1.1201		1,522.01		
83	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee						\$418.56
		Installation	Quantity	Unit Price	Factor	=	Total		
			8.00	46.71	1.1201		418.56		
84	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)						\$2,531.71
		Installation	Quantity	Unit Price	Factor	=	Total		
			0.00	245.26	1.1201		0.00		
		Demolition	Quantity	Unit Price	Factor	=	Total		
			25.00	90.41	1.1201		2,531.71		
			For the demo of the existing roof system only.						
85	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)						\$6,649.75
		Installation	Quantity	Unit Price	Factor	=	Total		
			25.00	237.47	1.1201		6,649.75		
			Shingles to be GAF Timberline HDZ shingles.						
86	07 31 13 13 0020	LF	Hip And Ridge Roll Vent Excludes shingles.						\$551.87
		Installation	Quantity	Unit Price	Factor	=	Total		
			65.00	7.58	1.1201		551.87		
			Cobra III Ridge Vent installed at ridge locations only, not at hips.						
87	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42
		Installation	Quantity	Unit Price	Factor	=	Total		
			200.00	3.14	1.1201		703.42		
88	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$3,904.67
		Installation	Quantity	Unit Price	Factor	=	Total		
			25.00	139.44	1.1201		3,904.67		
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.						
89	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,494.74
		Installation	Quantity	Unit Price	Factor	=	Total		
			320.00	12.54	1.1201		4,494.74		
90	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$230.56
		Installation	Quantity	Unit Price	Factor	=	Total		
			4.00	51.46	1.1201		230.56		
91	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$2,152.16
		Installation	Quantity	Unit Price	Factor	=	Total		
			130.00	14.78	1.1201		2,152.16		

Subtotal for Building 006 - 484 - 486 4th St **\$34,159.93**

Building 007 - 1141 - 1147 MLK Blvd

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 007 - 1141 - 1147 MLK Blvd

92	01 22 16 00 0002	EA	Reimbursable Fees	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$550.00
			Installation	Quantity	Unit Price	Factor	=	Total		
				500.00	1.00	1.1000		550.00		
			Permit Fees							
93	01 22 20 00 0062	HR	Engineer							\$604.85
			Installation	Quantity	Unit Price	Factor	=	Total		
				4.00	135.00	1.1201		604.85		
			For roof attachment calcs.							
94	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator							\$9,675.40
			Installation	Quantity	Unit Price	Factor	=	Total		
				2.00	4,318.99	1.1201		9,675.40		
95	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months							\$1,141.94
			Installation	Quantity	Unit Price	Factor	=	Total		
				50.00	20.39	1.1201		1,141.94		
96	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed							\$1,447.14
			Installation	Quantity	Unit Price	Factor	=	Total		
				1.00	1,291.97	1.1201		1,447.14		
97	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris"							\$2,283.02
			Installation	Quantity	Unit Price	Factor	=	Total		
				3.00	679.41	1.1201		2,283.02		
98	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee							\$627.84
			Installation	Quantity	Unit Price	Factor	=	Total		
				12.00	46.71	1.1201		627.84		
99	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)							\$3,240.58
			Installation	Quantity	Unit Price	Factor	=	Total		
				0.00	245.26	1.1201		0.00		
			Demolition	Quantity	Unit Price	Factor	=	Total		
				32.00	90.41	1.1201		3,240.58		
100	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)							\$8,511.68
			Installation	Quantity	Unit Price	Factor	=	Total		
				32.00	237.47	1.1201		8,511.68		
			Shingles to be GAF Timberline HDZ shingles.							
101	07 31 13 13 0020	LF	Hip And Ridge Roll Vent							\$594.33
			Installation	Quantity	Unit Price	Factor	=	Total		
				70.00	7.58	1.1201		594.33		
			Cobra III Ridge Vent installed at ridge locations only, not at hips.							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 007 - 1141 - 1147 MLK Blvd

102	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42	
		Installation	Quantity	Unit Price	Factor	=	Total			
			200.00	3.14	1.1201		703.42			
103	07 31 16 00 0013	LF	Galvanized Steel Shingles, Ridge Or Valley						\$915.46	
		Installation	Quantity	Unit Price	Factor	=	Total			
			110.00	7.43	1.1201		915.46			
			Metal at valleys to be installed below GAF Timberline HDZ shingles.							
104	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$4,997.98	
		Installation	Quantity	Unit Price	Factor	=	Total			
			32.00	139.44	1.1201		4,997.98			
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.							
105	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,213.82	
		Installation	Quantity	Unit Price	Factor	=	Total			
			300.00	12.54	1.1201		4,213.82			
106	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$461.12	
		Installation	Quantity	Unit Price	Factor	=	Total			
			8.00	51.46	1.1201		461.12			
107	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$1,655.51	
		Installation	Quantity	Unit Price	Factor	=	Total			
			100.00	14.78	1.1201		1,655.51			

Subtotal for Building 007 - 1141 - 1147 MLK Blvd

\$41,624.09

Building 008 - 1133 - 1135 MLK Blvd

108	01 22 16 00 0002	EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$550.00	
		Installation	Quantity	Unit Price	Factor	=	Total			
			500.00	1.00	1.1000		550.00			
			Permit Fees							
109	01 22 20 00 0062	HR	Engineer						\$604.85	
		Installation	Quantity	Unit Price	Factor	=	Total			
			4.00	135.00	1.1201		604.85			
			Roof attachment calcs.							
110	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator						\$7,256.55	
		Installation	Quantity	Unit Price	Factor	=	Total			
			1.50	4,318.99	1.1201		7,256.55			
111	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months						\$1,141.94	
		Installation	Quantity	Unit Price	Factor	=	Total			
			50.00	20.39	1.1201		1,141.94			

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 008 - 1133 - 1135 MLK Blvd

112	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.						\$1,447.14
		Installation	Quantity	Unit Price	Factor	=	Total		
			1.00	1,291.97	1.1201	x	1,447.14		
113	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						\$1,522.01
		Installation	Quantity	Unit Price	Factor	=	Total		
			2.00	679.41	1.1201	x	1,522.01		
114	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee						\$418.56
		Installation	Quantity	Unit Price	Factor	=	Total		
			8.00	46.71	1.1201	x	418.56		
115	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)						\$2,531.71
		Installation	Quantity	Unit Price	Factor	=	Total		
			0.00	245.26	1.1201	x	0.00		
		Demolition	Quantity	Unit Price	Factor	=	Total		
			25.00	90.41	1.1201	x	2,531.71		
			For the demo of the existing roof system only.						
116	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)						\$6,649.75
		Installation	Quantity	Unit Price	Factor	=	Total		
			25.00	237.47	1.1201	x	6,649.75		
			Shingles to be GAF Timberline HDZ shingles.						
117	07 31 13 13 0020	LF	Hip And Ridge Roll VentExcludes shingles.						\$551.87
		Installation	Quantity	Unit Price	Factor	=	Total		
			65.00	7.58	1.1201	x	551.87		
			Cobra III Ridge Vent installed at ridge locations only, not at hips.						
118	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42
		Installation	Quantity	Unit Price	Factor	=	Total		
			200.00	3.14	1.1201	x	703.42		
119	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$3,904.67
		Installation	Quantity	Unit Price	Factor	=	Total		
			25.00	139.44	1.1201	x	3,904.67		
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.						
120	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,494.74
		Installation	Quantity	Unit Price	Factor	=	Total		
			320.00	12.54	1.1201	x	4,494.74		
121	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$230.56
		Installation	Quantity	Unit Price	Factor	=	Total		
			4.00	51.46	1.1201	x	230.56		
122	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$2,152.16
		Installation	Quantity	Unit Price	Factor	=	Total		
			130.00	14.78	1.1201	x	2,152.16		

Subtotal for Building 008 - 1133 - 1135 MLK Blvd

\$34,159.93

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 009 - 1123 - 1129 MLK Blvd

123	01 22 16 00 0002	EA	Reimbursable Fees	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$550.00
			Installation	Quantity	Unit Price	Factor	=	Total		
				500.00	1.00	1.1000		550.00		
			Permit Fees							
124	01 22 20 00 0062	HR	Engineer							\$604.85
			Installation	Quantity	Unit Price	Factor	=	Total		
				4.00	135.00	1.1201		604.85		
			For roof attachment calcs.							
125	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator							\$9,675.40
			Installation	Quantity	Unit Price	Factor	=	Total		
				2.00	4,318.99	1.1201		9,675.40		
126	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months							\$1,141.94
			Installation	Quantity	Unit Price	Factor	=	Total		
				50.00	20.39	1.1201		1,141.94		
127	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed	Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.						\$1,447.14
			Installation	Quantity	Unit Price	Factor	=	Total		
				1.00	1,291.97	1.1201		1,447.14		
128	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris"	Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						\$2,283.02
			Installation	Quantity	Unit Price	Factor	=	Total		
				3.00	679.41	1.1201		2,283.02		
129	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee							\$627.84
			Installation	Quantity	Unit Price	Factor	=	Total		
				12.00	46.71	1.1201		627.84		
130	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)							\$3,240.58
			Installation	Quantity	Unit Price	Factor	=	Total		
				0.00	245.26	1.1201		0.00		
			Demolition	Quantity	Unit Price	Factor	=	Total		
				32.00	90.41	1.1201		3,240.58		
131	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)							\$8,511.68
			Installation	Quantity	Unit Price	Factor	=	Total		
				32.00	237.47	1.1201		8,511.68		
			Shingles to be GAF Timberline HDZ shingles.							
132	07 31 13 13 0020	LF	Hip And Ridge Roll Vent	Excludes shingles.						\$594.33
			Installation	Quantity	Unit Price	Factor	=	Total		
				70.00	7.58	1.1201		594.33		
			Cobra III Ridge Vent installed at ridge locations only, not at hips.							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 009 - 1123 - 1129 MLK Blvd

133	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42	
		Installation	Quantity	Unit Price	Factor	=	Total			
			200.00	3.14	1.1201		703.42			
			x	x						
134	07 31 16 00 0013	LF	Galvanized Steel Shingles, Ridge Or Valley						\$915.46	
		Installation	Quantity	Unit Price	Factor	=	Total			
			110.00	7.43	1.1201		915.46			
			x	x						
			Metal at valleys to be installed below GAF Timberline HDZ shingles.							
135	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$4,997.98	
		Installation	Quantity	Unit Price	Factor	=	Total			
			32.00	139.44	1.1201		4,997.98			
			x	x						
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.							
136	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,213.82	
		Installation	Quantity	Unit Price	Factor	=	Total			
			300.00	12.54	1.1201		4,213.82			
			x	x						
137	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$461.12	
		Installation	Quantity	Unit Price	Factor	=	Total			
			8.00	51.46	1.1201		461.12			
			x	x						
138	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$1,655.51	
		Installation	Quantity	Unit Price	Factor	=	Total			
			100.00	14.78	1.1201		1,655.51			
			x	x						

Subtotal for Building 009 - 1123 - 1129 MLK Blvd

\$41,624.09

Building 010 - 421 - 423 W 2nd St

139	01 22 16 00 0002	EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$550.00	
		Installation	Quantity	Unit Price	Factor	=	Total			
			500.00	1.00	1.1000		550.00			
			x	x						
			Permit Fees							
140	01 22 20 00 0062	HR	Engineer						\$604.85	
		Installation	Quantity	Unit Price	Factor	=	Total			
			4.00	135.00	1.1201		604.85			
			x	x						
			Roof attachment calcs.							
141	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator						\$7,256.55	
		Installation	Quantity	Unit Price	Factor	=	Total			
			1.50	4,318.99	1.1201		7,256.55			
			x	x						
142	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months						\$1,141.94	
		Installation	Quantity	Unit Price	Factor	=	Total			
			50.00	20.39	1.1201		1,141.94			
			x	x						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 010 - 421 - 423 W 2nd St

143	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.						\$1,447.14	
		Installation	Quantity	Unit Price	Factor	=	Total			
			1.00	1,291.97	1.1201	x	1,447.14			
144	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						\$1,522.01	
		Installation	Quantity	Unit Price	Factor	=	Total			
			2.00	679.41	1.1201	x	1,522.01			
145	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee						\$418.56	
		Installation	Quantity	Unit Price	Factor	=	Total			
			8.00	46.71	1.1201	x	418.56			
146	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)						\$2,531.71	
		Installation	Quantity	Unit Price	Factor	=	Total			
			0.00	245.26	1.1201	x	0.00			
		Demolition	Quantity	Unit Price	Factor	=	Total			
			25.00	90.41	1.1201	x	2,531.71			
			For the demo of the existing roof system only.							
147	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)						\$6,649.75	
		Installation	Quantity	Unit Price	Factor	=	Total			
			25.00	237.47	1.1201	x	6,649.75			
			Shingles to be GAF Timberline HDZ shingles.							
148	07 31 13 13 0020	LF	Hip And Ridge Roll VentExcludes shingles.						\$551.87	
		Installation	Quantity	Unit Price	Factor	=	Total			
			65.00	7.58	1.1201	x	551.87			
			Cobra III Ridge Vent installed at ridge locations only, not at hips.							
149	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42	
		Installation	Quantity	Unit Price	Factor	=	Total			
			200.00	3.14	1.1201	x	703.42			
150	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$3,904.67	
		Installation	Quantity	Unit Price	Factor	=	Total			
			25.00	139.44	1.1201	x	3,904.67			
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.							
151	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,494.74	
		Installation	Quantity	Unit Price	Factor	=	Total			
			320.00	12.54	1.1201	x	4,494.74			
152	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$230.56	
		Installation	Quantity	Unit Price	Factor	=	Total			
			4.00	51.46	1.1201	x	230.56			
153	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$2,152.16	
		Installation	Quantity	Unit Price	Factor	=	Total			
			130.00	14.78	1.1201	x	2,152.16			

Subtotal for Building 010 - 421 - 423 W 2nd St

\$34,159.93

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 011 - 415 - 417 W 2nd St

154	01 22 16 00 0002	EA	Reimbursable Fees	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$550.00
		Installation	Quantity	Unit Price	Factor	=	Total			
			500.00	1.00	1.1000		550.00			
		Permit Fees								
155	01 22 20 00 0062	HR	Engineer							\$604.85
		Installation	Quantity	Unit Price	Factor	=	Total			
			4.00	135.00	1.1201		604.85			
		Roof attachment calcs.								
156	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator							\$7,256.55
		Installation	Quantity	Unit Price	Factor	=	Total			
			1.50	4,318.99	1.1201		7,256.55			
157	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months							\$1,141.94
		Installation	Quantity	Unit Price	Factor	=	Total			
			50.00	20.39	1.1201		1,141.94			
158	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed	Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.						\$1,447.14
		Installation	Quantity	Unit Price	Factor	=	Total			
			1.00	1,291.97	1.1201		1,447.14			
159	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris"	Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						\$1,522.01
		Installation	Quantity	Unit Price	Factor	=	Total			
			2.00	679.41	1.1201		1,522.01			
160	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee							\$418.56
		Installation	Quantity	Unit Price	Factor	=	Total			
			8.00	46.71	1.1201		418.56			
161	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)							\$2,531.71
		Installation	Quantity	Unit Price	Factor	=	Total			
			0.00	245.26	1.1201		0.00			
		Demolition	Quantity	Unit Price	Factor	=	Total			
			25.00	90.41	1.1201		2,531.71			
		For the demo of the existing roof system only.								
162	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)							\$6,649.75
		Installation	Quantity	Unit Price	Factor	=	Total			
			25.00	237.47	1.1201		6,649.75			
		Shingles to be GAF Timberline HDZ shingles.								
163	07 31 13 13 0020	LF	Hip And Ridge Roll Vent	Excludes shingles.						\$551.87
		Installation	Quantity	Unit Price	Factor	=	Total			
			65.00	7.58	1.1201		551.87			
		Cobra III Ridge Vent installed at ridge locations only, not at hips.								

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 011 - 415 - 417 W 2nd St								
164	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles				\$703.42	
		Installation	Quantity	Unit Price	Factor	=	Total	
			200.00	3.14	1.1201		703.42	
			x	x				
165	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)				\$3,904.67	
		Installation	Quantity	Unit Price	Factor	=	Total	
			25.00	139.44	1.1201		3,904.67	
			x	x				
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.					
166	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge				\$4,494.74	
		Installation	Quantity	Unit Price	Factor	=	Total	
			320.00	12.54	1.1201		4,494.74	
			x	x				
167	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing				\$230.56	
		Installation	Quantity	Unit Price	Factor	=	Total	
			4.00	51.46	1.1201		230.56	
			x	x				
168	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet				\$2,152.16	
		Installation	Quantity	Unit Price	Factor	=	Total	
			130.00	14.78	1.1201		2,152.16	
			x	x				
Subtotal for Building 011 - 415 - 417 W 2nd St							\$34,159.93	

Building 012 - 407 - 409 W 2nd St								
169	01 22 16 00 0002	EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.				\$550.00	
		Installation	Quantity	Unit Price	Factor	=	Total	
			500.00	1.00	1.1000		550.00	
			x	x				
			Permit Fees					
170	01 22 20 00 0062	HR	Engineer				\$604.85	
		Installation	Quantity	Unit Price	Factor	=	Total	
			4.00	135.00	1.1201		604.85	
			x	x				
			Roof attachment calcs.					
171	01 22 23 00 1063	WK	10,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator				\$7,256.55	
		Installation	Quantity	Unit Price	Factor	=	Total	
			1.50	4,318.99	1.1201		7,256.55	
			x	x				
172	01 56 26 00 0007	LF	Temporary 10' High Chain Link Fence And Posts, Up To 6 Months				\$1,141.94	
		Installation	Quantity	Unit Price	Factor	=	Total	
			50.00	20.39	1.1201		1,141.94	
			x	x				
173	01 71 13 00 0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.				\$1,447.14	
		Installation	Quantity	Unit Price	Factor	=	Total	
			1.00	1,291.97	1.1201		1,447.14	
			x	x				

Contractor's Price Proposal - Detail Continues..

Work Order Number: 128940.00
Work Order Title: LHA - Lake Ridge Roofs

Building 012 - 407 - 409 W 2nd St									
174	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.						\$1,522.01
		Installation	Quantity	Unit Price	Factor	=	Total		
			2.00	679.41	1.1201		1,522.01		
175	01 74 19 00 0032	TON	Traditional Building Construction Materials, Landfill Dump Fee						\$418.56
		Installation	Quantity	Unit Price	Factor	=	Total		
			8.00	46.71	1.1201		418.56		
176	07 31 13 13 0004	SQ	230 LB/SQ, 5" Exposure, Three Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed XT 30)						\$2,531.71
		Installation	Quantity	Unit Price	Factor	=	Total		
			0.00	245.26	1.1201		0.00		
		Demolition	Quantity	Unit Price	Factor	=	Total		
			25.00	90.41	1.1201		2,531.71		
			For the demo of the existing roof system only.						
177	07 31 13 13 0006	SQ	245 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark)						\$6,649.75
		Installation	Quantity	Unit Price	Factor	=	Total		
			25.00	237.47	1.1201		6,649.75		
			Shingles to be GAF Timberline HDZ shingles.						
178	07 31 13 13 0020	LF	Hip And Ridge Roll Vent Excludes shingles.						\$551.87
		Installation	Quantity	Unit Price	Factor	=	Total		
			65.00	7.58	1.1201		551.87		
			Cobra III Ridge Vent installed at ridge locations only, not at hips.						
179	07 31 13 13 0022	LF	Architectural Hip And Ridge Shingles						\$703.42
		Installation	Quantity	Unit Price	Factor	=	Total		
			200.00	3.14	1.1201		703.42		
180	07 34 00 00 0013	SQ	65 Mil, Fire Rated, Polyester Non-Woven Fabric Surfaced, Fiberglass Mat Reinforced, Styrene-Butadiene-Styrene (SBS) Modified Roofing Underlayment, Self Adhering (Owens Corning® WeatherLock® Specialty Tile And Metal)						\$3,904.67
		Installation	Quantity	Unit Price	Factor	=	Total		
			25.00	139.44	1.1201		3,904.67		
			PolyGlass TU Plus self adhered high temperature 80 mil roof underlayment to be used.						
181	07 62 19 00 0166	LF	Up To 5" Girth, 26 Gauge, KYNAR 500® Finish, Galvanized Steel Drip Edge						\$4,494.74
		Installation	Quantity	Unit Price	Factor	=	Total		
			320.00	12.54	1.1201		4,494.74		
182	07 63 00 00 0042	EA	4" Vent Through Roof, Galvanized Metal Flashing With Neoprene Collar, Shingle Roofing						\$230.56
		Installation	Quantity	Unit Price	Factor	=	Total		
			4.00	51.46	1.1201		230.56		
183	07 71 26 00 0013	LF	24 Gauge, Up To 12" Wide, KYNAR 500® Finish, Galvanized Steel Counter Flashing With Reglet						\$2,152.16
		Installation	Quantity	Unit Price	Factor	=	Total		
			130.00	14.78	1.1201		2,152.16		

Subtotal for Building 012 - 407 - 409 W 2nd St **\$34,159.93**

Proposal Total **\$431,867.32**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Subcontractor Listing

Date: May 08, 2024

Re: IQC Master Contract #: FL-R6-RW01-111821-ADR
Work Order #: 128940.00
Owner PO #:
Title: LHA - Lake Ridge Roofs
Contractor: Advanced Roofing Inc
Proposal Value: \$431,867.32

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		\$0.00	0.00



CC-C024413

ESTABLISHED 1983

May 8th, 2024

Robert Edstrom
Gordian
30 Patewood Dr, Bldg 2 Suite 350
Greenville, SC 29615

Re: Lakeland Housing Authority – Lake Ridge Community (12 Buildings)

We are pleased to submit the following proposal for your consideration on the above referenced premises as follows. We agree to provide all labor, materials, tools, equipment and proper insurance with excess liability up to twelve (12) million dollars. Scope of work is as follows:

TYPE 1 – 1 UNIT PER BUILDING (1 Building):

1. Roof System proposed: Remove 1 layer of existing shingles and underlayment down to the plywood roof deck. Renail the plywood deck per code. Install Polyglass TU Plus underlayment by self adhering direct to the plywood deck. Install GAF Timberline HDZ shingles per manufacturer's specifications and local building code.
2. All detail work including wall flashings, vent pipes and other miscellaneous roof projections to be done in accordance with manufacturer standard details.

TYPE 2 – 2 UNITS PER BUILDING (8 Buildings):

1. Roof System proposed: Remove 1 layer of existing shingles and underlayment down to the plywood roof deck. Renail the plywood deck per code. Install Polyglass TU Plus underlayment by self adhering direct to the plywood deck. Install GAF Timberline HDZ shingles per manufacturer's specifications and local building code.
2. All detail work including wall flashings, vent pipes and other miscellaneous roof projections to be done in accordance with manufacturer standard details.

TYPE 4 – 4 UNITS PER BUILDING (3 Buildings):

1. Roof System proposed: Remove 1 layer of existing shingles and underlayment down to the plywood roof deck. Renail the plywood deck per code. Install Polyglass TU Plus underlayment by self adhering direct to the plywood deck. Install GAF Timberline HDZ shingles per manufacturer's specifications and local building code.
2. All detail work including wall flashings, vent pipes and other miscellaneous roof projections to be done in accordance with manufacturer standard details.

Clarifications and Inclusions

1. Proposal includes normal day working hours (Monday to Friday, 8 to 5)
2. Proposal includes all required material sales tax.
3. Proposal includes prevailing wages.
4. Proposal includes a P&P Bond.
5. Proposal is based upon manufacturer's standard color for kynar finish metals.

www.advancedroofing.com

800 638.6869 TEL 954.522.6868 FAX 954.566.2967
1950 NW 22nd Street | Fort Lauderdale | Florida 33311



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6. A GAF material warranty is included from GAF for the shingle roofs.
7. A two-year (2) contractor's warranty is included in this proposal.

Exclusions

1. Gutters and downspouts are excluded.
2. Soffit, fascia, stucco, paint, and vinyl building siding are excluded.
3. Structural member replacement of any kind is excluded.
4. Plywood deck replacement is excluded. Please see unit price below.

UNIT PRICES:

- | | |
|-----------------------------|-----------|
| 1. Plywood deck replacement | \$7.50/SF |
| 2. Fascia Replacement | \$7.50/LF |

Thank you for the opportunity to bid on this work. Should you have any questions or require any additional information, please do not hesitate to call.

Sincerely,
Justice Porter
Justice Porter
Estimator

www.advancedroofing.com

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1950 NW 22nd Street | Fort Lauderdale | Florida 33311

END OF REPORT